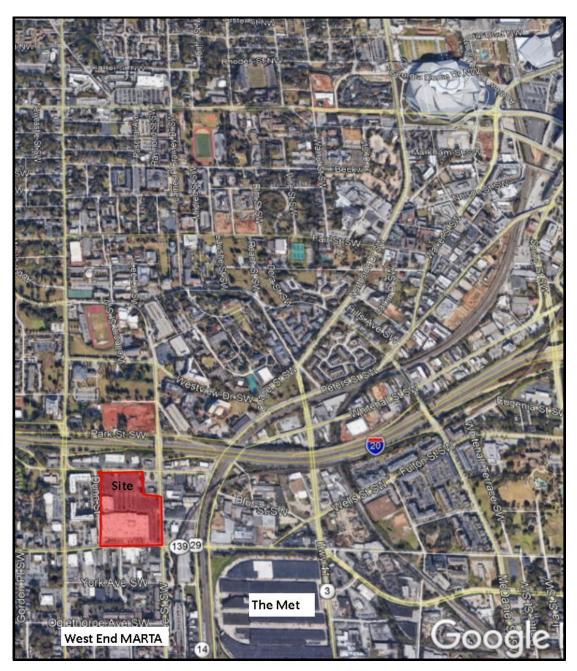
### INVEST ATLANTA \$2,000,000 Predevelopment Loan The Mall at West End

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
<b>DEVELOPER:</b>	RGDV Ventures, LLC d/b/a Elevator City Partners
<b>COUNCIL DISTRICT:</b>	4 <b>NPU:</b> T <b>APS DISTRICT:</b> 6
ТҮРЕ:	Mixed-Use (housing, retail, office, and hospitality)
<b>DESCRIPTION:</b>	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
	<ul> <li>Minimum Rental Unit Affordability Period ≥ 20 years;</li> <li>10% of For-Sale Residential Units set aside &lt;120% AMI;</li> </ul>
BENEFITS:	<ul> <li>Serves lower to moderate income families by increasing the number of quality affordable beyond normal minimum requirements of Inclusionary Zoning</li> <li>Attracts new residents to the city yet maintains focus on legacy residents</li> <li>Brings much needed housing, amenities and jobs to the West End neighborhood</li> <li>Directly increases the property tax base within the Beltline TAD</li> <li>Activates highly visible aged building and under-utilized parking lot</li> <li>Within walking distance to the MARTA- West End Station</li> </ul>
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:	<ul> <li>The developer has been in active conversations and engagements with the following community stakeholders and organizations:</li> <li>WEND <ul> <li>Metro Atlanta Chamber</li> <li>West End CID</li> <li>Merchant Association</li> <li>NPU-T</li> </ul> </li> <li>Atlanta University Center Constortium Presidents Council</li> <li>Roz Brewer, COO/Starbucks (Board Chair - Spelman College)</li> <li>Economic Innovation Group (Opportunity Zone Authors/consultants)</li> </ul>

# 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





