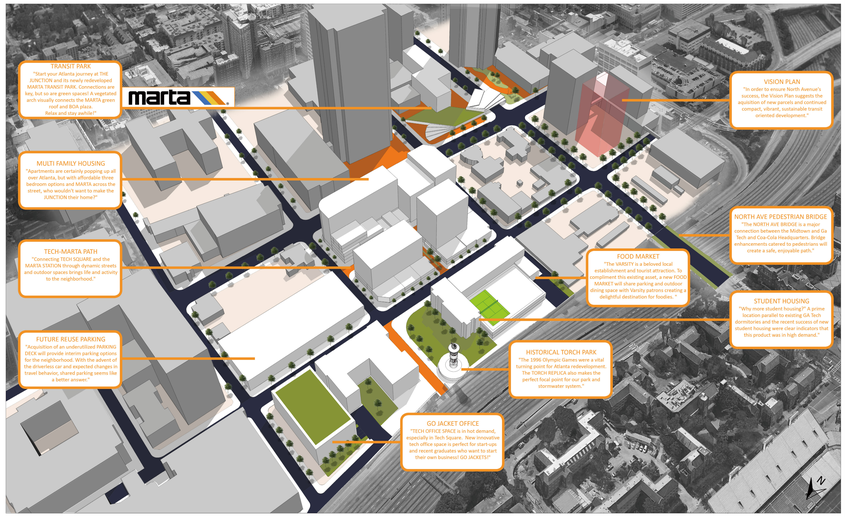
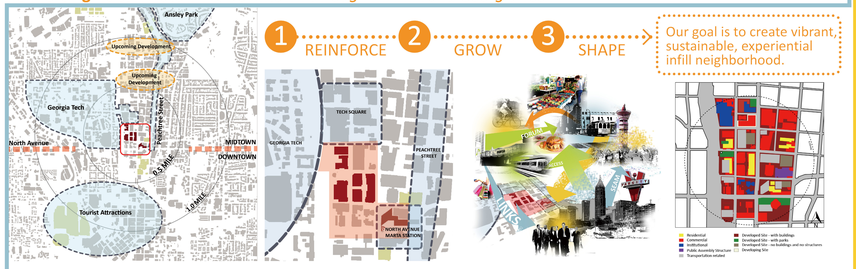
THE JUNCTION



Reinforcing Hubs: *Midtown & Downtown through MARTA and Georgia Tech*



Grow The Neighborhood: *The Junction Master Plan*

p01 REINFORCE HUBS 2018-2020

p02 CREATE THE JUNCTION 2021-2023

p03 THE NEIGHBORHOOD 2024-2027

p04 VISION PLAN Post 2030

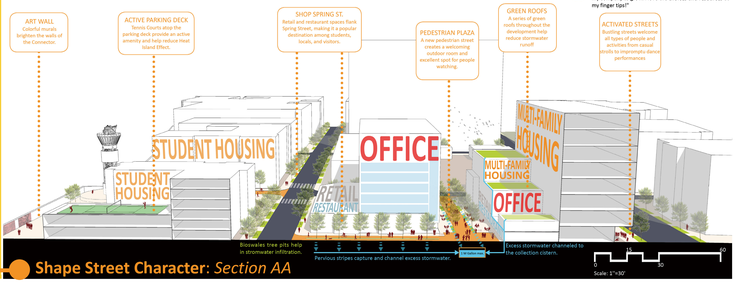
SUMMARY

FINANCIAL SUMMARY

VALUE AT YEAR 5: $64 MM
VALUE AT YEAR 10: $96 MM
18% UNLEVERAGED IRR
36% LEVERAGED IRR
INFRASTRUCTURE COST: $1.2 MM
TOTAL DEVELOPMENT COST: $200 MM
70% LOAN TO COST
17% EQUITY
3% TAX CREDITS

TOTAL DEVELOPMENT MIX
3% PARKING
39% APARTMENTS
5% RESTAURANT
5% RETAIL
36% MULTIFAMILY

"Now that my Tech Company is off the ground, the Junction supports my needs with ample office space for my company to grow. I love the **choices and resources** at my finger tips!"



Shape Street Character: *Section AA*