

CONNECTUS

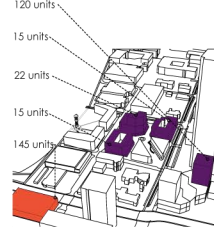
CO-LIVE / CO-WORK / CO-PLAY / CO-MOVE



Taylor was drawn to Atlanta by career opportunities in web development. Living at Connectus has simplified her commute to work, as well as walkable access to Piedmont Park's famed wooded trails in the Spring. Traveling often, it's an added perk to live a short train ride away from the world's busiest airport.

EQUITABLE HOUSING

- Affordable Housing Mix (172)
- Workforce Housing Mix (145)



Cory is a born-and-raised Atlantan who has watched his city rise, and grown up with it. Even though it didn't make him rich, his creative passion for industrial design had him scattered from Decatur to Marietta. Connectus was his obvious new home with its addition of a maker space embedded within a vibrant mixed-use community.

EQUITABLE OPPORTUNITY

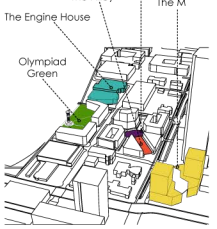
- Skilled Jobs (848)
- Non-Skilled Jobs (614)



Shawn grew up as a city girl and wants her children to also grow up surrounded by culture and diversity. As raising a family on a teacher's income is difficult, Connectus came to their rescue by offering an affordable apartment with world-class schools, transit access, and safe streets.

EQUITABLE PLACES

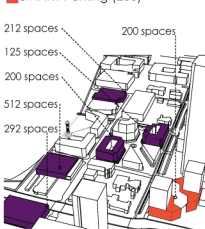
- Connectus Commons
- The Alley
- The M
- Olympiad Green



Nick graduated at Georgia Tech atop his class and is proving to be a hell of an engineer in his first job. He fell in love with Connectus for its combination of affordability and world-class amenities. Nick believes the innovative spirit at Connectus will change the world.

EQUITABLE TRANSIT

- Standard Parking (1341)
- SMART Parking (200)



LEED-PLATINUM UNIQUE FEATURES

SMART LOCATION & LINKAGE 22/28



Anchoring MARTA with equitable uses

NEIGHBORHOOD PATTERN & DESIGN 37/4



Brownfield remediation of BP gas station

GREEN INFRASTRUCTURE & BUILDINGS 20/3



Solar panels + vegetated roofs

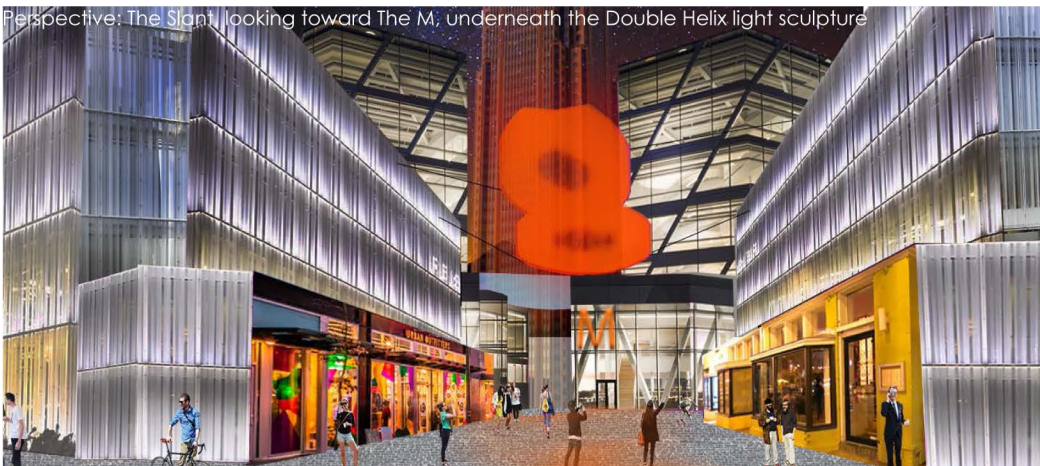
SCORE: 84

INNOVATION & DESIGN PROCESS 5/6



Automated parking for vehicle-share

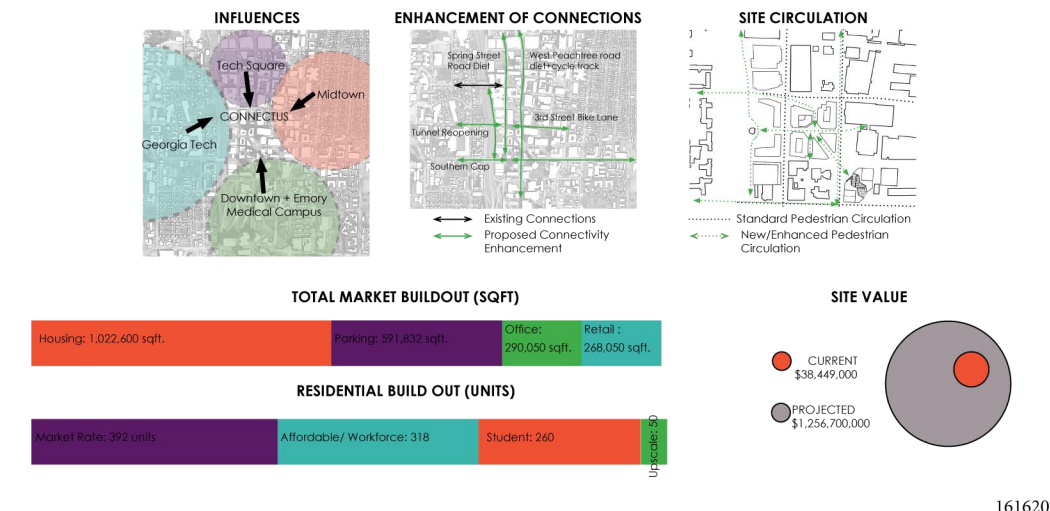
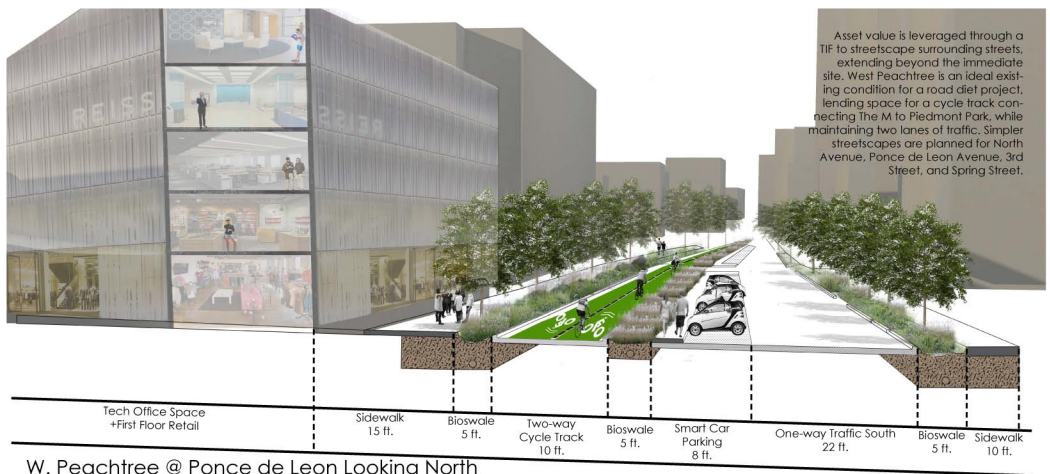
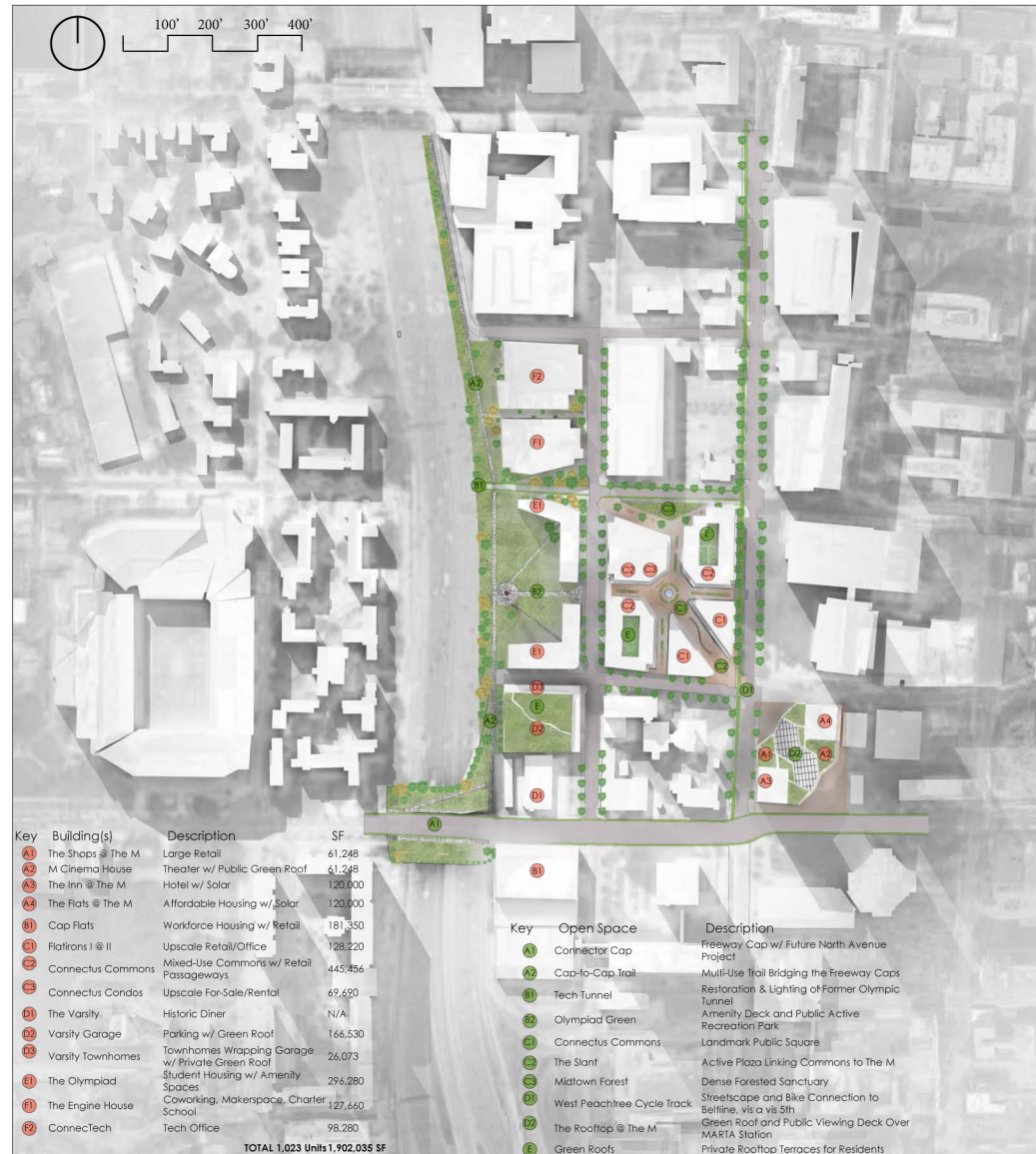
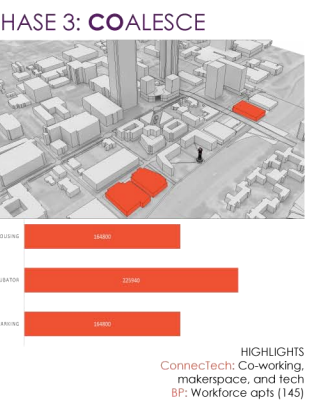
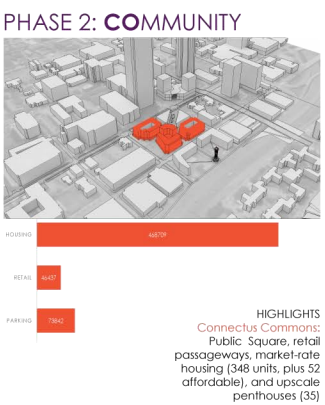
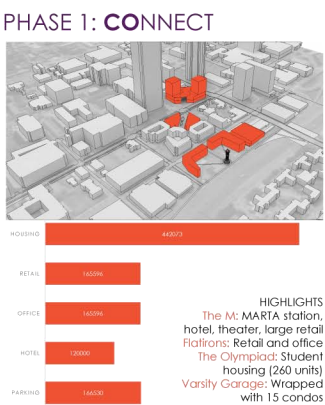
Perspective: The Slant, looking toward The M; underneath the Double Helix light sculpture



Key	Building(s)	Description	SF
A1	The Shops @ The M	Large Retail	61,248
A2	M Cinema House	Theater w/ Public Green Roof	61,248
A3	The Inn @ The M	Hotel w/ Solar	120,000
A4	The Flats @ The M	Affordable Housing w/ Solar	120,000
B1	Cap Flats	Workforce Housing w/ Retail	181,350
C1	Flattions I & II	Upscale Retail/Office	128,220
C2	Connectus Commons	Mixed-Use Commons w/ Retail Passageways	445,456
C3	Connectus Condos	Upscale For-Sale/Rental	69,650
D1	The Varsity	Historic Diner	N/A
D2	Varsity Garage	Parking w/ Green Roof	166,530
D3	Varsity Townhomes	Townhomes Wrapping Garage w/ Private Green Roof	26,073
E1	The Olympiad	Student Housing w/ Amenity Spaces	296,280
F1	The Engine House	Coworking, Makerspace, Charter School	127,660
F2	ConnectTech	Tech Office	98,280

TOTAL 1,023 Units 1,902,035 SF

Key	Open Space	Description
A1	Connector Cap	Freeway Cap w/ Future North Avenue Project
A2	Cap-to-Cap Trail	Multi-Use Trail Bridging the Freeway Caps
B1	Tech Tunnel	Restoration & Lighting of Former Olympic Tunnel
B2	Olympiad Green	Amenity Deck and Public Active Recreation Park
C1	Connectus Commons	Landmark Public Square
C2	The Slant	Active Plaza Linking Commons to The M
C3	Midtown Forest	Dense Forested Sanctuary
D1	West Peachtree Cycle Track	Streetscape and Bike Connection to Beltline, via a 5th
D2	The Rooftop @ The M	Green Roof and Public Viewing Deck Over MARTA Station
E	Green Roofs	Private Rooftop Terraces for Residents





Columbus Local Competition

Project Financial Summary

Project Number:	161620
Project Name:	Connectus
Land Cost (Year 0):	\$38,445,087.00
Total Cost to Construct:	\$513,000,000.00
Projected Value (Year 10):	\$1,875,724,400.67
Unleveraged Return:	11%
Leveraged Return:	38%
Total Public Investment:	\$111,227,041.16
Sources of Public Investment:	TIF, LIHTC, Public Space Subsidies, Tax Credits
Total Equity Investment:	\$143,723,665.29
Total Financed:	\$478,295,687.79

Project Breakdown

Use	Cost Assumptions/SF	Gross Area (SF)	% of Development	Leasable Area (SF)	Area (Units)	Rental Rate	Vacancy Rates
Affordable Tech Square Offices	\$195.54	225,940	11%	203,346		\$19.50	10.00%
Commercial Offices	\$200.16	64,110	3%	57,699		\$26.00	10.00%
Luxury Rental Housing	\$633.78	40,000	2%	34,000	20	\$4.00	15.00%
Luxury For-Sale Housing	\$633.78	30,000	1%	30,000	15	\$625.00	0.00%
Town Homes For-Sale Housing	\$633.78	26,073	1%	26,073	15	\$420.00	0.00%
Workforce Rental Housing	\$438.93	146,000	7%	124,100	146	\$1.77	15.00%
Student Housing	\$633.78	260,000	13%	221,000	260	\$4.00	15.00%
Market-Rate Rental Housing	\$208.96	352,800	18%	299,880	392	\$3.60	15.00%
Affordable Rental Housing	\$438.93	120,000	6%	102,000	120	\$1.16	15.00%
Market-Rate Retail	\$214.98	268,498	13%	241,648		\$14.75	10.00%
Hotel	\$114.29	120,000	6%	84,000	300	\$150.00	30.00%
Smart Car Parking Garages (per space)	\$6,000.00	32,500	2%	26,000	200	\$100.00	20.00%
Structured Parking	\$53.17	326,190	16%	309,881	1723	\$100.00	5.00%
Total	\$10,400	2,012,111	100%	1,759,627			

Comments: