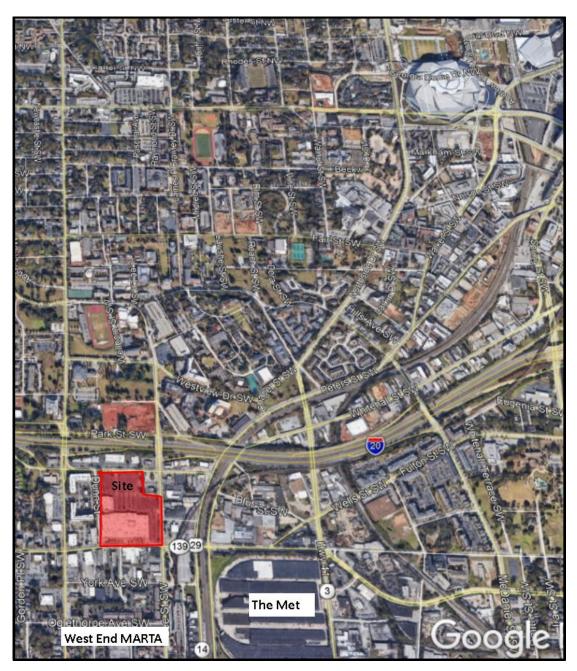
INVEST ATLANTA \$2,000,000 Predevelopment Loan The Mall at West End

PURPOSE:	To approve up to \$2,000,000 in predevelopment, mezzanine loan funds for the redevelopment of The Mall at West End into a \$350,000,000 mixed-use district located in South West Atlanta.
LOCATION:	850 Oak St SW & 845 Ralph David Abernathy Blvd SW, Atlanta, GA 30310
DEVELOPER:	RGDV Ventures, LLC d/b/a Elevator City Partners
COUNCIL DISTRICT:	4 NPU: T APS DISTRICT: 6
ТҮРЕ:	Mixed-Use (housing, retail, office, and hospitality)
DESCRIPTION:	The Mall at West End, built in 1972, sits on approximately 12.5 acres will be redeveloped into a destination mixed-use district encompassing housing (450 units), office (550,000 SF), retail (170,000 SF), hospitality (420-keys); and a series of other public amenities.
SET ASIDE UNITS:	• 15% of Multifamily Rental Units set aside at $\leq 80\%$ AMI
	• 5% of Multifamily Rental Units set aside at $\leq 60\%$ AMI
	 Minimum Rental Unit Affordability Period ≥ 20 years; 10% of For-Sale Residential Units set aside <120% AMI;
BENEFITS:	 Serves lower to moderate income families by increasing the number of quality affordable beyond normal minimum requirements of Inclusionary Zoning Attracts new residents to the city yet maintains focus on legacy residents Brings much needed housing, amenities and jobs to the West End neighborhood Directly increases the property tax base within the Beltline TAD Activates highly visible aged building and under-utilized parking lot Within walking distance to the MARTA- West End Station
FINANCIAL COMMITMENTS:	The developer has been in active conversations with several prominent financial instituational lenders such as:• Prudential• Catalyst Opportunity Funds• Goldman Sachs• Nuveen/TIAA• LISC• Bridge Investment Group
COMMUNITY ENGAGEMENT:	 The developer has been in active conversations and engagements with the following community stakeholders and organizations: WEND Metro Atlanta Chamber West End CID Merchant Association NPU-T Atlanta University Center Constortium Presidents Council Roz Brewer, COO/Starbucks (Board Chair - Spelman College) Economic Innovation Group (Opportunity Zone Authors/consultants)

ESTIMATED PROJECT SCHEDULE

- Start Due Diligence
- Firm Financing CommitmentsAcquisition
- Phase I Financial Closing
- 1st Vertical Phase Begin Construction
- 1st Vertical Phase Complete Construction
- 1st Vertical Phase Initial Occupancy
- June 2019 Aug. – Oct. 2019 Nov. – Dec. 2019 April – May 2020 Oct. – Nov. 2020 Oct. – Nov. 2022 Oct. – Nov. 2022

PROJECT LOCATION MAP



EXISTING SITE PHOTOS



PROPOSED SITE PLAN





