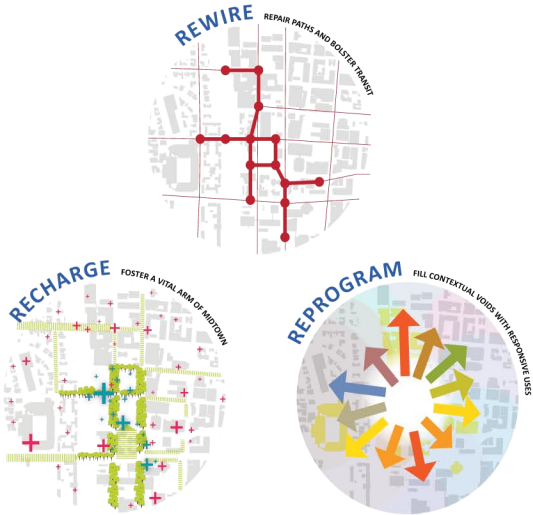
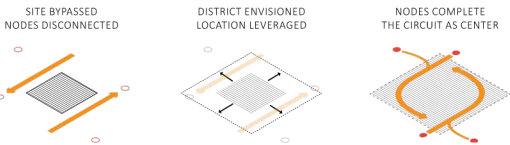


THE CIRCUIT



STUDENTS



Students use the Circuit's outlets for inspiration, expression, and reflection. They mostly congregate in Night Square. Additionally, the Circuit serves as an inspiring, centrally located district for students to rub shoulders with area professionals.

PROFESSIONALS



Professionals take advantage of the Circuit as their epicenter for business, living, and entertainment. The Circuit's housing opportunities are designed with today's professionals in mind. Whether they walk to nearby employment, or commute via MARTA, they will save time and money.

RESIDENTS



The Midtown Circuit strikes the perfect balance between entertainment and community allowing residents to envision themselves in every corner of the space. Ordinary activities have the potential to become extraordinary experiences due to the vibrancy found in the mixed use program and excellent landscape.

VISITORS



Parents, prospective students and young professionals who visit Midtown Atlanta will have an extraordinary experience in the Midtown Circuit. From staying at a modern boutique style hotel to walking through new green spaces designed to stimulate the senses, the development will leave a lasting impression in their minds.



- 1 GREEN BRIDGE
- 2 OFF-LEASH AREA
- 3 SPORT COURTS
- 4 BOUTIQUE HOTEL
- 5 NIGHT SQUARE
- 6 ROOF GARDENS
- 7 ZERO GRADE CROSSING
- 8 DISTRICT GARDENS
- 9 ZERO GRADE ALLEY
- 10 GYM
- 11 GROCERY
- 12 RAIN GARDEN
- 13 IMPROVED CROSSING
- 14 MARTA STATION
- 15 FOOD TRUCK PLAZA
- 16 RETAINED TREES
- 17 CYCLE TRACK

BUILDING PROGRAM

Heavily residential context layout that includes amenities from the start

TOTAL BUILDOUT	1,311,229 sqft
Residential	747,720 sqft
Office	180,600 sqft
Retail	140,100 sqft
Greenhouse	103,000 sqft
Hotel	79,900 sqft



Residential	57%
Office	14%
Retail	11%
Greenhouse	8%
Hotel	6%
Gym	0%
MARTA	0%

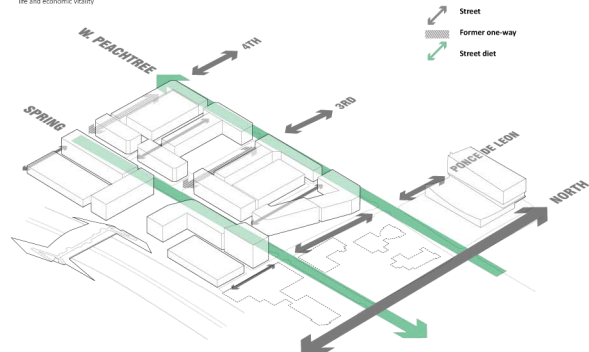
LINKAGES

Expanded pedestrian, biking and transit capacity within and across the site



STREETS

Reclaiming space to inspire street life and economic vitality



STREET DIET + VIBRANT PLANTING

Vibrant plant life enhances daily street life and grants a strong visual identity



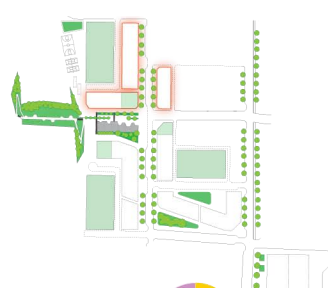
2018: CONNECTING LEADS

MARTA, BANK OF AMERICA PLAZA, GREEN BRIDGE, NIGHT SQUARE, DAY SQUARE, GROCERY



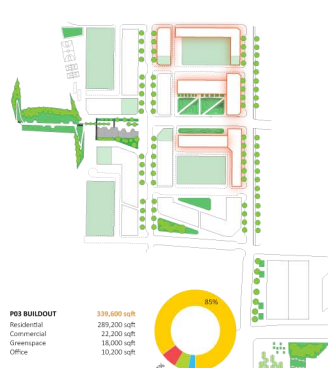
2021: AMPLIFYING USES

HOTEL, GYM, BOLSTERED COMMERCIAL SPACE



2024: CIRCUIT IN GROWTH

DISTRICT GARDENS, ROBUST RESIDENTIAL MIX



NIGHT SQUARE + GREEN BRIDGE + SPRING STREET





Columbus Local Competition

Project Financial Summary

Project Number: Team 2 - 161067
Project Name: The Midtown Circuit

Land Cost (Year 0): \$54,604,127
Total Cost to Construct: \$294,827,031
Projected Value (Year 10): \$447,043,404
Unleveraged Return: 15%
Leveraged Return: 25%

Total Public Investment: \$13,496,400
Sources of Public Investment: LIHTC GT Bridge Partnership (20%) Atlanta Park Impact Fee Grant
Total Equity Investment: \$80,454,958
Total Financed: \$200,875,673

Project Breakdown

Use	Cost	Gross Area (SF)	% of Development	Leasable Area	Area (Units)	Rental Rate	Vacancy Rates
	Assumptions/SF			(SF)			
Affordable Apartments	\$110	142,037	9%	127,860	165	\$1.50	5%
Market Apartments	\$130	568,267	37%	511,440	660	\$2.56	5%
For sale condos	\$175	12,462	1%	11,216	21	\$475.00	
Commercial	\$100	140,100	9%	126,090		\$30.00	5% (40% yr 1)
Office	\$115	180,600	12%	162,540		\$33.00	18%
Hotel	\$140	79,800	5%	71,820	180	\$210.00	20%
Parking Structure	\$40	418,800	27%	-	-	-	7%
Total		1,542,066	100%	1,010,966	-	-	-
		722,766					

Comments: