



OPENED SEPTEMBER 1, 2020

2240 MARIETTA BOULEVARD, ATLANTA, GA 30318

± \$218K IN UNCAPPED
BONUS INCOME DUE TO
DEVELOPMENT
INCENTIVES

NEW 20-YEAR
ABSOLUTE NNN
GROUND LEASE

OUTPARCEL TO
WESTSIDE VILLAGE:
ATLANTA'S NEWEST
CLASS A
DEVELOPMENT

CBRE

NET LEASE PROPERTY GROUP

HIGHEST GROWTH AREA
FOR SINGLE-FAMILY RESIDENTIAL
IN THE CITY OF ATLANTA

5000+ NEW HOMES
DEVELOPED IN
SURROUNDING AREA
SINCE 2005

WESTSIDE VILLAGE

PACIFIC DENTAL BASE COAT NAILS

ROOSTERS YONDER

Salty Dawg AT&T MY SALON

CLEAN JUICE the REFINERY M. dekalash

THE HIGHLAND I TOWNHOMES

CHASE

amazon

EMS Grady

SONNY'S
PACKAGE STORE

LITTLE HOUSE CAFE

HENRI'S
Bakery & Deli

SYNOVUS
UNDER CONSTRUCTION

Publix

CVS
pharmacy
CARRIAGE CLEANERS

MIXED-USE DEVELOPMENT:
NOVEL UPPER WESTSIDE
345 UNITS
15,000 SF RETAIL

ASHFORD 2788 APARTMENT HOMES - 297 UNITS

MARIETTA BOULEVARD - 25,400 VPD

DUNKIN'

MIKART, LLC

ALTUS AT THE QUARTER MULTI-FAMILY DEVELOPMENT - 227 UNITS

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ACTUAL LOCATION

EXECUTIVE SUMMARY

The CBRE Net Lease Property Group is pleased to exclusively offer for sale a 20 Year Absolute NNN Chase Bank ground lease situated on 0.86 acres in Atlanta, Georgia (MSA Population: 6.0 Million). The 3,028-square-foot property, which opened September 1st, 2020, is positioned with excellent access and visibility along Marietta Boulevard (Traffic Count: 25,400 VPD), which is the main northwest–southeast thoroughfare leading to Atlanta’s fast-growing western suburbs. The property is subject to a Tax Abatement program as a result of the new development, which will provide the Landlord with ±\$218,000 of uncapped bonus income over the first 10 years of lease term (see page 12 for details).

Chase Bank is strategically located as an outparcel with direct ingress/egress to Westside Village—Atlanta’s newest Class A development—which features ±80,000 SF of retail, restaurants, and office space in addition to 19 townhomes. The highly-anticipated Westside Village is already 96% leased and will be the most concentrated mixed-use center within a 3-mile radius, which will drive significant traffic to the site. Westside Village is focused on making life easier for the blossoming residential community in the surrounding area and features tenants such as Primrose Schools, The Refinery, My Salon Suite, Aqua Tots Swim School, Ted’s Montana Grill, Marlow’s Tavern, SugarPolish Base Coat Nails, Pacific Dental, Yonder Yoga, Amar Bien, Dunkin’/Baskin-Robbins, Desta, Westside Pizzeria, Salty Dawg Pet Salon, AT&T, Rooster’s, Clean Juice, and Deka Lash, among others.

With over \$600 million invested in the immediate area, the Upper Westside is now a beacon for urban Atlanta with one of the highest concentrations of upper income producing adults due to its highway access, proximity to West Midtown, and new housing stock of residential homes and multi-family developments. Chase Bank is flanked by multiple ongoing and recent developments across the street such as Novel Upper Westside (345 multifamily units + 15,000 SF of retail), Altus at the Quarter (227 homes), and a freestanding Publix (45,600 SF). The corridor is also growing through The Works development which is a mixed-use project with over 485,000 SF being repurposed into an interconnected environment with niche work and live spaces, distinctive retail, and dining options. Additionally, initial plans were recently announced for Bolton Towne Center, a mixed-use development on three parcels surrounding Westside Village, and a new 314-unit apartment project is being developed by Alliance Residential which is the latest sign of the residential boom along Marietta Boulevard. Furthermore, there have been 5000+ new homes developed in the surrounding area since 2005, which makes it the highest growth area for single-family residential in Atlanta.

The property benefits from its position within Atlanta’s Upper Westside retail and residential corridor with 2.9 MSF of retail, 4.1 MSF of office, 16.4 MSF of industrial and 13,903 multifamily units within a 3-mile radius. Retailers within the immediate vicinity include Publix, Buckhead Gymnastics, Dollar Tree, CVS, UPS Store, Napa Auto Parts, Boulevard Tire, a new Racetrac, SunTrust, a new Henri’s Bakery & Deli, and Wendy’s, to name a few. In addition to the ongoing multi-family developments directly around Westside Village, there are currently 29,346 households in the surrounding areas which provides a substantial built-in customer base for Chase Bank. Westside Village abuts the 30327 zip code, the highest income zip code in the state, and benefits from affluent demographics in the surrounding area which has a 3-mile population of 65,252 and average household income of \$125,097.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,814	65,252	268,419
AHI	\$127,401	\$125,097	\$115,482



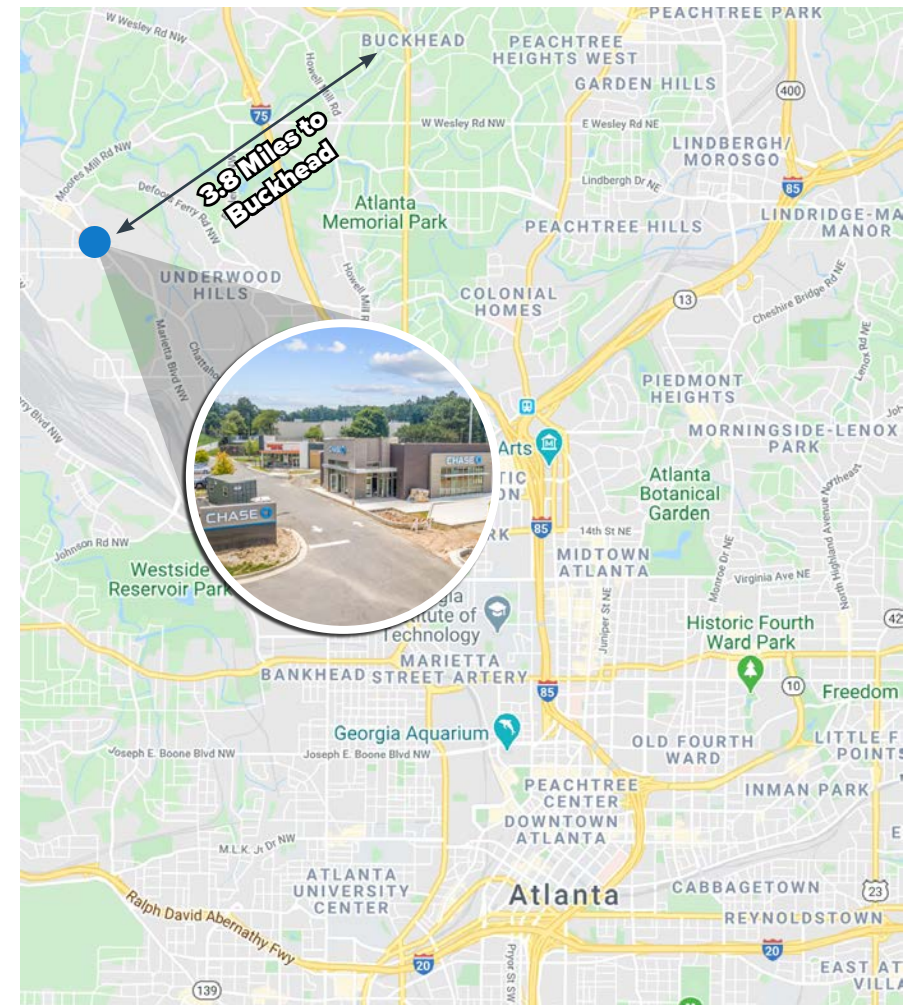
\$4,750,000
PRICE



4.00%
CAP RATE



\$190,000
NOI



PROPERTY DESCRIPTION



2240 MARIETTA BOULEVARD, ATLANTA, GA 30318

ADDRESS



3,028 SF

BUILDING SIZE



0.86 ACRES

LAND AREA



2020

YEAR BUILT



MARIETTA BOULEVARD:

25,400 VPD

TRAFFIC COUNT



± \$218,000

OF UNCAPPED BONUS INCOME



PROPERTY ABUTS 30327 ZIP CODE

HIGHEST INCOME ZIP CODE IN GA



5000+ HOMES BUILT

SINCE 2005

*HIGHEST GROWTH AREA FOR SINGLE-FAMILY
RESIDENTIAL IN ATLANTA*



2.9 MSF RETAIL

4.1 MSF OFFICE

13,903 MULTI-FAMILY UNITS

COMMERCIAL BASE (3 MILES)



2 BANKING LANES

& 1 ATM LANE

DRIVE-THRU LANES

INVESTMENT HIGHLIGHTS



INVESTMENT-GRADE TENANT

JPMorgan Chase & Co. (NYSE: JPM; S&P: A+) is a retail banking, investment banking and global securities firm headquartered in New York City. Their retail financial services and commercial banking divisions are headquartered in Chicago, Illinois. As of December 31, 2019, JPMorgan Chase has assets of \$2.7 trillion, operates in more than 100 countries, employs over 250,000 global employees and is a component of the Dow Jones Industrial Average. The company reported 2019 net income of approximately \$36.4 billion and 2019 net revenues of \$116.5 billion. JPMorgan Chase's 2019 earnings of \$36.4 billion were the best of any bank in U.S. history.



NEW, ABSOLUTE NNN GROUND LEASE WITH ATTRACTIVE INCREASES

Chase Bank's 20 Year Absolute NNN ground lease features 10% rent increases every 5 years throughout the initial term and in each of the four 5-year renewal options.



BONUS TAX ABATEMENT INCOME

The property is subject to a Tax Abatement program as a result of the new development, which will provide the Landlord with ±\$218,000 of uncapped bonus income over the first 10 years of lease term (**see page 12 for details**).



EXCELLENT ACCESS & VISIBILITY

The property is positioned with excellent access and visibility along Marietta Boulevard (Traffic Count: 25,400 VPD), which is the main northwest–southeast thoroughfare leading to Atlanta's fast-growing western suburbs.



STRATEGIC LOCATION IN WESTSIDE VILLAGE

Chase Bank is strategically located as an outparcel with direct ingress/egress to Westside Village—Atlanta's newest Class A development—which features ±80,000 SF of retail, restaurants, and office space in addition to 19 townhomes. The highly-anticipated Westside Village is already 96% leased and will be the most concentrated mixed-use center within a 3-mile radius, which will drive significant traffic to the site. Westside Village is focused on making life easier for the blossoming residential community in the surrounding area and features tenants such as Primrose Schools, The Refinery, My Salon Suite, Aqua Tots Swim School, Ted's Montana Grill, Marlow's Tavern, SugarPolish Base Coat Nails, Pacific Dental, Yonder Yoga, Amar Bien, Dunkin'/Baskin-Robbins, Desta, Westside Pizzeria, Salty Dawg Pet Salon, AT&T, Rooster's, Clean Juice, and Dekalash, among others.



PREEMINENT RETAIL & RESIDENTIAL CORRIDOR

The property benefits from its position within Atlanta's Upper Westside retail and residential corridor with 2.9 MSF of retail, 4.1 MSF of office, 16.4 MSF of industrial and 13,903 multifamily units within a 3-mile radius. Retailers within the immediate vicinity include Publix, Buckhead Gymnastics, Dollar Tree, CVS, UPS Store, Napa Auto Parts, a new Racetrac, SunTrust, a new Henri's Bakery & Deli, and Wendy's, to name a few.



SUBSTANTIAL BUILT-IN CUSTOMER BASE

With over \$600 million invested in the immediate area, the Upper Westside is now a beacon for urban Atlanta with one of the highest concentrations of upper income producing adults due to its highway access, proximity to West Midtown, and new housing stock of residential homes and multi-family developments. Chase Bank is flanked by multiple ongoing and recent developments across the street such as Novel Upper Westside (345 multifamily units + 15,000 SF of retail), Altus at the Quarter (227 homes), and a freestanding Publix (45,600 SF). The corridor is also growing through The Works development which is a mixed-use project with over 485,000 SF being repurposed into an interconnected environment with niche work and live spaces, distinctive retail, and dining options. Additionally, initial plans were recently announced for Bolton Towne Center, a mixed-use development on three parcels surrounding Westside Village, and a new 314-unit apartment project is being developed by Alliance Residential which is the latest sign of the residential boom along Marietta Boulevard. Furthermore, there have been 5000+ new homes developed in the surrounding suburban areas since 2005, which makes it the highest growth area for single-family residential in Atlanta.



AFFLUENT IN-FILL DEMOGRAPHICS

In addition to the ongoing multi-family developments directly around Westside Village, there are currently 29,346 households in the surrounding area which provides a substantial built-in customer base for Chase Bank. Westside Village abuts the 30327 zip code, the highest income zip code in the state, and benefits from affluent demographics in the surrounding area which has a 3-mile population of 65,252 and average household income of \$125,097.



ATLANTA MSA ADVANTAGE

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities. With an overall population of 6.0 million throughout the 28-county metro area, Atlanta evolved from the regional "Capital of the Southeast" into its current distinction as a leading international city for business.

DOLLAR TREE

CVS pharmacy

CARRIAGE CLEANERS

Publix

RECENT PLANS ANNOUNCED FOR BOLTON TOWNE CENTER, A THREE PARCEL MIXED-USE DEVELOPMENT ADJACENT TO WESTSIDE VILLAGE

ALLIANCE RESIDENTIAL IS DEVELOPING A NEW 314-UNIT APARTMENT PROJECT BEHIND ALTUS AT THE QUARTER

MIXED-USE DEVELOPMENT:
NOVEL UPPER WESTSIDE
345 UNITS
15,000 SF RETAIL

SONNY'S PACKAGE STORE

HENRI'S BAKERY & DELI

ASHFORD 2788 APARTMENT HOMES - 297 UNITS

SYNOVUS BANK (UNDER CONSTRUCTION)

LITTLE HOUSE CAFE

CHASE

ALTUS AT THE QUARTER: 227 HOMES

WESTSIDE VILLAGE TOWNHOMES BY THE PROVIDENCE GROUP 19 UNITS

CLYBURN PLACE 52 TOWNHOMES

FORGE

EMS + Grady

BRIDGE SIDE APARTMENTS 66 UNITS

amazon

BOUTIQUE & HOME FURNISHINGS FRANCHISE

BOULEVARD TIRE

D-BAT BUCKHEAD (INDOOR BATTING CAGES)

ATLANTA PARKOUR

MARIETTA BOULEVARD - 25,400 VPD

PACIFIC DENTAL **BASE COAT NAILS** **YONDER YOGA**

ROOSTERS **DUNKIN'** **MY SALON**

Salty Dawg Pet Salor **AT&T** **dekalash**

CLEAN JUICE the REFINERY **M. Marlow's**

WESTSIDE VILLAGE

DRONE AERIAL



BUCKHEAD

LIBERTY PARK TOWNHOMES

314-UNIT MULTIFAMILY DEVELOPMENT BY ALLIANCE RESIDENTIAL

ASHFORD 2788 APARTMENT HOMES - 297 UNITS

ALTUS AT THE QUARTER MULTI-FAMILY DEVELOPMENT - 227 UNITS

AGAPE YOUTH & FAMILY CENTER

MIKART, LLC

DUNKIN'

MARIETTA BOULEVARD - 25,400 VPD

PROPERTY ABUTS THE
30327 ZIP CODE,
THE HIGHEST INCOME
ZIP CODE IN GA

INDUSTRIAL



WESTSIDE VILLAGE

PACIFIC DENTAL BASE COAT NAILS

ROOSTERS YONDER

Salty Dawg AT&T MY SALON

CLEAN JUICE the REFINERY M. dekalash

WESTSIDE VILLAGE RENDERING

±80,000 SF OF RETAIL, RESTAURANTS, AND OFFICE + 19 TOWNHOMES

WESTSIDE VILLAGE IS
96% LEASED PRIOR TO
BUILDING COMPLETION

CHASE 

MARIETTA BOULEVARD: 25,400 VPD



WESTSIDE VILLAGE AERIAL



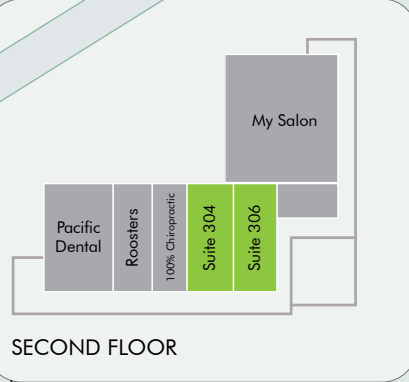
WESTSIDE VILLAGE TOWNHOMES
BY THE PROVIDENCE GROUP
19 UNITS

WESTSIDE VILLAGE

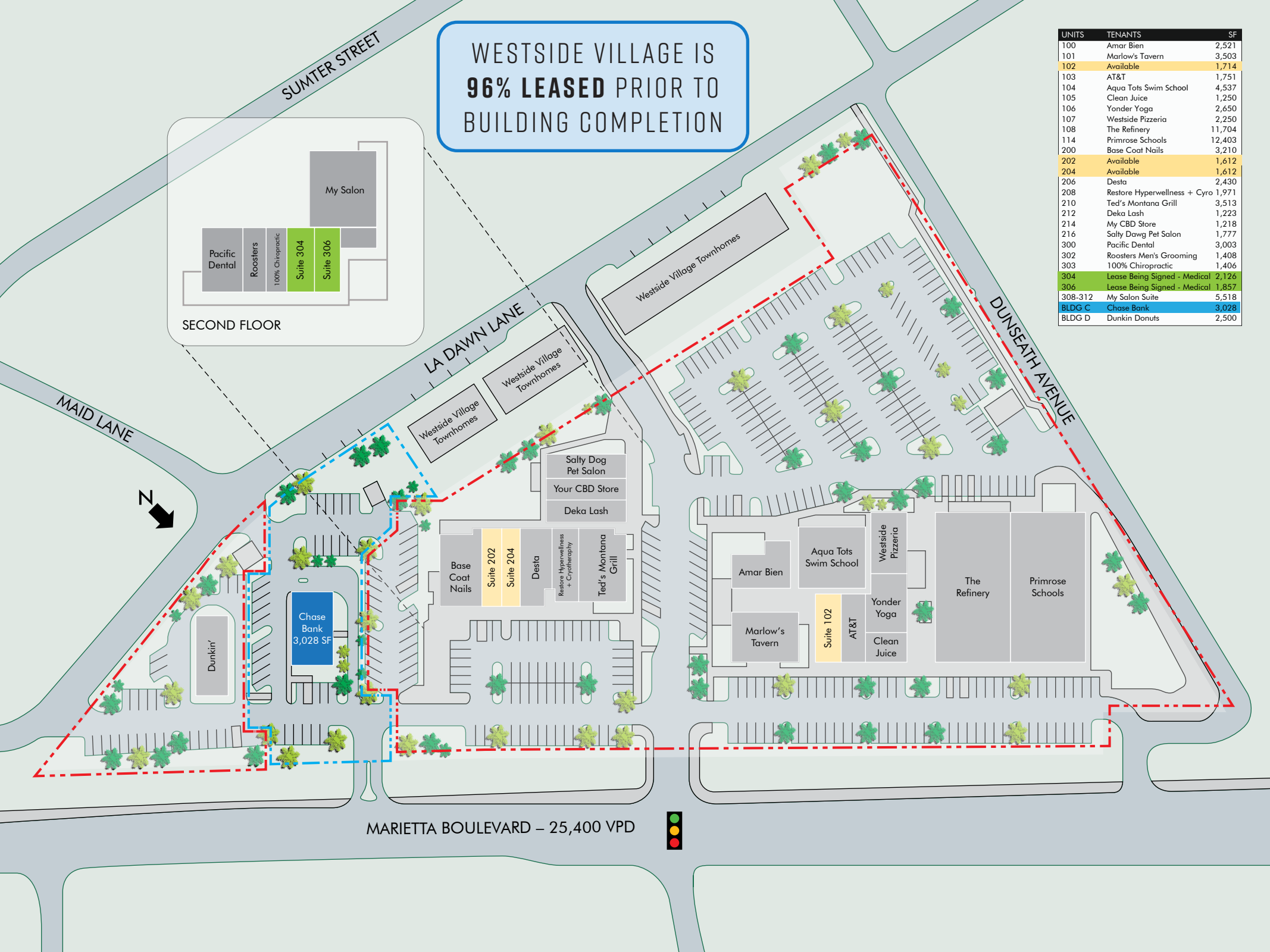
CHASE

DUNKIN'
DONUTS

WESTSIDE VILLAGE IS
96% LEASED PRIOR TO
BUILDING COMPLETION



UNITS	TENANTS	SF
100	Amar Bien	2,521
101	Marlow's Tavern	3,503
102	Available	1,714
103	AT&T	1,751
104	Aqua Tots Swim School	4,537
105	Clean Juice	1,250
106	Yonder Yoga	2,650
107	Westside Pizzeria	2,250
108	The Refinery	11,704
114	Primrose Schools	12,403
200	Base Coat Nails	3,210
202	Available	1,612
204	Available	1,612
206	Desta	2,430
208	Restore Hyperwellness + Cyro	1,971
210	Ted's Montana Grill	3,513
212	Deka Lash	1,223
214	My CBD Store	1,218
216	Salty Dawg Pet Salon	1,777
300	Pacific Dental	3,003
302	Roosters Men's Grooming	1,408
303	100% Chiropractic	1,406
304	Lease Being Signed - Medical	2,126
306	Lease Being Signed - Medical	1,857
308-312	My Salon Suite	5,518
BLDG C	Chase Bank	3,028
BLDG D	Dunkin Donuts	2,500



MARIETTA BOULEVARD – 25,400 VPD

SITE AERIAL



LEASE SUMMARY

TENANT:	JPMorgan Chase Bank, N.A. (S&P A+)
RENT COMMENCEMENT:	June 1, 2020
LEASE EXPIRATION:	May 31, 2040
INITIAL LEASE TERM:	20 years
LEASE TERM REMAINING:	±19.7 years
TERMINATION OPTION:	Tenant shall have a one time right to terminate the Lease as of the expiration of the 15th Lease Year.
LEASE TYPE:	Absolute NNN Ground Lease
INITIAL TERM RENT:	Current Rent: \$190,000 Year 6–10: \$209,000 Year 11–15: \$229,900 Year 16–20: \$252,890
RENT ESCALATIONS:	10% every 5 years
REMAINING OPTIONS:	Four 5-year options
OPTION RENT INCREASES:	10% in each option
TAXES:	Tenant will pay all impositions with respect to the Premises throughout the remainder of the term. The term “Impositions” shall mean all taxes, assessments, use and occupancy taxes, water and sewer charges, rates and rents, charges for public utilities, excises, levies, license and permit fees and other charges by any public authority, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever, which shall or may during the Original Term and any applicable Renewal Term be assessed, levied, charged, confirmed or imposed by any public authority upon, or accrue, or become a lien on (i) the Land or any part thereof; (ii) the buildings or improvements now or hereafter constructed on the Land; (iii) the appurtenances to the Premises or the sidewalks or streets adjacent thereto; (iv) the rent and income received by or for the account of Tenant from any sublessees or for any use or occupation of the Premises; (v) such franchises, licenses and permits as may be pertinent to the use of the Premises; (vi) any documents to which the Tenant is a party creating or transferring an interest or estate in the Premises; and (vii) the Rent payable by Tenant pursuant to the Lease, if any. See next page for additional details on Tax Abatement Period.
INSURANCE:	Tenant Insurance: Tenant shall maintain during the Lease, (a) commercial general liability insurance, including contractual liability, with limits of not less than \$3,000,000 per occurrence for bodily injury, personal injury and property damage, naming Landlord, its agent and, for so long as the Development Authority Ground Lease is in effect, the Development Authority as additional insureds, (b) “special form” property damage insurance, including plate glass and builder’s risk insurance, covering Tenant’s personal property and all Improvements on a full replacement cost basis, and (c) workers compensation and employers liability insurance with limits of not less than \$1,000,000 for each accident. Tenant may self-insure so long as it has a Tangible Net Worth in excess of \$250,000,000.
REPAIRS & MAINTENANCE:	Tenant shall take good care of the Premises, make all repairs thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen and shall maintain and keep the Premises and the sidewalks and curbs located within the Premises in good order, repair and condition at all times, except to the extent, with respect to the exterior paved and landscaped portions of the Premises, that any such work is to be performed by the Declarant or its successor pursuant to the Declaration. Landlord shall have no obligation to maintain or repair the Premises.
CAM/DECLARATION:	Tenant shall pay, as and when due thereunder, all assessments due pursuant to the Declaration with respect to the Premises and which are applicable to any period of time during the Original Term and any Renewal Terms.

TAX ABATEMENT BENEFIT

From the Rent Commencement Date until the Tax Abatement Period ends (2030), Landlord, promptly following receipt of a copy of any tax bill relating to the Premises, shall deliver to Tenant a copy thereof, together with Landlord's computation of the amount owed by Tenant in connection therewith (which amount shall be computed without regard to the Tax Abatement, **as shown in the table below**, and shall therefore be larger than the amount shown on such tax bill), and Tenant shall pay such amount within thirty (30) days of Tenant's receipt of Landlord's invoice.

ESTIMATED 10-YEAR TAX ABATEMENT SUMMARY					ASSUMPTIONS			
TAX EXPENSE (WITHOUT ABATEMENT)		\$800,208			PURCHASE PRICE		\$4,750,000	
TAX EXPENSE (WITH ABATEMENT)		\$582,590			% REASSESSMENT		100%	
NET BENEFIT TO PURCHASER		\$217,617			FMV		\$4,750,000	
NPV OF NET BENEFIT TO PURCHASER		\$162,198			DISCOUNT RATE		8.00%	

YEAR	FMV	ASSESSED VALUE	MILLAGE*	TAX BILL WITHOUT ABATMENT	ABATEMENT RATIO	TAX BILL WITH ABATEMENT	NET SAVINGS	NPV OF NET SAVINGS
2020		\$0	41.089	\$0		\$0	\$0	\$0
2021	\$4,750,000	\$1,900,000	41.089	\$78,069	50.00%	\$39,035	\$39,035	\$36,143
2022	\$4,750,000	\$1,900,000	41.089	\$78,069	55.00%	\$42,938	\$35,131	\$30,119
2023	\$4,750,000	\$1,900,000	41.089	\$78,069	60.00%	\$46,841	\$31,228	\$24,789
2024	\$4,750,000	\$1,900,000	41.089	\$78,069	65.00%	\$50,745	\$27,324	\$20,084
2025	\$4,750,000	\$1,900,000	41.089	\$78,069	70.00%	\$54,648	\$23,421	\$15,940
2026	\$4,987,500	\$1,995,000	41.089	\$81,973	75.00%	\$61,479	\$20,493	\$12,914
2027	\$4,987,500	\$1,995,000	41.089	\$81,973	80.00%	\$65,578	\$16,395	\$9,566
2028	\$4,987,500	\$1,995,000	41.089	\$81,973	85.00%	\$69,677	\$12,296	\$6,643
2029	\$4,987,500	\$1,995,000	41.089	\$81,973	90.00%	\$73,775	\$8,197	\$4,101
2030	\$4,987,500	\$1,995,000	41.089	\$81,973	95.00%	\$77,874	\$4,099	\$1,898
TOTALS				\$800,208		\$582,590	\$217,617	\$162,198

City of Atlanta and Fulton County millage rates are assumed.

After the period described above, and continuing throughout the remainder of the Term, Tenant will pay all Impositions as and when they become due. Tenant shall also pay, prior to delinquency, all taxes assessed or levied upon its business operation, and upon its trade fixtures, furnishings, equipment, merchandise, and personal property of any kind owned, installed, or used by Tenant in, on or upon the Premises, and all alterations, changes, and additions thereto.

SURROUNDING DEVELOPMENT



TENANT OVERVIEW



JPMorgan Chase & Co. (NYSE: JPM; S&P: A+) is a retail banking, investment banking and global securities firm headquartered in New York City. Their retail financial services and commercial banking divisions are headquartered in Chicago, Illinois. In 2008, JPMorgan Chase & Co. acquired The Bear Stearns Companies Inc. and Washington Mutual's banking operations. The Washington Mutual acquisition expanded Chase's consumer branch network in the west and created one of the nation's largest branch networks with over 4,949 locations in 32 states. As of December 31, 2019, JPMorgan Chase has assets of \$2.7 trillion, operates in more than 100 countries, employs over 250,000 global employees and is a component of the Dow Jones Industrial Average. JPMorgan Chase currently has a net worth in excess of \$264.3 billion and is considered one of the nation's "Big Four" Banks along with Wells Fargo, Bank of America and Citigroup. The company reported 2019 net income of approximately \$36.4 billion and 2019 net revenues of \$116.5 billion.

COMPANY	JPMorgan Chase & Co.
2019 NET REVENUES*	\$116.5 Billion
2019 NET INCOME*	\$36.4 Billion
TOTAL ASSETS*	\$2.7 Trillion
NUMBER OF U.S. BRANCHES	4,949
ATMS	16,000+
EMPLOYEES	250,000+
2019 FORTUNE RANKING	#18

*Financials as of December 31, 2019

BUSINESS SEGMENTS

CONSUMER & COMMUNITY BANKING

CORPORATE & INVESTMENT BANKING

COMMERCIAL BANKING

ASSET & WEALTH MANAGEMENT



TALLEST PLANNED DEMOLITION IN HISTORY

JPMORGAN CHASE plans to demolish its current headquarters at 270 Park Avenue to build a new 70-story tower as an effort to better accommodate the company's increasing number of employees. Once complete in 2024, the 2.5 MSF tower will be one of the tallest buildings in NYC and among the largest office buildings in the northern hemisphere.

The Architect's Newspaper, 2019

JPMORGAN CHASE HEADQUARTERS AT 270 PARK AVENUE

AREA OVERVIEW

ATLANTA, GEORGIA

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.



With an overall population of 6.0 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area over the next few years. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional “capital” of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport (Annual Passengers: 110M).

JOB GROWTH CONTINUES TO SOAR

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. Twenty-six Fortune 1000 companies have headquarters in Atlanta, and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong in-migration, population growth, and business-friendly environment are expected to fuel above-average job growth. According to the Department of Labor, Atlanta employment and labor force numbers grew by nearly 50,100 jobs in 2018, which was a rate of 1.8%, exceeding the national average.

CORPORATE RELOCATION MAGNET

Atlanta continues to experience some of the most rapid economic growth in the nation as businesses continue to focus on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Norfolk Southern, Pulte Homes, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.

AREA OVERVIEW

MARKET AT A GLANCE

ECONOMIC STRENGTH & STABILITY

- » Over 2,100 international companies are represented in Atlanta
- » Top tech talent market
- » Cost of living is below the U.S. average
- » Atlanta has been recognized for some of the lowest operating costs in the nation
- » Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 110+ million passengers annually with over 90 international destinations in 55 countries and over 260,000 passengers per day

MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 9th largest - contains approximately 6.0 million people
- » More than 58% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- » Median household income has increased 62% since 1990, with 22.5% of households currently earning \$100,000+ annually

HIGHLY EDUCATED WORKFORCE

- » Ranked as 7th Major U.S. city for production of graduates with Bachelor's degrees or higher
- » Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA (2019)

STATE RANK	COMPANY	TICKER	FORTUNE 500 RANK	REVENUE (BILLIONS)
1	The Home Depot	HD	27	\$108.2
2	United Parcel Service	UPS	41	\$71.9
3	Delta Air Lines	DAL	69	\$44.4
4	The Coca-Cola Company	KO	100	\$31.9
5	Southern Co.	SO	131	\$23.5
6	Genuine Parts Co.	GPC	169	\$18.7
7	WestRock	WRK	190	\$16.3
8	PulteGroup, Inc.	PHM	312	\$10.2
9	Veritiv	VRTV	347	\$8.7
10	NCR	NCR	465	\$6.4
11	Intercontinental Exchange	ICE	469	\$6.3
12	HD Supply	HDS	479	\$6.0
13	Graphic Packaging Holding	GPK	480	\$6.0
14	Aaron's	AAN	409	\$3.8
15	Acuity Brands	AYI	410	\$3.7
16	Carter's	CRI	437	\$3.5

AREA OVERVIEW

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

Atlanta's position as a global business center for established companies has never been in question. FDI Magazine, a foreign direct investment news outlet, ranked Atlanta the #5 City of the Future in the U.S. based on economic potential, human resources, infrastructure, quality of life, FDI strategy, and business climate.

Atlanta continues to attract many companies due to the state's attractive business climate and highly valuable logistical assets. Georgia is the #5 ranked state for business according to both Site Selection Magazine and Chief Executive due to its low corporate and personal income tax, highly-educated workforce, quality healthcare, and low percentage of unionized labor. Atlanta is building on these advantages through programs like its Opportunity Zones which were recently extended to Midtown and Downtown businesses and offer tax credits for each new job added.

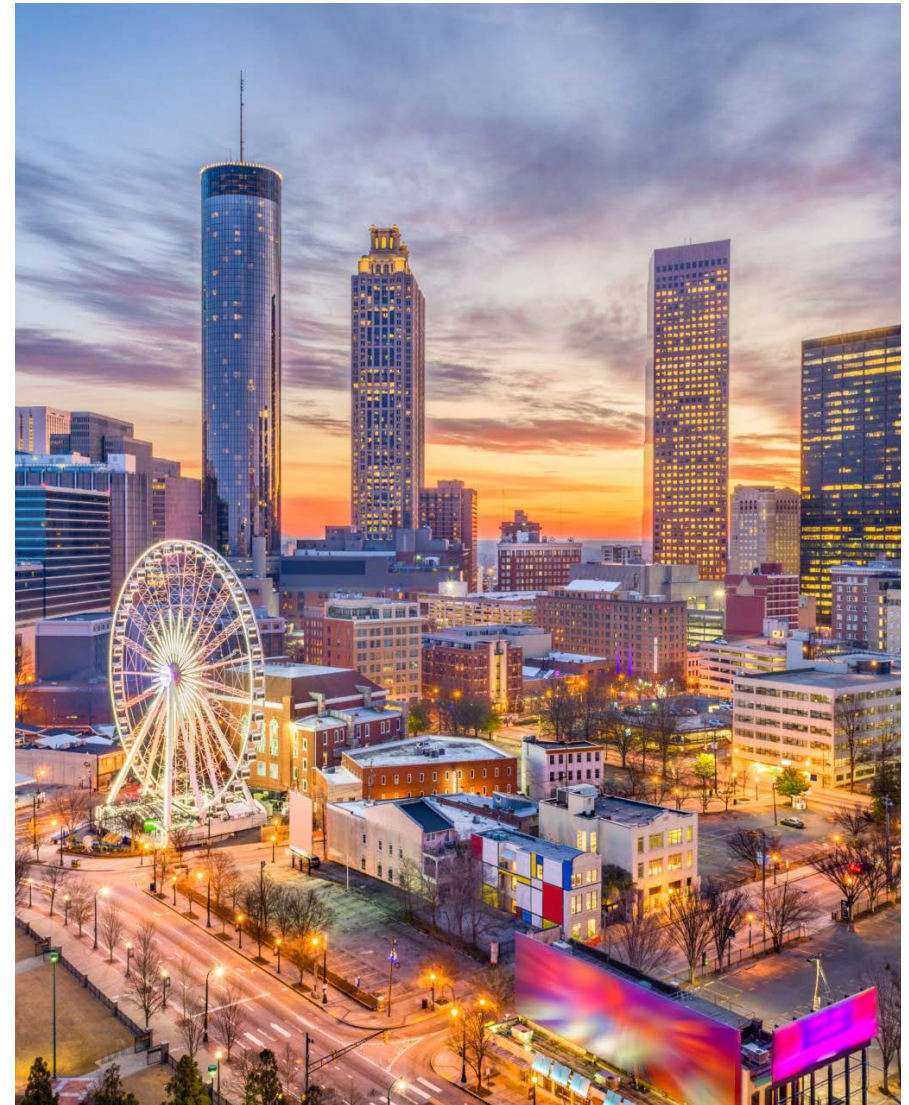
In addition to a strong base of internationally recognized firms, the city is already turning to the next generation of Fortune 500 companies to drive future employment growth. Atlanta is poised for a new wave of growth in a diverse range of innovative fields.

TECHNOLOGY

Atlanta has a thriving ecosystem ideal for the cultivation of the high-growth technology sector. A key factor helping lure tech companies to the market includes the lowest cost of doing business and the second lowest cost of living among the top-10 markets in the country. One of the defining characteristics of Atlanta's tech sector is that a heavy concentration are primarily business-to-business technology companies (FinTech, Cybersecurity, Health IT, Marketing Automation and Logistics Technology). A strong indicator of the continued growth to come is the noticeable rise and healthy levels of venture capital and private equity investment in Atlanta-based tech companies. Atlanta has seen more than \$1.7 billion of venture and private equity investments in local technology companies since 2015.

BIOSCIENCE

The city is ranked #5 in university research nationally. A key component of the ranking is Emory University's place at #4 in the U.S. for discovering new drugs and vaccines among public-sector research institutions, with 27 products in the marketplace and 12 more in human clinical trials. Atlanta is also home to the Georgia Research Alliance, a non-profit that is government funded and run by a board of high-level business leaders and university presidents. GRA has leveraged \$525 million in state funds into \$2.6 billion of federal and private investment.



AREA OVERVIEW

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

ADVANCED MANUFACTURING & SUPPLY CHAIN MANAGEMENT

Atlanta's supply chain and advanced manufacturing industry is the largest growth sector in recent years. Seventy percent of the top 20 supply chain management software providers have operations in Atlanta, including six corporate headquarters. State-wide, Georgia continues to increase its connectivity to the global marketplace. Given Atlanta's dominance as a global logistics hub with the busiest airport in the world and as home to both UPS and Delta, the Port of Savannah has become a critical element in the expansion of its distribution capabilities. Additionally, Atlanta mayor Keisha Lance Bottoms continues to promote a high-speed rail line linking metro Atlanta to Savannah - this additional linkage could serve to boost both the Atlanta and Savannah economies.

PORT OF SAVANNAH

Atlanta is 250 miles from the Port of Savannah, the fastest growing port in the nation. Georgia's deep water ports and inland barge terminals expedite deliveries to 153 countries around the globe and sustain more than 369,000 jobs throughout the state annually, contributing \$20.4 billion in income and \$84.1 billion in revenue to Georgia's economy. The Port of Savannah is the fastest-growing and fourth-busiest port in the nation, with 36 weekly vessel calls, more than any other container terminal on the U.S. East Coast. The Port of Savannah contributes significantly to promoting American businesses in the global marketplace. In 2014, the Savannah Harbor Expansion Project was authorized to begin construction to deepen the harbor to 47 feet through the Water Resources Reform and Development Act of 2014. Completion is expected as early as 2020. In addition, the Port of Savannah has 10 Super Post-Panamax ship-to-shore cranes on order, for a total of 36 cranes. Four arrived in 2018, and the final six will arrive in 2020. Investments are also being made in road and rail improvements in order to increase service to inland markets and to strengthen the logistics network across the state.

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Located 7 miles south of the city's Central Business District, Hartsfield-Jackson Atlanta International Airport ("Hartsfield") is the world's busiest airport, serving more than 110 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the largest employer in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse, and expanded cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country's top business centers and deserves its nickname as the "Gateway to the World."



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