BANK OF AMERICA

OPENED JUNE 1, 2020





IN ADDITION TO ITS CHARMING DOWNTOWN FULL OF HISTORICAL BUILDINGS AND HIGHLY-ACCLAIMED RESTAURANTS, THE CITY OF DECATUR IS HOME TO THE #1 SCHOOL DISTRICT IN METRO ATLANTA.



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EXECUTIVE SUMMARY

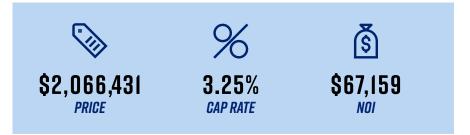
CBRE is pleased to exclusively offer for sale a newly-constructed 4,500-square-foot Bank of America situated on 0.61 acres in the heart of downtown Decatur, GA—a part of the Atlanta MSA (Population: 5.9 million). Bank of America's absolute NNN lease commenced in June 2020 and has ±4.7 years of lease term remaining with 5% rent increases in each of the sixteen 5-year renewal options. Bank of America has historically operated at this location, and this newly constructed building communicates their long-term commitment to this site. Bank of America has a branch deposit base of \$240M which is **more than 5x the national bank branch average.** Bank of America received a favorable rental rate of \$15.00 PSF at their new building, which is **3x lower than national net lease bank build-to-suit rents** (\$50.00+ PSF), due to their willingness to allow the previously over-sized parcel to be subdivided for further development. As part of the new development, the owner contributed the land and constructed the building for a total cost of \$4.78 million; **over 2x the cost of the asking price.** A new 194-unit multifamily complex with an underground parking garage and 24,000 SF of street-level restaurants & retail shops called Modera Decatur is being constructed by Mill Creek Residential on the other portion of the original parcel (see page 8 for additional details).

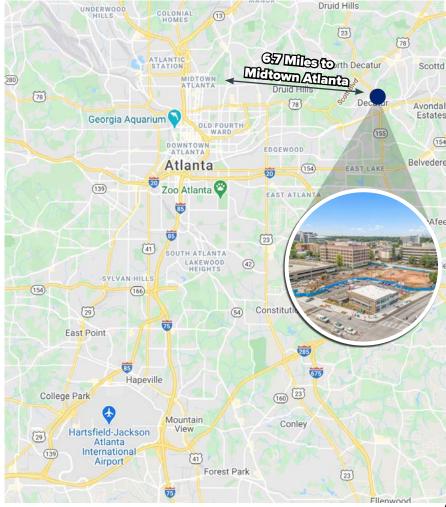
Strategically positioned along Decatur's primary north-south thoroughfare and less than 7 miles west of Midtown Atlanta, Bank of America features excellent access and visibility on the hard corner intersection of Church Street (Traffic Count: 18,600 VPD) and Commerce Drive (Traffic Count: 15,400 VPD) which is central to the amenities of downtown Decatur. The site is ideally located among a critical mass of commercial uses with 7.1. MSF of retail, 7.4 MSF of office, 3.2 MSF of industrial, and 18,751 multifamily units within a 3-mile radius. Retailers in the immediate area include Kroger, CVS, Fleet Feet, Ameris Bank, Wells Fargo, Delta Community Credit Union, AT&T, Pure, J. Christopher's, The Iberian Pig, Buttercream, Leon's, McDonald's, Las Brasas, Fresh to Order, Taqueria del Sol, Kale Me Crazy, Farm Burger, Dancing Goats, Victory Sandwich Bar, Parker's on Ponce, Grindhouse Killer Burgers, Taco Mac, Highland Bakery, Java Monkey, Starbucks, Chipotle, Chick-fil-A, Mellow Mushroom, Jimmy John's, Waffle House, and Dairy Queen, among many others. The surrounding area's unrivaled walkability further bolsters Bank of America's position around these amenties and entertainment options (Walker's Paradise Score: 96).

Downtown Decatur is considered to be one of the most desirable areas of Atlanta as it full of historical buildings, walkable shops, and critically-acclaimed restaurants. In addition to its top rated schools (#1 district in metro Atlanta), traffic drivers in the immediate area including several multi-tenant office buildings, Emory Long-Term Acute Care (76 beds), Decatur Conference Center, Decatur High School (Enrollment: 1,250 students), and several additional commercial properties. Multifamily development has fueled growth in downtown Decatur and provides a built-in customer base for Bank of America. Apartment complexes such as 1133 on the Square (167 units), The Place on Ponce (234 units), and The Arlo (210 units) are all within walking distance of the site. In addition to the ongoing multifamily development on the previous Bank of America parcel, Cousins is finishing a new AMLI multi-use development just 0.5 miles away from the site that will feature 120 units, 33,000 SF of creative office, and 19,000 SF of retail space. Furthermore, Toll Brothers is developing a Publix-anchored mixed-use development 1.5 miles from the site that will feature an additional 101 multifamily units.

Additional key points of interest in the surrounding area include Georgia State University Decatur Campus (Enrollment: 2,640), Agnes Scott College (Enrollment: 921), Dekalb History Center Museum, Fernbank Museum and Decatur Square which is home to various hotels, restaurants, shops and local bars. In total, the property benefits from affluent infill demographics with a population of 16,553 and an average household income of \$135,901 within a 1-mile radius of the site.

DEMOGRAPHICS	I MILE	3 MILE	5 MILE
POPULATION	16,553	112,911	340,406
AHI	\$135,901	\$118,947	\$107,695







815 COMMERCE DRIVE, DECATUR, GA 30030

ADDRESS



4,500 SF / 0.61 ACRES

BUILDING & LAND SIZE



3x+ BELOW BTS BANK RENTS

BELOW MARKET RENT



2020

YEAR BUILT



\$240 MILLION

DEPOSIT BASE



\$135,901

AVERAGE HOUSEHOLD INCOME (I-MILE RADIUS)



DOWNTOWN DECATUR LOCATION

A PRIME INFILL CITY
WITHIN THE ATLANTA MSA



ONGOING MULTIFAMILY DEVELOPMENT

ADAJACENT TO BANK OF AMERICA PARCEL



7.1 MSF RETAIL 7.4 MSF OFFICE 18,751 MULTI-FAMILY UNITS

COMMERCIAL BASE (3 MILES)



LEED CERTIFIED

BY U.S. GREEN BUILDING COUNCIL

INVESTMENT HIGHLIGHTS



INVESTMENT-GRADE TENANT

Bank of America N.A. (S&P: A+), a subsidiary of Bank of America Corporation (NYSE: BAC), is one of the world's leading financial institutions. Headquartered in Charlotte, NC, the company boasts \$2.7 trillion in assets, approximately 4,300 retail financial centers and more than 16,900 ATMs, as of June 30, 2020.



NEW ABSOLUTE NNN LEASE WITH SIXTEEN RENEWAL OPTIONS

Bank of America's absolute NNN lease commenced in June 2020 and has ±4.7 years of lease term remaining with 5% rent increases in each of the sixteen 5-year renewal options.



HISTORICAL OCCUPANCY AT SITE

The new building was constructed on a smaller footprint in order to allow the previously oversized parcel to be subdivided. A new 194-unit multifamily complex with an underground parking garage and 24,000 SF of street-level restaurants & retail shops called Modera Decatur is being constructed by Mill Creek Residential on the other portion of the original parcel.



BELOW MARKET RENT

Tenant received a favorable rental rate of \$15 PSF as part of their willingness to relocate on site to allow for multi-family development. Comparable national net lease bank build-to-suit rents are \$50+ PSF.



PURCHASE PRICE SIGNIFICANTLY LOWER THAN CONSTRUCTION COST

As part of the new development, the owner contributed the land and constructed the building for a total cost of \$4.78 million; over 2x the cost of the asking price.



EXCELLENT ACCESS & VISIBILITY

Strategically positioned along Decatur's primary north-south thoroughfare and less than 7 miles west of Midtown Atlanta, Bank of America features excellent access and visibility on the hard corner intersection of Church Street (Traffic Count: 18,600 VPD) and Commerce Drive (Traffic Count: 15,400 VPD) which is central to the amenities of downtown Decatur.



MARTA RAIL CONNECTIVITY

Bank of America is just 0.2 miles north of the Decatur Transit Station of Marta's Blue Line. The Decatur station is just six quick stations east of downtown Atlanta. The proximity to the station facilitates a strong customer base of highly-educated and affluent workers commuting to downtown Atlanta.



STRATEGIC LOCATION IN DOWNTOWN DECATUR

The site is ideally located among a critical mass of commercial uses with 7.1 MSF of retail, 7.4 MSF of office, 3.2 MSF of industrial, and 18,751 multifamily units within a 3-mile radius. Retailers in the immediate area include Kroger, CVS, Fleet Feet, Ameris Bank, Wells Fargo, Delta Community Credit Union, AT&T, Pure, J. Christopher's, The Iberian Pig, Buttercream, Leon's, McDonald's, Las Brasas, Fresh to Order, Taqueria del Sol, Kale Me Crazy, Farm Burger, Dancing Goats, Victory Sandwich Bar, Parker's on Ponce, Grindhouse Killer Burgers, Taco Mac, Highland Bakery, Java Monkey, Starbucks, Chipotle, Chick-fil-A, Mellow Mushroom, Jimmy John's, Waffle House, and Dairy Queen, among many others.



\$240 MILLION DEPOSIT BASE

Bank of America has a branch deposit base of \$240M which is more than 5x the national bank branch average.



SURROUNDING TRAFFIC DRIVERS

In addition to its top rated schools (#1 district in metro Atlanta), traffic drivers in the immediate area including several multi-tenant office buildings, Emory Long-Term Acute Care (76 beds), Decatur Conference Center, Decatur High School (Enrollment: 1,250 students), and several additional commercial properties.



SUBSTANTIAL BUILT-IN CUSTOMER BASE THROUGH MULTIFAMILY CONCENTRATION

Multifamily development has fueled growth in downtown Decatur and provides a built-in customer base for Bank of America. Apartment complexes such as 1133 on the Square (167 units), The Place on Ponce (234 units), and The Arlo (210 units) are all within walking distance of the site. In addition to the ongoing multifamily development on the previous Bank of America parcel, Cousins is finishing a new AMLI multi-use development just 0.5 miles away from the site that will feature 120 units, 33,000 SF of creative office, and 19,000 SF of retail space. Furthermore, Toll Brothers is developing a Publix-anchored mixed-use development 1.5 miles from the site that will feature an additional 101 multifamily units.



KEY POINTS OF INTEREST

Downtown Decatur is considered to be one of the most desirable areas of Atlanta as it full of historical buildings, walkable shops, and critically-acclaimed restaurants. Key points of interest in the surrounding area include Georgia State University Decatur Campus (Enrollment: 2,640), Agnes Scott College (Enrollment: 921), Dekalb History Center Museum, Fernbank Museum and Decatur Square which is home to various hotels, restaurants, shops and local bars.



AFFLUENT IN-FILL DEMOGRAPHICS

The property benefits from affluent infill demographics with a population of 16,553 and an average household income of \$135.901 within a 1-mile radius of the site.



DECATUR ADVANTAGE

Decatur, Georgia is located in Dekalb County and is a component of the Atlanta metropolitan area (MSA Population: 5.9M). The city blends its traditional small-town atmosphere and the sophistication of its proximity to Atlanta's business district to offer residents all the benefits of living in a major metropolitan area. Decatur's desirability is bolstered by its strong school district which is consistently rated as the top district in metro Atlanta. Decatur is just 6 miles east of downtown Atlanta, 11 miles west of Stone Mountain and is strategically located along the Marta public transit route, allowing convenient access to and from Atlanta's exciting offerings.



ATLANTA, GA MSA

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 5.9 million, Atlanta evolved from the regional "Capital of the Southeast" into its current distinction as a leading international city for business.

MARKET AERIAL



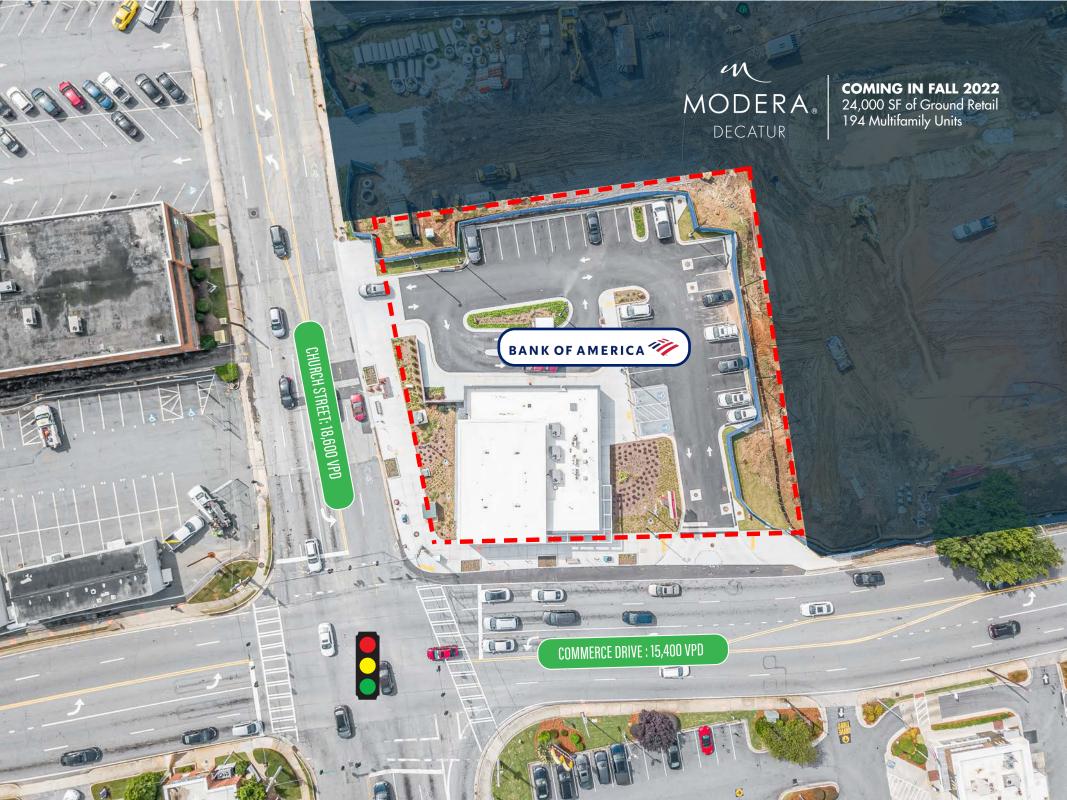
MODERA DECATUR - MULTIFAMILY DEVELOPMENT

The Modera Decatur multifamily development just broke ground on the parcel adjacent to Bank of America and is slated for delivery in the fall of 2022. The development will consist of 194 units and 24,000 SF of ground-level retail across 2.14 acres. Modera Decatur plans to offer its residents private terraces with views of downtown Decatur, European-style cabinets, stainless steel appliances, and quartz countertops, in addition to other shared amenities including a rooftop deck, outdoor swimming pool, steam room, dry sauna, barbecue area with gas fire tables, resident clubhouse, coffee bar, conference room, community courtyard, greenhouse and a club-quality fitness center with yoga/Pilates studio and personal training. The \$70 million project is being developed by Mill Creek Residential and will become its ninth community in the Atlanta area joining existing developments in Buckhead, Midtown, and Sandy Springs.

Mill Creek's MODERA brand redefines apartment living and has become a moniker for highend multifamily around the country. There are 90 MODERA Communities located in major MSAs of 14 states (CA, CO, DC, FL, GA, MD, MA, NJ, NY, OR, PA, TX, VA, WA). To see full list of communities, click https://millcreekplaces.com/portfolio/?brand=Modera.









LEASE SUMMARY

TENANT:	Bank of America, National Association (S&P A+)
RENT COMMENCEMENT:	June 1, 2020
LEASE EXPIRATION:	June 30, 2025
INITIAL LEASE TERM:	5 years
LEASE TERM REMAINING:	±4.75 years
LEASE TYPE:	Absolute NNN Lease
INITIAL TERM RENT:	\$67,159
RENEWAL OPTIONS:	Sixteen 5-year options
OPTION RENT INCREASES:	5% in each option
TAXES:	Tenant agrees to pay on demand all taxes and assessments and any other impositions or charges which may be taxes, and that are charged, levied, assessed or imposed from and after the Commencement Date and during the Lease Term upon all or any portion of the Premises and the improvements on the Premises.
INSURANCE:	During the Lease Term, Tenant shall insure all improvements located on the Land against loss or damage by fire and other casualties included in the so-called "Special Form Coverage Endorsement" in an amount not less than 100% of the replacement cost thereof and maintain a policy or policies of comprehensive general liability insurance with minimum protection of not less than \$3,000,000 for bodily injury or death in any one accident or occurrence and against property damage. Tenant shall have the right to assume in whole or in part, without insurance (i.e., self-insure), any and all risks otherwise required by the Lease to be insured against by Tenant, so long as Tenant's net worth is at least \$100,000,000.
REPAIRS & MAINTENANCE:	Throughout the Lease Term and any renewals and extensions thereof, if any, Tenant, at its sole expense, shall maintain, repair and replace all portions of the Premises in good condition, ordinary wear and tear excepted. Such maintenance shall include without limitation the parking areas, sidewalks, loading areas, thruways, methods of ingress and egress, electrical, lighting facilities and equipment, and all parkways, fences and signs located on Premises, ordinary wear and tear excepted.
SUBLEASE RIGHTS:	Tenant has the right to sublet all or any of the Premises for up to 5 years without Landlord's consent. If Tenant desires to sublet for longer than 5 years, Landlord has rights of approval and recapture. If Tenants elects to sublet during any part of the remaining term or option periods, their renewal rights remain in effect.
PARKING RIGHTS:	Bank of America has exclusive rights to 29 onsite surface parking spaces. In addition, Modera Decatur will provide Bank of America as many Validations as reasonably necessary to allow customers of Bank of America to park in any of the 10 parking spaces allotted for use by such customers located within the Clairemont Commercial Garage Area for a period of 2 consecutive hours at no charge, such spaces to be marked as being "Reserved for the Exclusive Use of Bank of America Customers during banking hours". In addition, Clairmont Commercial Garage will provide Bank of America with 11 designated parking spaces for employees. The parking easements are for the benefit of Bank of America and are only valid during Bank of America's tenancy.
DECLARATION:	Tenant shall be responsible, at its sole cost and expense, for complying with all terms and obligations of the Declaration.
ROFR:	Yes, 30 days

SURROUNDING MULTIFAMILY DEVELOPMENTS









BANK OF AMERICA

Bank of America (NYSE: BAC) is one of the world's leading financial institutions serving individual consumers, small and middle-market businesses, and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the U.S., serving approximately 66 million consumer and small business relationships with approximately 4,300 retail financial centers, 16,900 ATMs, and award-winning online banking with 37 million active users and 28 million mobile users. Bank of America is also a global leader in wealth management, corporate and investment banking, and trading across a broad range of asset classes, serving corporations, governments, institutions, and individuals around the world. The company offers industry-leading support to 3 million small business owners through a suite of innovative, easy-to-use online products and services. It serves clients through operations in all 50 states, the District of Columbia, the U.S. Virgin Islands, Puerto Rico and more than 35 countries. Over the years, Bank of America is the result of numerous mergers and acquisitions with predecessor institutions including Countrywide, Merrill Lynch, FleetBoston, MBNA, and LaSalle Bank. Bank of America's competitive advantages range from its massive deposit and consumer lending franchise to the "thundering herd" of Merrill Lynch's brokers and wealth managers.

CREDIT RATING	S&P: A+
TTM NET REVENUES*	\$90.2 Billion
TTM NET INCOME*	\$20.3 Billion
TOTAL ASSETS*	\$2.7 Trillion
NUMBER OF U.S. BRANCHES	4,300+
ATMS	16,900+
EMPLOYEES	250,000+
2019 FORTUNE RANKING	#25

BUSINESS SEGMENTS

CONSUMER BANKING	GLOBAL BANKING
GLOBAL MARKETS	WEALTH & INVESTMENT MANAGEMENT



*Financials as of June 30, 2020

DOWNTOWN DECATUR OVERVIEW

ONE OF ATLANTA'S MOST VIBRANT INFILL SUBURBS

Decatur has been consistently recognized as one of the top places to live in Georgia, which is a result of its vibrant downtown atmosphere, an eclectic dining and entertainment scene, and several lifestyle amenities in the immediate surrounding area. Since 2016, there has been a growing high-quality inventory of residential options as more than 3,000 multifamily units have been developed in the downtown area, which includes some of the most desired luxury housing developments in Atlanta. The central location in the county and its proximity to Atlanta make Decatur an attractive location for banking, medical, accounting, and educational services. The economy in the immediate area is primarily centered around local professional office, the court system and legal services, and popular restaurants and retail shops.

Growth in downtown Decatur spans more than three decades of planning, commitment, and investment. The forward-thinking local Atlanta government has been praised for its community development plan which has encouraged sustainable commercial development. The resulting downtown atmosphere is a unique blend of historic and contemporary buildings partnered with a dynamic and prosperous demographic base. These factors contribute to downtown being widely recognized for its nightlife, business atmosphere, and award-winning restaurants.



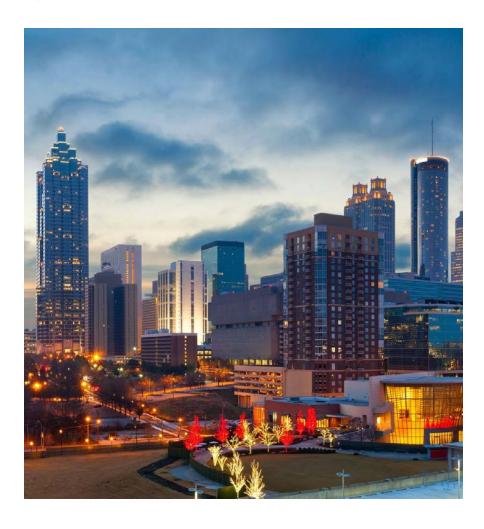


DOWNTOWN DECATUR HIGHLIGHTS

- One of the **most supply-constrained, mixed-use communities** in the southeastern United States
- Continued **densification trends** in the downtown area will constrain future development opportunities and **increase desire for control of land parcels**
- Pedestrian-friendly and safe walking environment with nearly \$4 million in streetscape improvements
- Recently approved \$1 million of bike infrastructure improvements will expand existing PATH bike route directly in front of Bank of America and Modera development
- Bordered by historic, prominent residential communities within Atlanta MSA
- Decatur Square, a modern pedestrian plaza, hosts nearly 300 public events annually

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 5.9 million throughout the 28-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.

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 28-county MSA the nation's 9th largest contains approximately 5.9 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	КО	100	\$31.9
5	Southern Co.	S0	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

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, Cybersecrurity, 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.



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."



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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