



Life Happens Here.

## Residential Overview/ Fact Sheet

**Community:** Co-developed by AIG Global Real Estate Investment Corp., a member company of American International Group Inc. (AIG) and Jacoby Development Inc, the Atlantic Station redevelopment is a 138-acre environmental redevelopment of the former Atlantic Steel Mill at the nexus of interstates 75 and 85 in Midtown Atlanta. The redevelopment is ultimately projected to include 15 million square feet of retail, office, residential and hotel space as well as 11 acres of public parks. For more information visit [www.atlanticstation.com](http://www.atlanticstation.com).

### **Apartments:** **Park District**

#### **Location**

The four-story **Park District** apartments are north of Commons Park, bordered by 17<sup>th</sup> and 18<sup>th</sup> Streets between Mecalvin and Village.

#### **Features**

The \$28 million **Park District** apartments feature 231 one- and two-bedroom apartments, as well as two bedroom townhomes. Forty-two of the apartments are affordable units. The community features a pool, sun deck, fire pit, fitness center, Internet café, conference room, washer and dryer connections and controlled access covered parking. Residents are eligible to join a professionally-managed health club and spa.

#### **Price Range**

Rents start at \$700 per month.

#### **Important Dates**

Construction began in May 2003 and was completed in December 2004. Pre-leasing for the apartments began in February 2004 and the first move-ins were in May 2004.

#### **Contact Info**

**Park District** was built and is managed by Lane Company.

For more information, visit [www.lanecompany.com](http://www.lanecompany.com) or contact Terri Thornton, [territhornton@mindspring.com](mailto:territhornton@mindspring.com), 404-932-4347. Images available upon request.

## **The Flats**

### **Location**

This student-housing community will be on two acres on 16<sup>th</sup> Street, between IKEA and the Georgia Tech campus.

### **Features**

The \$17 million community will have 86 apartments, and can house a total of 281 students. The community will have two-, three- and four-bedroom apartments. Each bedroom will have its own bath. The apartments will also have living rooms and kitchens; some will have separate dining rooms. Cable TV and Internet service is included in the rent.

Amenities include a pool, garden, study rooms, a computer room, fitness room and game room. Controlled-access covered parking will be available. Residents will be able to take the free shuttle throughout the Atlantic Station community, into Midtown, and the nearby MARTA rail station. The shuttle will also link up with the GA Tech Stinger which will allow residents direct access to the GA Tech campus.

### **Price Range**

Rents start at \$675 per month.

### **Important Dates**

Construction began in December 2004 and residents moved in summer of 2006.

### **Contact Info**

*The Flats* is being built by Lane/Flagstone Ventures, a joint venture with Miami based Flagstone Holdings. The community will be managed by Lane Company. For more information, visit [www.lanecompany.com](http://www.lanecompany.com) or contact Terri Thornton, [territhornton@mindspring.com](mailto:territhornton@mindspring.com), 404-932-4347.

## **Icon**

### **Location**

*Icon Apartments* will be adjacent to the retail/entertainment district.

### **Features**

The \$31 million controlled-access community will have a pool, business center, covered parking and a fitness center. Residents will also have the option of joining the Art of Wellness spa located across the street, which is only open to residents of Lane Company's properties in the Atlantic Station redevelopment.

### **Price Range**

The new community will have one- and two-bedroom apartments starting at \$1,125 per month. Twenty percent of the apartments will be designated as affordable units, which will start at \$780 per month.

### **Important Dates**

The first units should be ready for occupancy early in 2006, with full completion later in the year.

### **Contact Info**

The community is designed by Poole & Poole Architects. For more information, visit [www.lanecompany.com](http://www.lanecompany.com) or contact Terri Thornton, [terrihornton@mindspring.com](mailto:terrihornton@mindspring.com), 404-932-4347.

## **Condominiums: Art Foundry**

### **Location**

The four-story *Art Foundry* condos are south of Commons Park between 16<sup>th</sup> and 17<sup>th</sup> Streets, bordered by Mecaslin and Village.

### **Features**

The \$48 million *Art Foundry* condos feature one-, two- and three-bedroom homes. The community has a pool with sun deck and outdoor gas grill, a business center, fitness center, community room, washer and dryer connections and controlled access covered

parking. Residents are eligible to join the professionally-managed health club and spa on site.

### **Price Range**

**Art Foundry**, which is now sold out, features 347 condos priced from the \$160s to the \$300s.

### **Important Dates**

Construction began in May 2003 and is expected to be complete in 2005. The first homes were sold in October 2004, and the first move-in was in June 2004.

### **Contact Info**

**Art Foundry** was built by Lane Company and marketed by CondoLane. For more information, visit [www.artfoundryatlanta.com](http://www.artfoundryatlanta.com) or contact Terri Thornton, [territhornton@mindspring.com](mailto:territhornton@mindspring.com), 404-932-4347. Images available upon request.

## **“element”**

### **Location**

The five-story “**element**” condos are south of Commons Park bordered by 16<sup>th</sup> and 17<sup>th</sup> Streets between State and Mecalvin.

### **Features**

The \$55 million community will feature one-, two- and three-bedroom homes, including some with lofts and tray ceilings. “**element**” features granite countertops, soaking tubs, a swimming pool, fitness center, Internet café, clubroom, a linear park, washer and dryer connections and controlled access covered parking. Residents are eligible to join the professionally-managed health club and spa across the street.

### **Price Range**

The 322 condos are priced from the high \$100s to the high \$300s.

### **Important Dates**

The community broke ground in fall of 2004 and was 70% sold within two weeks. The condos are currently sold out. The entire community is projected to be complete in 2006.

### **Contact Info**

“**element**” is being built by Lane Company and marketed by CondoLane. For more information visit [www.elementatlanta.com](http://www.elementatlanta.com)

or contact Terri Thornton, [terrihornton@mindspring.com](mailto:terrihornton@mindspring.com), 404-932-4347. Images available upon request.

## **TWELVE**

### **Location**

The 26-story **TWELVE** hotel/condo development at the Atlantic Station community is located between 17<sup>th</sup> and 18<sup>th</sup> Streets, just west of the I-75/85 connector.

### **Features**

The building will include a boardroom with video-conferencing capabilities, a 5,000 square-foot ballroom, 5,000 square feet of restaurant space for the hotel, and another 10,000 square feet of retail. Residences will begin on the seventh floor and offer skyline views.

### **Price Range**

Prices range from \$160s to \$330s.

### **Important Dates**

Pre-sales of the 404 units began in July 2005. The first phase (1st 10 floors of condos) opened in November 2005 with the remainder of the building opening in February 2006.

### **Contact Info**

TWELVE is being built by Novare Group and Wood Partners. For more information about the **TWELVE** development, visit [www.twelveatlanticstation.com](http://www.twelveatlanticstation.com) or contact Katie Green, KGreen@novaregroup.com, 404-961-7731. Images available upon request.

## **The Atlantic**

### **Location**

The Atlantic is a 46-story luxury condominium development in the Atlantic Station community located on 17<sup>th</sup> Street, just west of the I-75/85 connector.

### **Features**

The building will include 400 homes, averaging more than 1,600 square feet in size, large balconies, increased storage, formal entry, oversized bedrooms, fine-quality cabinetry and numerous upgrades.

### **Price Range**

Prices range from \$300's to more than \$1 million.

### **Important Dates**

Pre-sales of the 400 units began in September 2006.

### **Contact Info**

The Atlantic is being built by Novare Group and Atlantic Station LLC. For more information about The Atlantic development, visit [www.theatlantic.com](http://www.theatlantic.com) or contact Kim Riley at 404-961-7421.

## **Lofts:**

### **ATL Lofts**

#### **Location**

303 rooftop lofts will crown six buildings in the retail/entertainment district.

#### **Features**

The lofts, which will be fully soundproofed, will range in size from 930 to more than 2,400 square feet and represent \$71 million in new construction. They will be two, three and four stories off the ground.

The living rooms will be two stories high; ceilings in some homes will soar to 30 feet. The lofts will have staircases leading to the loft area, large windows and a warehouse-type door which can close off parts of the main floor. Buyers will also have the option of purchasing exposed brick on an interior wall. The majority of the homes will have a private patio or terrace. Dozens of floor plans will be available. Residents will also have the option of joining the Art of Wellness health club and spa, as well as have access to the free shuttle.

#### **Price Range**

Prices will start in the \$300s.

#### **Important Dates**

Construction began in March 2005. The lofts are currently available for pre-sale. The first residents began moving in Fall of 2006.

#### **Contact Info**

**ATL Lofts** will be marketed and sold exclusively through CondoLane. To request more information, visit [www.ATLofts.com](http://www.ATLofts.com)

or contact Terri Thornton, [territhornton@mindspring.com](mailto:territhornton@mindspring.com), 404-932-4347.

**Townhouses: Beazer Townhomes**

**Location**

The three-story **Beazer townhomes** are located off of 16<sup>th</sup> Street just west of the I-75/85 connector.

**Features**

There are 56 townhomes. All are currently occupied. Features of the townhomes include hardwood floors, granite countertops and GE stainless steel appliances.

**Price Range**

The last townhomes to sell were priced in the mid-\$300s.

**Important Dates**

Construction on the townhomes began in May 2003 and finished in May 2004. The first move-in was in August 2003.

**Beazer Single-Family Homes**

**Location**

The two-story **Beazer single-family attached homes** (duplexes) are located off of 16<sup>th</sup> Street. The two-story **Beazer single-family detached homes** are also located off of 16<sup>th</sup> Street, directly behind the duplex units.

**Features**

The 34 attached and 12 detached homes feature hardwood floors, granite countertops and two-car, rear-entry garages. For the duplex units, residents have a selection of three floor plans in traditional and neo-traditional styles. Residents can select from five floor plans for the detached homes.

**Price Range**

The duplex units are currently priced from \$385,000 to the high \$700's. The detached homes are priced from the high \$600s to the high \$700s.

**Important Dates**

Construction on the duplexes began in March 2004 and is complete. The first move-in was in July 2004. Construction of the detached homes began December 2004. Full completion is set for fall of 2005.

**Contact Info**

For more information on the **Beazer** homes, visit [www.beazer.com](http://www.beazer.com).