

# Federal Opportunity Zone Project

## Live Oak Spirits Distillery

787 Windsor Street – Atlanta, GA 30315

**Qualified Census Tract** – 13121012000 • **Neighborhood** – Mechanicsville

787 Windsor Street is in exclusive sale contract negotiations with Andrew Norman and Laurel Hoover. The property consists of 6 buildings and two parking lots. Live Oak Spirits is a distillery concept offering locally sourced mash bills consisting of ancient, local and heirloom grains. Live Oak will produce vodka, gin, whisky and bourbon. Two of our partners also own an international spirit brokerage house and have successfully grown two spirit brands to \$300MM exits in four years. Our team will also be building a restaurant and bar on the property to showcase the distilled products. The property also has \$350,000 of annual event space revenue the team plans to grow in 2019.

**Project Size: 100,000 SF • Total Project Cost: \$10MM • Target Close: March 2019**

**Amount OZ Financing Requested:**

# \$5 MM

### Project Sponsors

- Andrew Norman
- Laurel Hoover

### Project Partners

- Keith Crouch
- Wallace Cheves
- Joe Belli

### Project Components

- Distillery
- Restaurant
- Event space

### Additional Incentives Available

- New Markets Tax Credits
- State Bonds



### Proposed Funding Sources

New Markets Tax Credits	\$1,000,000
Debt	\$4,000,000
QOF Equity	\$5,000,000
<b>Total</b>	<b>\$10,000,000</b>