

ATLANTA DEVELOPMENT AUTHORITY
\$43,500,000 LEASE PURCHASE BOND INDUCEMENT
Tama Glenwood

PURPOSE: To approve up to \$43,500,000 in Lease-Purchase Bond** financing for construction of 230 units of multifamily housing.

LOCATION: 2201 Glenwood Avenue, Atlanta, GA 30316
Council District: 5 **NPU:** O **APS District:** 3

OWNERSHIP ENTITY: TAMA Glenwood Development, LLC

DEVELOPER: Perennial Properties

TYPE: Multifamily

SET ASIDE UNITS: 45 Restricted Workforce Units @ 80% AMI
Affordability Period: 15 Years

DESCRIPTION: New construction of four separate four-story buildings encompassing 230 units of multifamily housing with approximately 8,000 SF of retail on Glenwood Avenue. Tama Glenwood is in the East Atlanta community and is easily accessible and conveniently located near several MARTA bus stops. The developer will seek local small businesses to occupy the commercial/retail space and anticipates connecting them to services to support their growth and viability. The property is within walking distance to a Publix grocery store and a YMCA gym. The amenities of the property will include: co-working space with computers, community room, fitness center, pool, private courtyard, grills and a host of other conveniences. This project is a part of the comprehensive vision for Villages of East Lake to be a mixed-income community thus it will provide an attractive housing option for moderate to middle income households.

UNIT MIX:

Type	Workforce Units	Unrestricted Units	Avg. Size (SF)	Workforce Rent \$/Mo	Unrestricted Rent \$/Mo
1BR	30	120	656	\$1,105	\$1,205
2BR	13	59	1,066	\$1,348	\$1,813
3BR	2	5	1,393	\$1,556	\$2,100
Total	45	184*			
Retail	8,000 SF				

*Excludes Co-Living Unit

Note: Project exceeds the minimum Development Authorities Ordinance requirements. The remaining unrestricted units will be available at significant discounts to current market rents as illustrated below.

Unit Type	Tama Workforce Rents	% Discount to Market	Tama Unrestricted Rents	% Discount to Market	Comp Market Rents
1BR	\$1,105	-29%	\$1,205	-23%	\$1,557
2BR	\$1,348	-35%	\$1,813	-13%	\$2,089
3BR	\$1,556	-47%	\$2,100	-29%	\$2,942

**Lease Purchase Bonds bear no liability to the City of Atlanta nor resident taxpayers. The nominal bond amount approximates the total development investment and does not represent any amounts advanced to the Borrower nor estimated project tax incentives.

DEVELOPMENT BUDGET:**Sources**

Debt	\$28,818,923
Equity	\$14,696,672
Total Sources	\$43,517,595

Uses

Acquisition	\$2,000,000
Hard Costs	\$33,769,811
Contingency	\$997,828
Soft Costs	\$1,724,162
Financing	\$513,265
Interim Expenses	\$2,598,884
Reserves	\$175,000
Developer Fee	\$1,738,645
Total Uses	\$43,517,595

TAX IMPLICATIONS/FISCAL IMPACT:

Current Tax Liability***	\$275,060
Tax Liability with Incentive*	\$4,906,683
APS Share of Tax Collected*	\$2,458,248
Tax Liability without Incentive*	\$7,636,860
Net Tax Savings*	\$2,562,302
Cumulative Rental Income Loss*	\$4,780,227
Cumulative Developer Benefit*	-\$2,217,925

Direct Capital Investment	\$43,517,595
Total Economic Impact**	\$65,777,149
Permanent Jobs Created***	25

*Based on 10-year incentive per DeKalb County schedule and 15-year affordability.

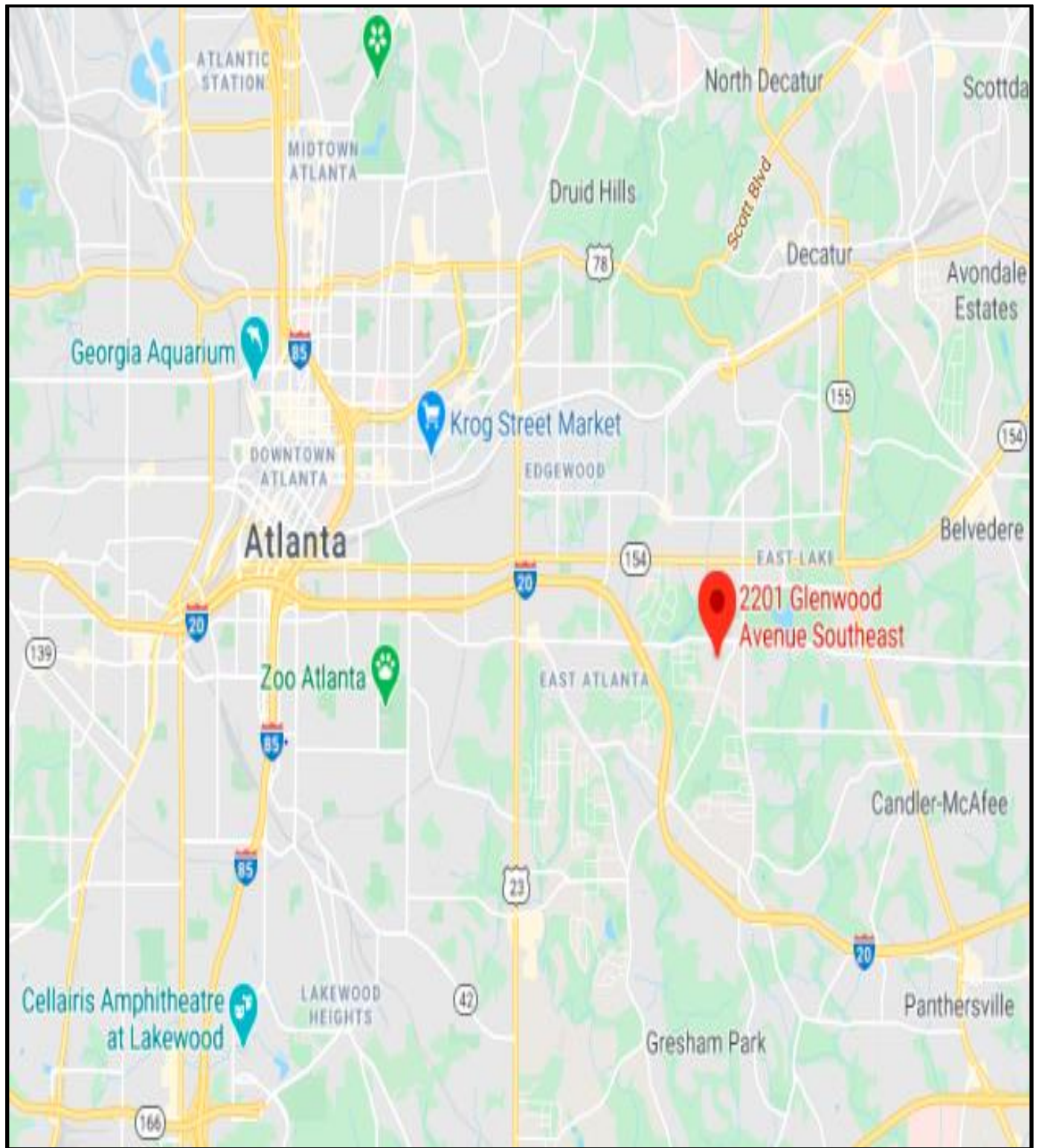
**Based on IMPLAN Analysis

***Based on estimate provided by the developer.

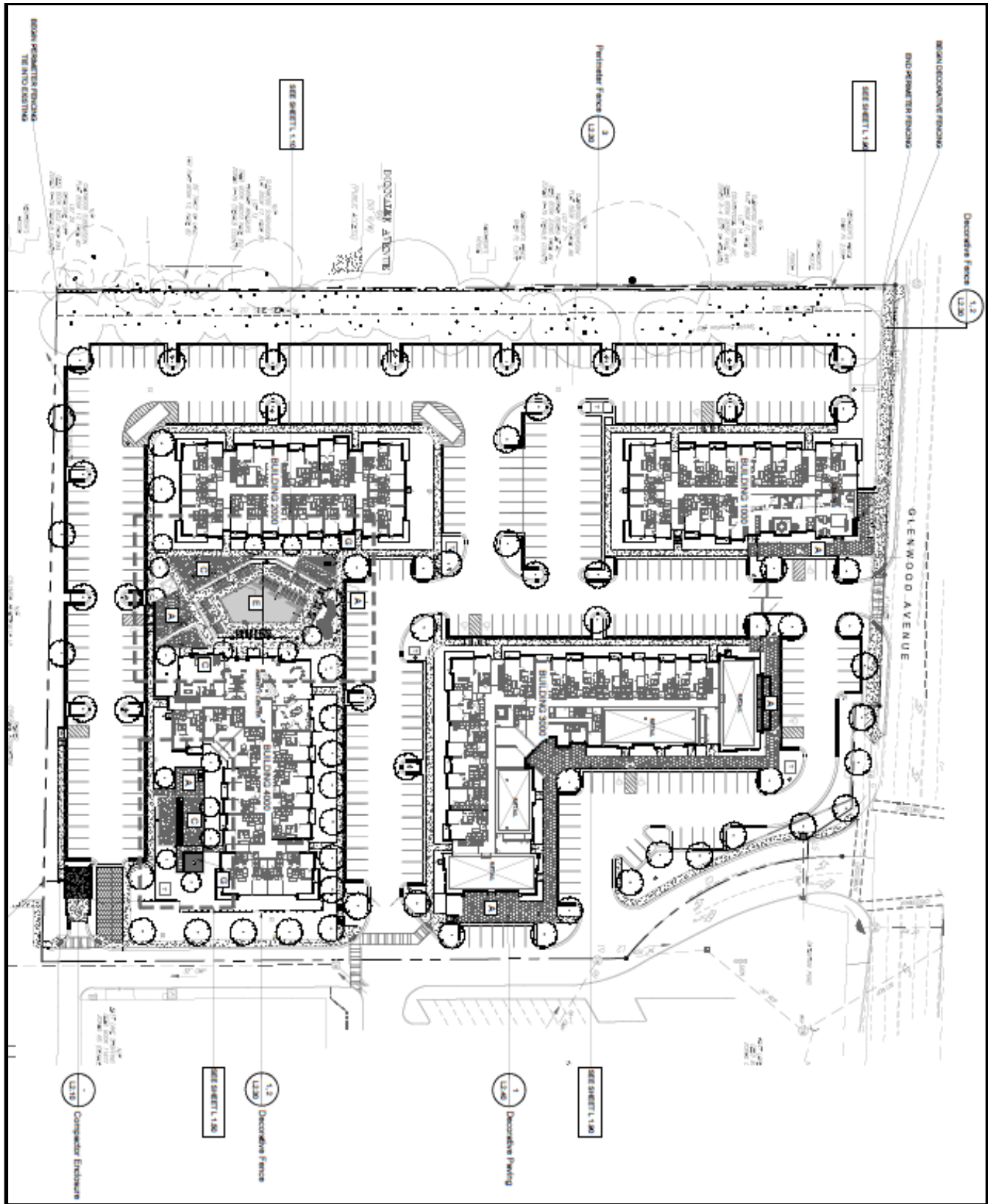
CONSTRUCTION PERIOD: 22 Months

PROJECT LOCATION MAP





PROJECT SITE PLAN



RENDERINGS



EXISTING SITE PHOTOS



Greenside at Villages of East Lake (unrestricted units available 2020; affordable to 70% AMI)

