

Federal Opportunity Zone Project

West End Atlanta

850 Oak Street SW – Atlanta, GA 30310

Qualified Census Tract - 13121004200 • Neighborhood – West End

West End Atlanta is the redevelopment of the West End Mall, a 12.5-acre site in a reemerging commercial district – one mile southwest of downtown. Connected to the Atlanta BeltLine, between a transit station and four HBCU's – Morehouse, Spelman, Clark-Atlanta, and Morehouse School of Medicine – this highly-visible and culturally-significant property will be the economic catalyst for the West End of tomorrow. The economic forces and population growth already transforming intown Atlanta include \$400M in projects within walking distance of the site. They are setting the stage for a powerful community investment story – a vibrant street-level retail experience within a repositioned site that is designed for civic and cultural spaces, lifestyle office and coworking, active and mixed-income residential, hotels, and wellness amenities. More than this, West End Atlanta will include a \$10M+ economic development fund to ensure local businesses play a major role in the development and growth of the community.

Project Size: 1.5MM SF • Total Project Cost: \$327.5 MM • Target Closing: Sept. 2019

Project Sponsors

- Elevator City Partners

Project Partners

- Morris, Manning, & Martin, LLP
- Deloitte

Project Components

- Street-level retail
- Civic and cultural space
- Lifestyle office
- Coworking
- Mixed-income residential
- Hotels
- Wellness communities

Additional Incentives Available

- BeltLine TAD
- Atlanta BeltLine Affordable Housing Trust Fund
- New Markets Tax Credits
- Brownfield Revolving Loan Fund
- HUBZone
- CID

Nearby Assets

- Atlanta BeltLine
- AUC
- West End MARTA

Amount OZ Financing Requested:

\$114,925,000



| Proposed Funding Sources | |
|--------------------------|----------------------|
| Debt | \$212,575,000 |
| QOF Equity | \$114,925,000 |
| Total | \$327,500,000 |