About Jamestown

- Founded in 1983
- Real estate investment and management
- 27 core and core plus funds, 5 opportunity funds
- Raised a total of $8B
- Vertical integration
- First institutional fund, Premier, investing in high-quality, income producing office and retail properties in 24-hour metropolitan centers including New York, Boston, Washington, DC, and San Francisco.

Jamestown invests in authentic places
PONCE CITY MARKET

- BUILT IN 1929 AS A SEARS DISTRIBUTION WAREHOUSE
- CLOSED IN 1989 AND SOLD TO CITY OF ATLANTA TO USE AS ANNEX - CITY HALL EAST
- PURCHASED BY JAMESTOWN IN 2011 FOR $27M
- INVESTING $180M TO CONVERT INTO OFFICE/RESIDENTIAL/RETAIL
- ACCESS TO ATLANTA BELTLINE AND FIVE ESTABLISHED INTOWN NEIGHBORHOODS
Ponce City Market - PPP
-City of Atlanta (Stormwater)
-State of Georgia (Opportunity Zone)
-Federal (TCSP Grant)
-Atlanta Regional Commission - Livable Centers Initiative

People are most important part of the equation
Term sheet said we wouldn't have to pay impact fees. Existing conditions would be acceptable. City doesn't have a way to do that.

Impact fees – city had it on the books as $2M for all impacts. We reduced the impact by reducing. Should have paid no impact fees. But it had to go through the system. We could have owed up to $780K. Letter to that effect.

Stormwater easement

Livable Center Initiatives - $5M

PCSP Transportation Community – redo the space between BeltLine and Shed $782

Beltline affordable housing trust fund - $850K grant

Estimated state historic tax

Heruclean effort by the city to sell the building get it off the tax roles

42 individual legal document
Mixson- PPP

-City of North Charleston
-Revision to PDD
-TIF

-”Eat what you kill”