

CityLife

Development Partners®

CREATING GREAT CITY LIVING

*CityLife is dedicated to creating great city places
to live, eat, shop, work, and play.*

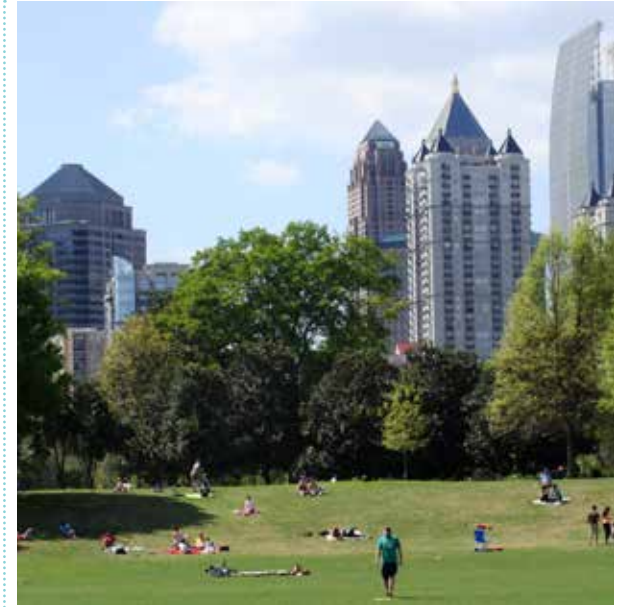
CITY LIVING IN ATLANTA

Life with all the extras

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CityLife Development Partners believes that city living is life with all the extras. City living offers all that imagination and energy can create. It's a delight for the senses, inspiration for the mind, and a joy for the soul. Atlanta, long known for beautiful suburbs, is now emerging as one of the most exciting cities in the country. The transformation is astounding, with new restaurants, shops, living options, and cultural amenities opening every day. And if you think Atlanta's recent changes are amazing, just wait and see what's coming.



BUCKLE UP

For Atlanta's amazing intown transformation

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So where is Atlanta headed? At CityLife Development Partners, we believe that over the next ten years Atlanta will experience a tremendous amount of infill development. And opportunity awaits those who build the new Atlanta.

Why is this? Many reasons. In a nutshell, Atlanta as a whole will grow tremendously, the suburbs and exurbs will not absorb the growth as they once did, and intown Atlanta is positioned to attract a much larger share of Atlanta's growth. Add all that up and you get one big intown boom.



ATLANTA WILL GROW

Atlanta is positioned to create new jobs and attract new companies and residents at a nation-leading pace. The recent Great Recession will be a distant memory as Atlanta regains its historical growth trajectory. Atlanta has all the components to both attract established companies from other places and to incubate new companies. Few other cities in the United States match Atlanta's mix of major corporations, world-class educational institutions, hub airport, attractive climate, and infectious can-do spirit.

SUBURBS WON'T ABSORB THE GROWTH

Atlanta's suburbs and exurbs traditionally have absorbed Atlanta's growing population. But the growth has pushed suburban commute times to the limit and undermined quality of life. This means that while the suburbs will continue to grow, they won't be the attraction they once were.

INTOWN IS POISED TO GROW

Intown Atlanta has unbelievably low density with considerable room to grow. Intown Atlanta also is the only area with the transit infrastructure to accommodate higher density. Meanwhile, intown Atlanta has greatly expanded its array of exciting amenities. Add to this the fact that the two largest demographic bulges America has ever known, Millennials and Boomers, are both at stages where they seek city living. All in all, intown Atlanta is poised for tremendous growth.

CITYLIFE DEVELOPMENT PARTNERS LLC

Making city life great

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CityLife Development Partners is committed to making city life great. Our mission is to acquire, develop, and manage compelling places to live, work, eat, shop, and play that benefit from the growing interest in intown, walkable, car-optional lifestyles.

OUR PROJECT CRITERIA

- *Located intown*
- *Near transit with features that help customers live a car optional life*
- *Design elements that customers find special and compelling*

CityLife's basic business model is to assemble land with lower-density use and develop highly differentiated mixed-use projects of considerably higher density. These projects will create value based on both more square footage and greater value per square foot.

Intown development almost always requires assembling land from multiple individual owners. CityLife is sensitive to the needs of these individual land owners and makes every effort to address these needs.



ROBERT PATTERSON

President

Robert Patterson launched CityLife in 2015. Previously, he was the Co-Founder and President of 200 Peachtree, an exciting mixed-use complex located in the former Macy's department store in Downtown Atlanta. 200 Peachtree features unique local restaurants and one of Atlanta's premier special event facilities. Robert was also intimately involved in the development of the Brookwood and Reynolds condominiums, the Atlanta Financial Center, the J.W. Marriott Hotel, and the Westin Resort on Hilton Head Island. Robert also worked in strategy and corporate development with Rock-Tenn, Mead Packaging, and McKinsey. Robert serves or has served on the board of the Atlanta Botanical Garden, Theatrical Outfit, Central Atlanta Progress, the Atlanta Convention and Visitors Bureau, The Strategic Leadership Forum (Atlanta chapter), and the Stanford Business School Alumni Association (SE chapter). Robert serves on the MARTA COA Stakeholders Committee that is reviewing potential improvements to transit service. A native of Atlanta, Robert holds a BA in Urban Studies from Brown University and an MBA from Stanford University.



PAST PROJECTS



200 Peachtree



200 Peachtree



The Atlanta Financial Center



The Westin Resort on Hilton Head Island



The Brookwood



The J.W. Marriott Hotel

AFFILIATES & ADVISORS

CityLife benefits from a top-tier group of affiliates & advisors who provide services or advice in key areas of expertise.



AL ADAMS
Legal Counsel

Al Adams is a Partner at Sutherland, Asbill, and Brennan and over his 35-year career has advised on virtually every type of commercial real estate project, including multi-family, multi-use, retail, office and hotel developments. Al works extensively in the acquisition and development area and on mortgage and joint venture financing. Al serves as an adjunct professor at Duke University School of Law and frequently speaks at continuing legal education seminars. Al holds both a JD and AB from Duke University.



BOB CHAPMAN
Advisor

Bob Chapman is the Chief Executive Officer of CenterPoint Properties Trust, a company focused on the development, acquisition and management of industrial property and transportation infrastructure. Prior to joining CenterPoint, Mr. Chapman held executive positions with real estate firms across the country, including Duke Realty Corporation, RREEF Management Company, Hines Interests, and Lincoln Properties. Bob serves on the Board of Directors of Cousins Properties, Rock-Tenn Company, and First Century Energy Holdings. Bob holds an MBA and BA from Stanford University.



KURT COLLIER
Project Finance Consultant

Kurt Collier is the Managing Principal of The Bridgeview Company and brings CityLife a wealth of transaction experience and deep relationships within the financial services community. Prior to launching Bridgeview, Kurt served as the President of Commercial Real Estate Finance for Royal Bank of Canada's U.S. Banking Operation, and was directly responsible for over \$5 billion of project financing. Prior to RBC Bank, Kurt held senior level positions in commercial real estate finance with Wachovia Bank and Bank of America. Kurt holds a BA in finance from the Wharton School of Business of the University of Pennsylvania.

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RUSSELL CURREY
Advisor

Russell Currey owns Boxwood Capital, LLC, a private investment company with interests in several growing companies. Previously, Russell worked for Rock-Tenn Company (now WestRock) in several senior executive roles and now serves on the WestRock Board of Directors. Russell also serves on the board of The Nature Conservancy and the Atlanta Symphony Orchestra. Russell holds a BA from Princeton University.



RALPH EDWARDS
Advisor

Ralph Edwards is the Chairman and CEO of EBS Property Investments and has been actively involved in all phases of commercial real estate in Atlanta for over forty years. Before founding EBS, Ralph served as President of L.J. Hooker International, specializing in acquisitions. Previously, Ralph worked with Merrill Lynch Commercial Real Estate and Ackerman and Company. Ralph serves or has served on the board of the Urban Land Institute, Atlanta Real Estate Board, Church of the Atonement, The Link Counseling Center, Trust for Public Land, and the BeltLine Partnership. Ralph holds an MBA from Harvard Business School and a BS from North Carolina State.



DAVID KIRK
Zoning & Governmental Approvals Counsel

David Kirk is a partner at Troutman Sanders and is the only practicing lawyer in the State of Georgia who also is a member of the College of Fellows of the American Institute of Certified Planners. His practice focuses on land use, zoning, permitting, and urban development. David advised on the creation of the Atlanta Beltline Tax Allocation District (TAD) and has worked on many intown infill and redevelopment projects. Prior to law school, David worked for the Atlanta Regional Commission. David holds a JD from the University of Michigan, a Masters in City and Regional Planning from Harvard University, and a BA from Duke University.

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SEVERINA MENOR

Financial Analysis & Development Management

Severina Menor is the principal of Affinity Real Estate Services with over 20 years of experience in real estate finance and development. She has been involved in real estate transactions totaling over \$1 billion, including new development, acquisitions, sales, and fund formations. Severina is a CPA and a registered appraiser. Her areas of expertise include due diligence, financial analysis, development, acquisitions, property valuations, and asset management. Severina holds a BS in Accounting from the University of North Florida.



RICHARD NELSON

Architectural Design

Richard Nelson is a managing principal at CNNA Architects. Richard has over 35 years' experience in the field of architecture and has worked on a wide range of projects, including mixed-use, retail, multi-family, hospitality, and urban design. He is licensed to practice in 30 states. His breadth of knowledge and creativity makes Richard a perfect fit with CityLife as we evaluate and develop great solutions for unique intown properties. Before forming his own firm, Richard worked with Deidrich Architects, Rosser FABRAP, Cooper Cary, and Smallwood Reynolds Stewart Stewart. Richard holds a Bachelor of Science from the School of Architecture at the Georgia Institute of Technology.



RAY NESTLEHUTT

Property Acquisition

Ray Nestlehutt is a broker at Richard Bowers & Company specializing in intown properties. He has a keen eye for discovering properties that are prime for development. Ray serves on the Governmental Affairs Committee for the Commercial Board of Realtors as well as serving on the Governing Board for the Realtors Political Action Committee (RPAC). Ray holds a Bachelors of Business Administration with a major in Real Estate from Georgia State University. He also holds the Masters of Commercial Real Estate Designation (MCRE).