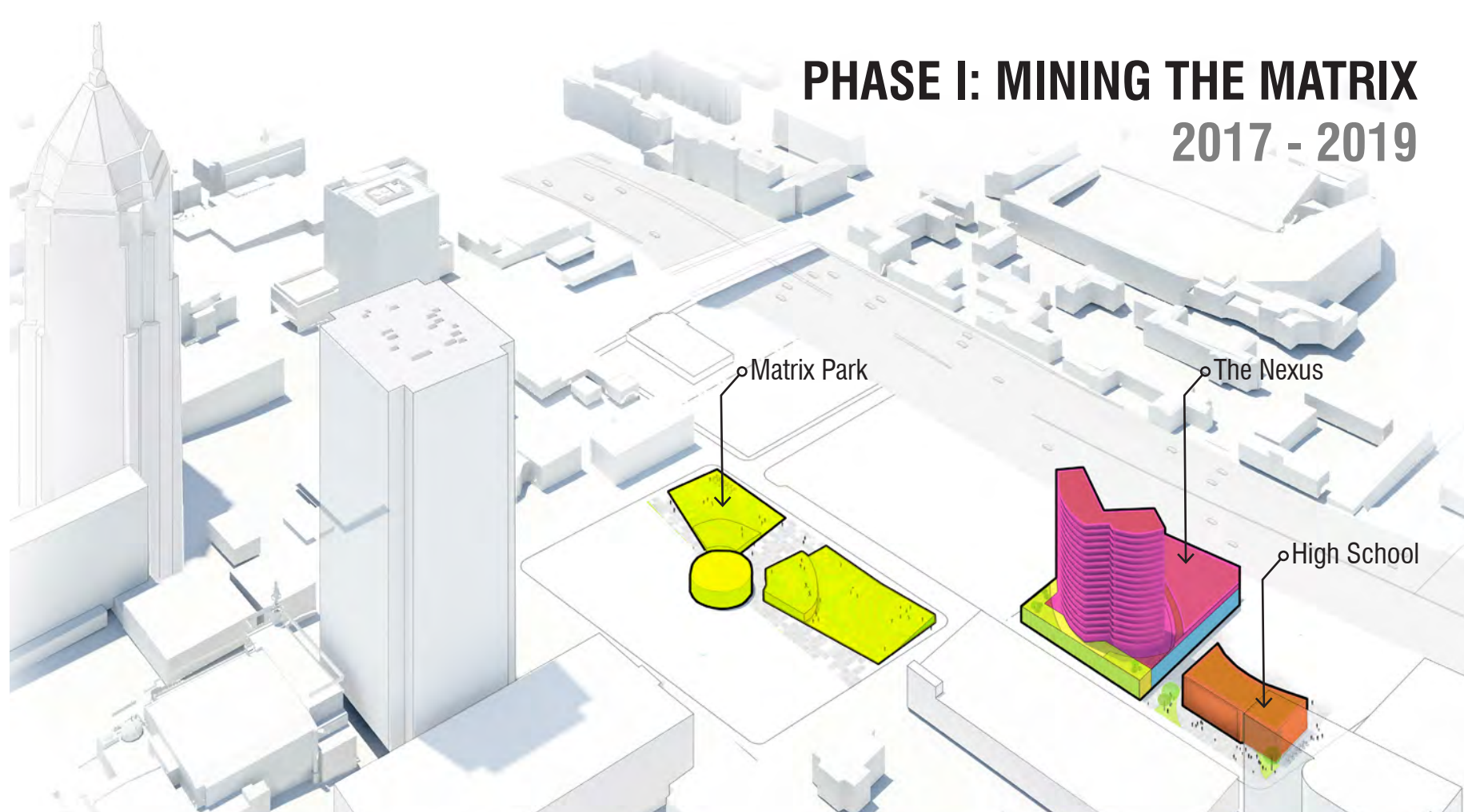


# MA•TRIX PARK



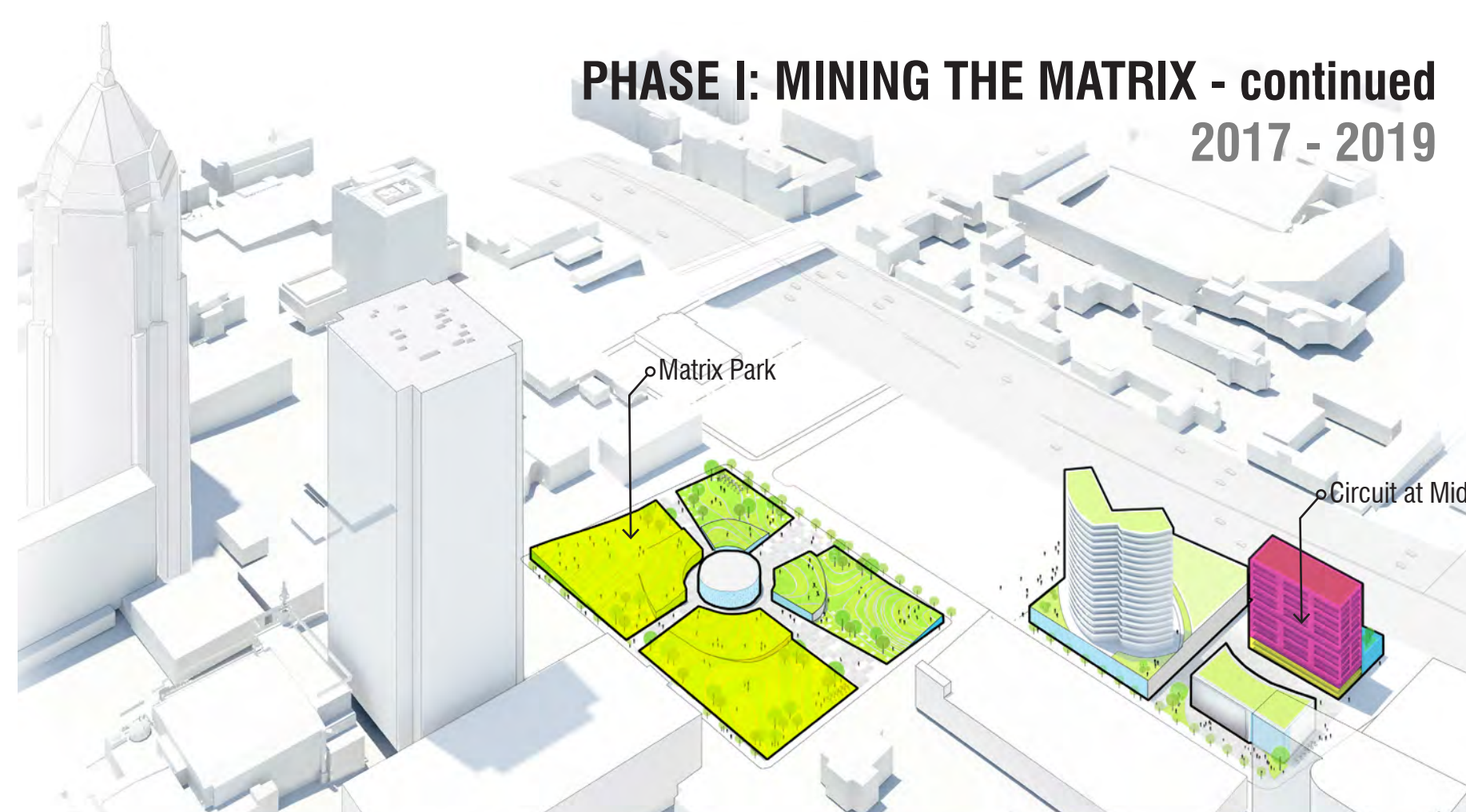
## PHASE I: MINING THE MATRIX 2017 - 2019



**Tranche 1 - 12 months**  
Sustainable infrastructure systems are woven into the fabric of the area while a state of the art High School facility is being established for the relocated High School.

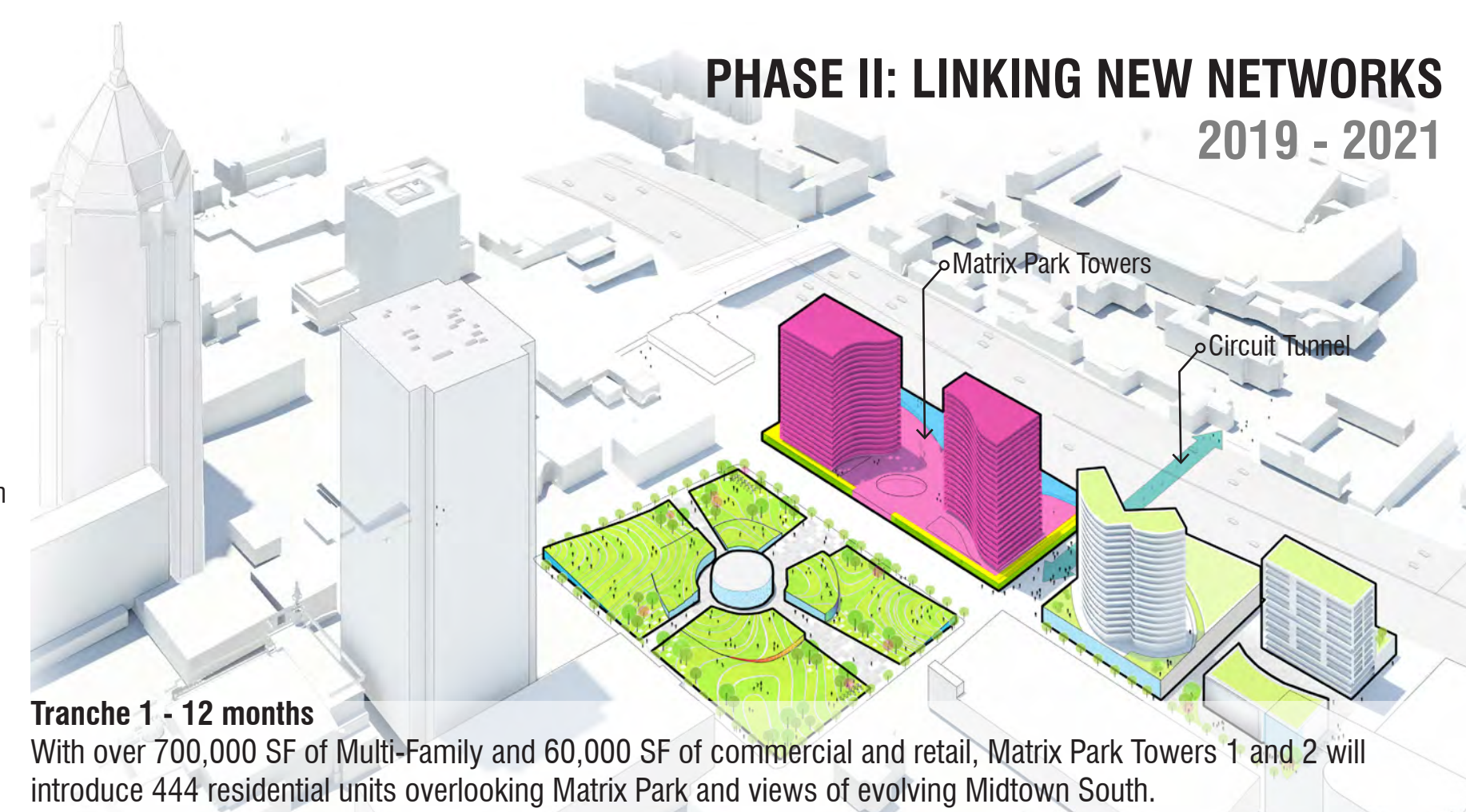
**Tranche 2 - 24 months**  
With over 140,000 square feet of green space, Matrix Park begins to take form as the area's new urban infill junction between Georgia Tech's University campus, Tech Square, and the MARTA Station.

## PHASE I: MINING THE MATRIX - continued 2017 - 2019



**Tranche 3 - 36 months**  
The Nexus Residences and The Circuit at Midtown introduce mixed-income living to the newly completed Matrix Park. Students and tech enthusiasts can now connect from the MARTA and the new High Performance Computer Center through Matrix Park.

## PHASE II: LINKING NEW NETWORKS 2019 - 2021

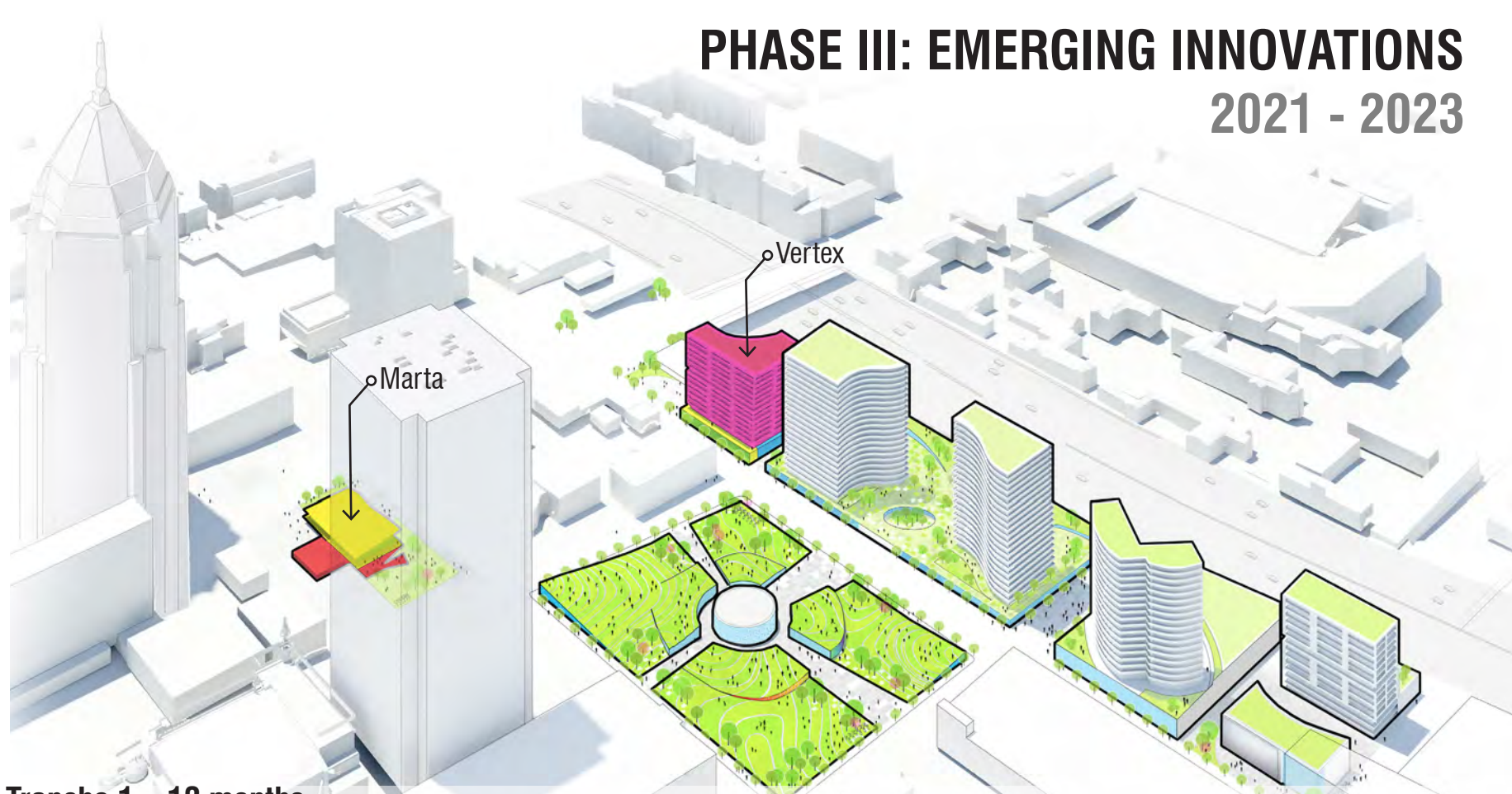


**Tranche 1 - 12 months**  
With over 700,000 SF of Multi-Family and 60,000 SF of commercial and retail, Matrix Park Towers 1 and 2 will introduce 444 residential units overlooking Matrix Park and views of evolving Midtown South.

**Tranche 2 -** A 2.75M noise abatement project is engineered with a design which diverts noise pollution coming off the eastern walls of I75/85.

**Tranche 3 - 12 months**  
The 20 ft. wide Tunnel connecting Georgia Tech and Matrix Park is renovated and reopened with welcoming bike paths and pedestrian walkways. Tech professionals, students and faculty can now link between the MARTA and campus on foot.

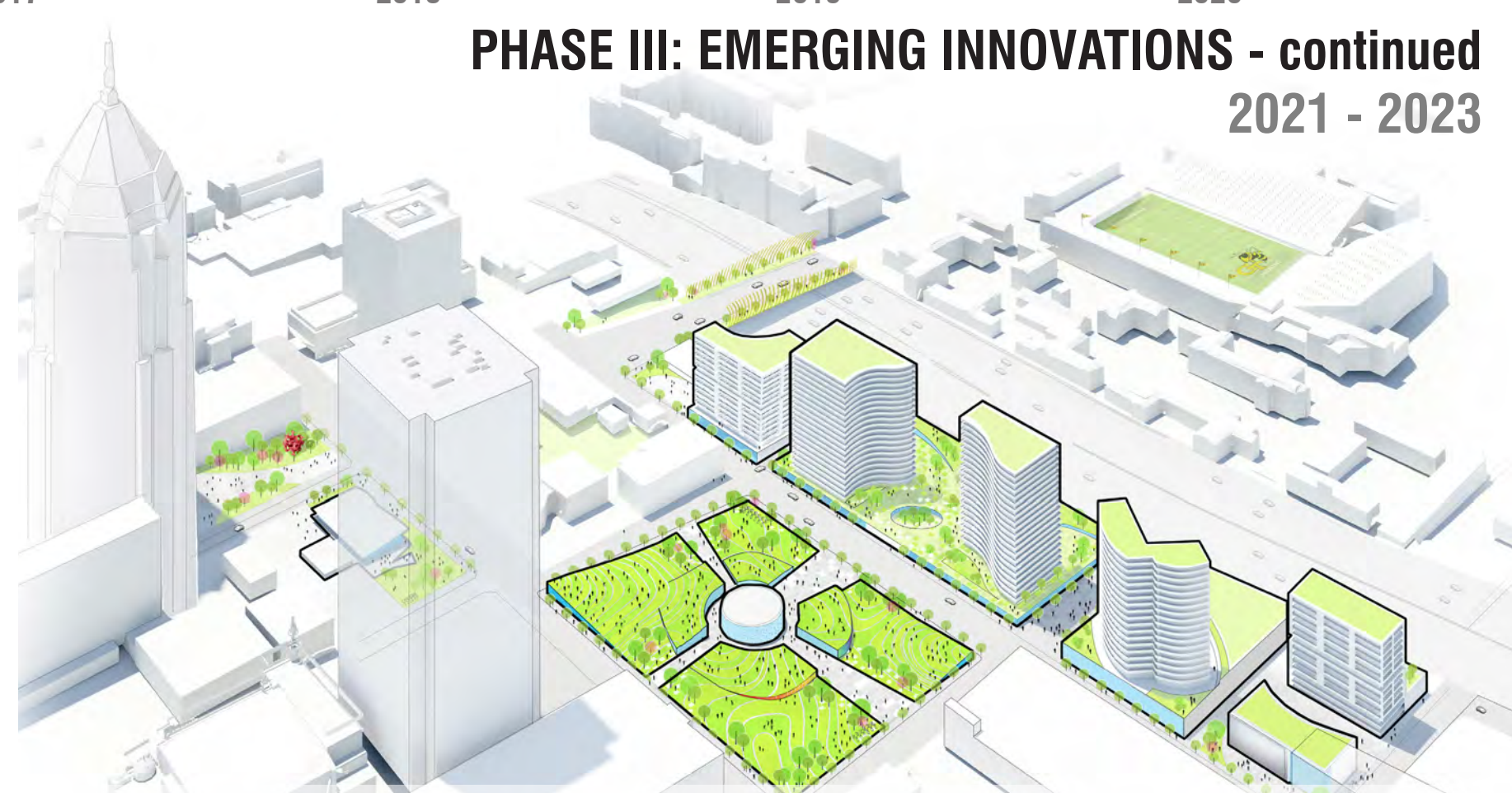
## PHASE III: EMERGING INNOVATIONS 2021 - 2023



**Tranche 1 - 12 months**  
Starting Phase III and with 163,000 residential square feet, The Vertex will complete the new Matrix Park neighborhood in 24 - 27 months. Reinforcing mixed-income living as a tenet of the social fabric, both market rate and affordable housing units are offered to families that will make Matrix Park home.

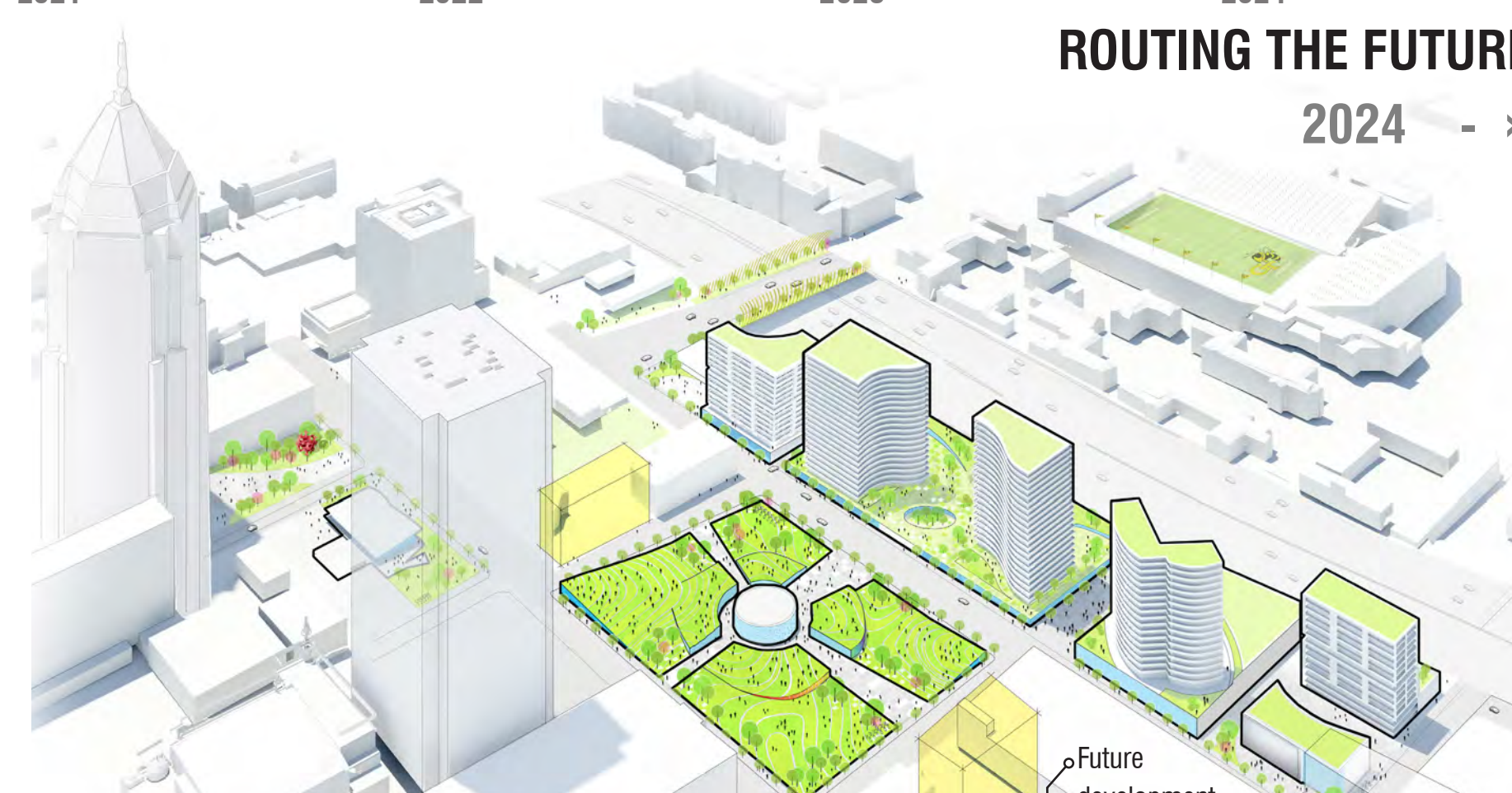
**Tranche 2 - 12 months**  
Beautification to the newly formed neighborhood includes streetscaping and landscaping across the iconic Varsity to North Avenue, and across the Bank of America building.

## PHASE III: EMERGING INNOVATIONS - continued 2021 - 2023



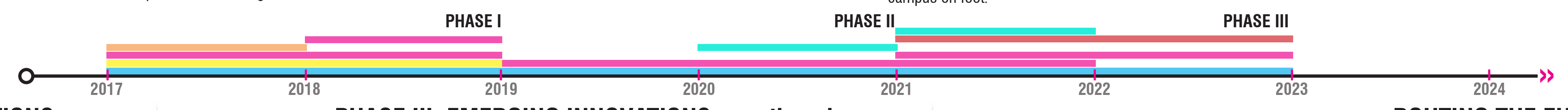
**Tranche 3 - 12 months**  
A brand new addition to the MARTA Station introduces merchant kiosk style retail on the ground level and a 12,000 SF flex space overhead. Regional business looking to establish a satellite office can now reach Midtown South in a convenient and affordable alternative.

## ROUTING THE FUTURE 2024 - >>



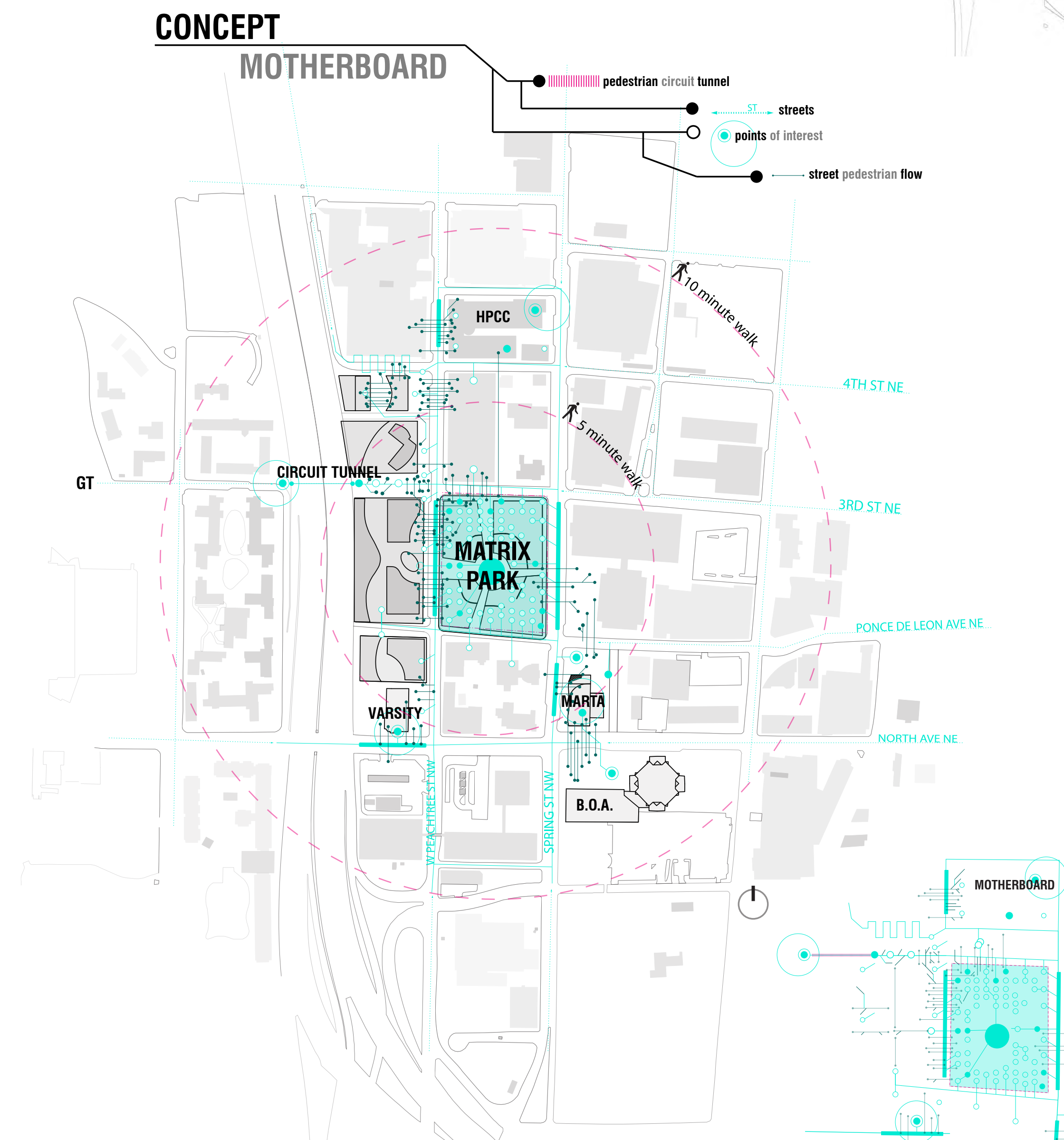
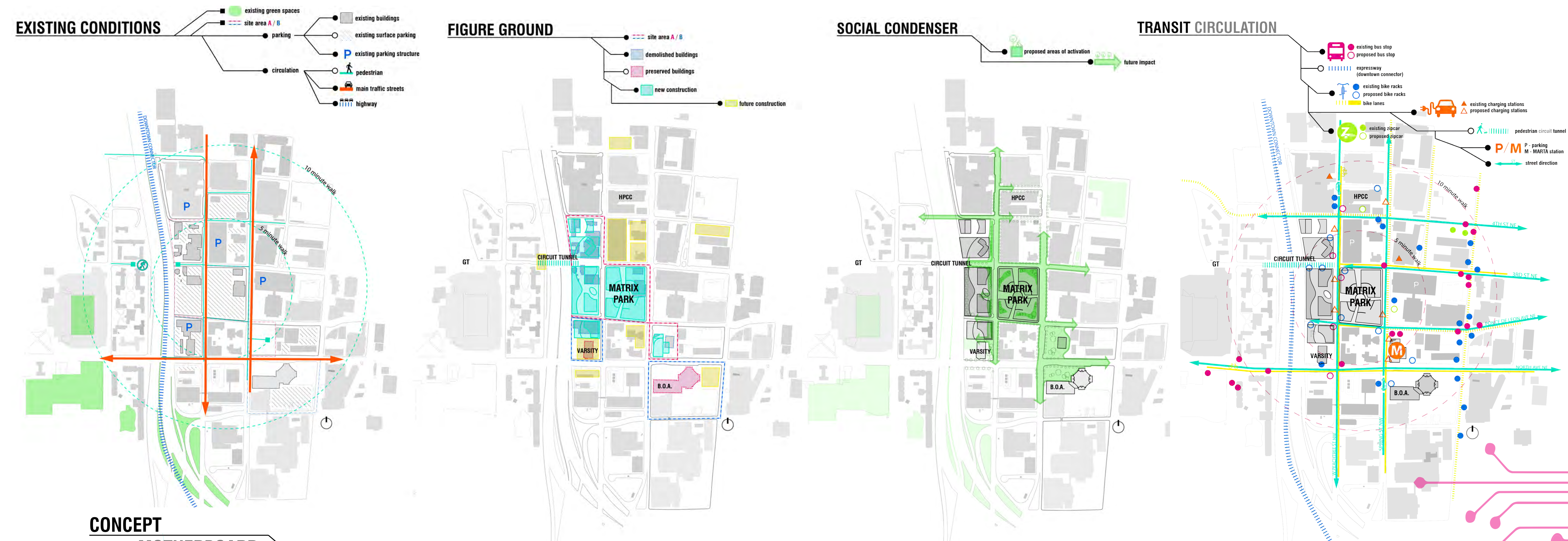
Future development can begin planning around the sustainable infrastructure established.

- Educational
- Parking
- Mixed-use residential
- Retail // Commercial
- Tunnel Renovation
- Transit





VIEW INSIDE MATRIX PARK



VIEW INSIDE MATRIX PARK



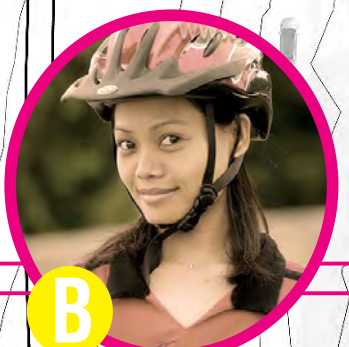
**POINTS OF INTEREST**

- 1 TECH SQUARE
- 2 HIGH PERFORMANCE COMPUTER CENTER (HPCC)
- 3 CIRCUIT AT MIDTOWN
- 4 PRIVATE HIGH SCHOOL
- 5 GEORGIA TECH CAMPUS
- 6 THE NEXUS
- 7 MIDTOWN BANK
- 8 MATRIX PARK TOWERS (T2)
- 9 MATRIX PARK TOWERS (T1)
- 10 THE APEX
- 11 AT&T BUILDING
- 12 FOX THEATRE
- 13 THE VERTEX
- 14 THE VARSITY
- 15 ALL SAINTS CHURCH
- 16 MARTA STATION
- 17 GAS STATION
- 18 BANK OF AMERICA PLAZA
- P PARKING
- ▲ PERSPECTIVE VIEWS
- - - MATRIX TUNNEL



**JOHN**

**Interior Designer & Custom furniture Maker**  
 "The fabrication studios at The Apex have really helped my business. I've been able to locally source my projects and work with tools that have given my products an edge in the market. Love the design resources and education only The Apex studios offer!"



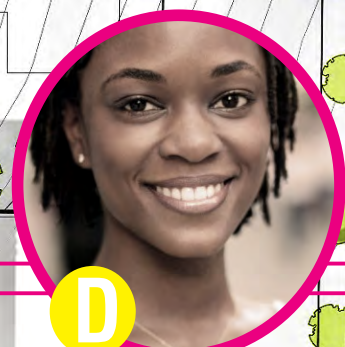
**JOANNA**

**e-Media and e-Marketing for online businesses**  
 "My life online has found a home at Matrix Park! Regional business meets me at the MARTA market, where we can use beautiful offices and state of the art technology to compose online websites. Then, we hop over to Matrix Park for dinner and drinks. Business has never been more convenient or enjoyable!"



**BRUNO**

**Freelance Programmer**  
 "Matrix Park is exactly the kind of place our community needed. The hackerspaces have given me a platform to showcase my skills and compete in hack-a-thons among other tech related events. The exposure from the venues has introduced a source of income I would have otherwise never had access to."



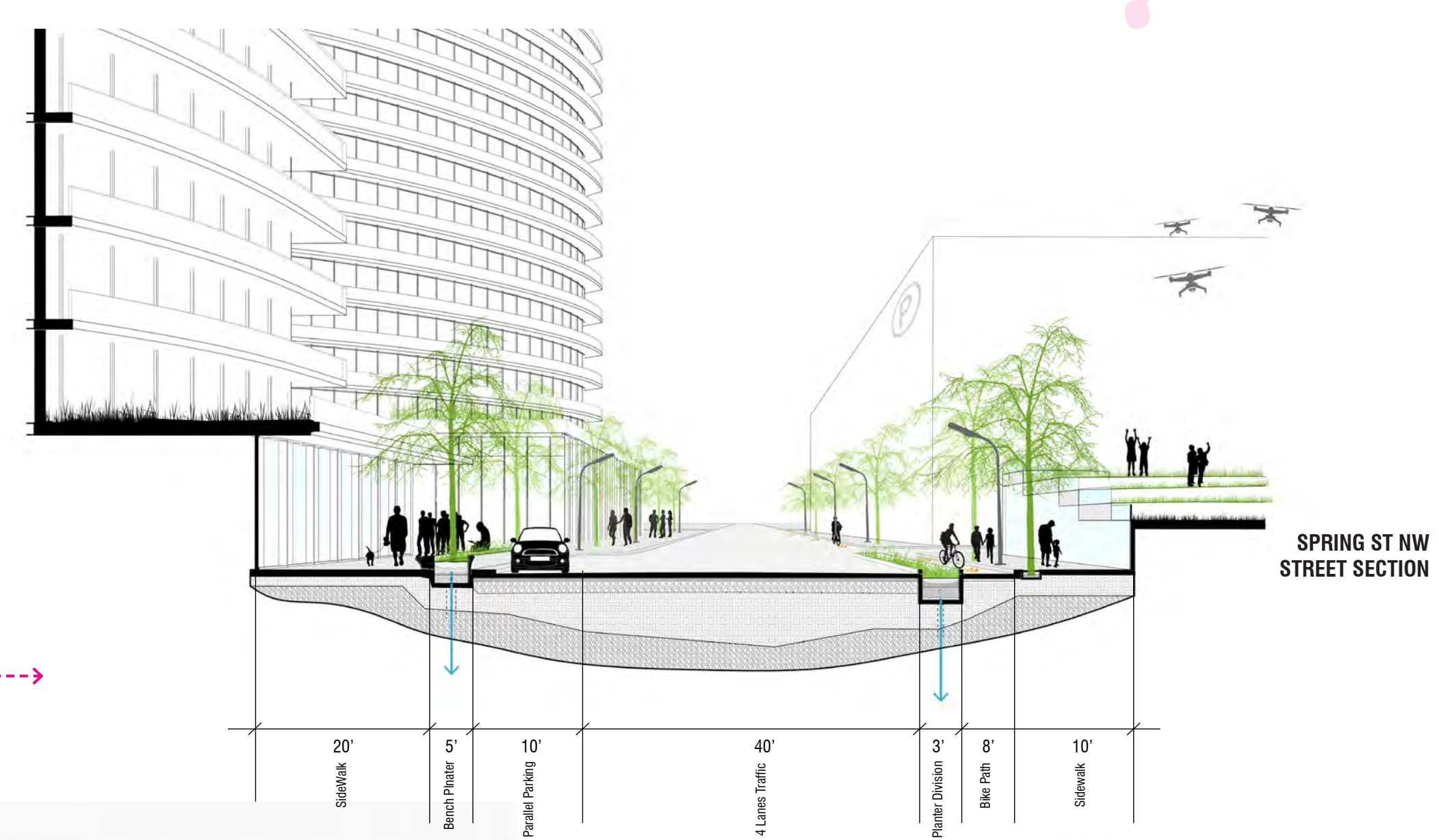
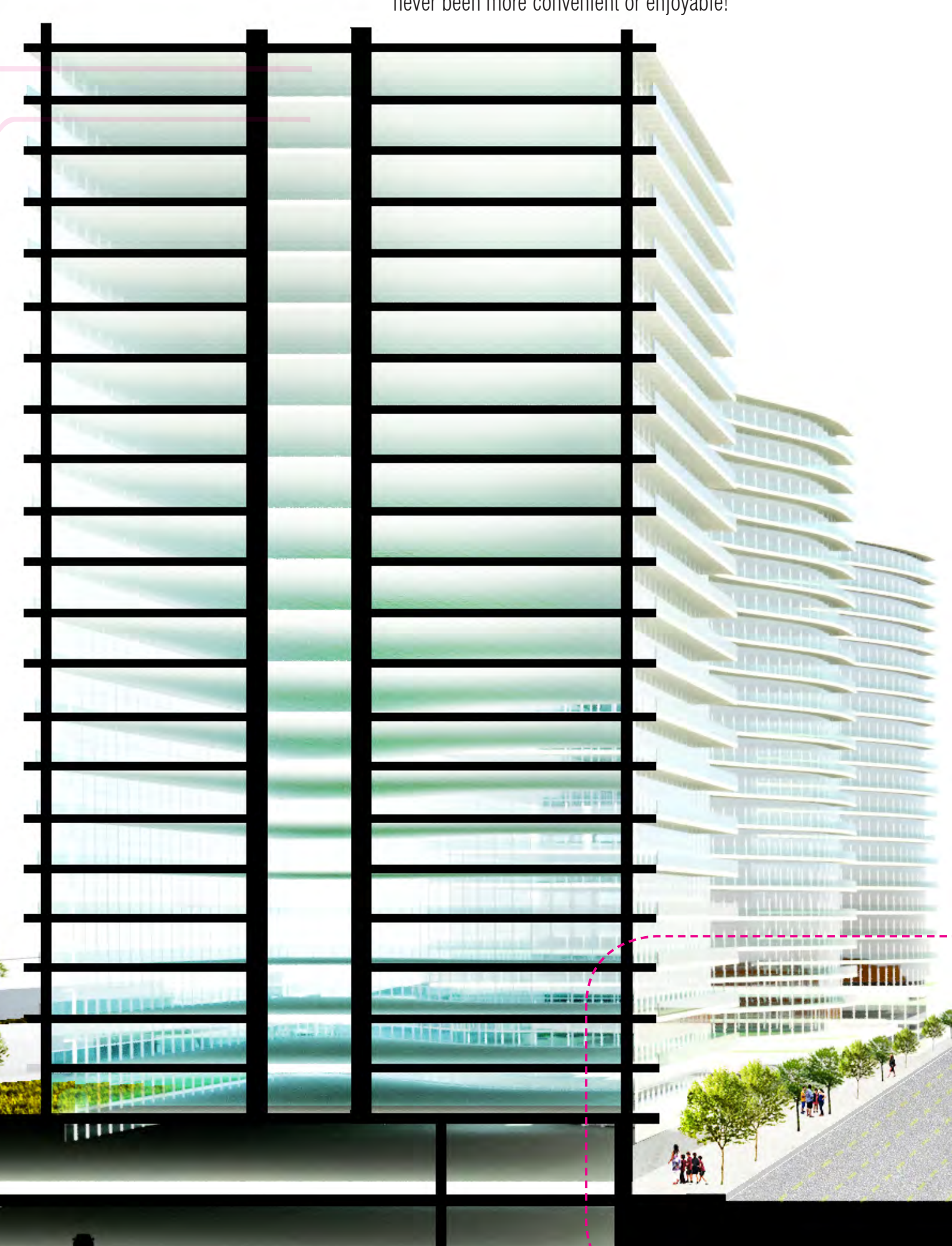
**DIANA**

**Grad Student**  
 "I love riding my bike through newly renovated and re-opened Matrix Tunnel. The art installations that they display are always inspiring and feel cutting edge. The LED displays at Matrix Park similarly keep me up to date on what venues or festivals are coming up."



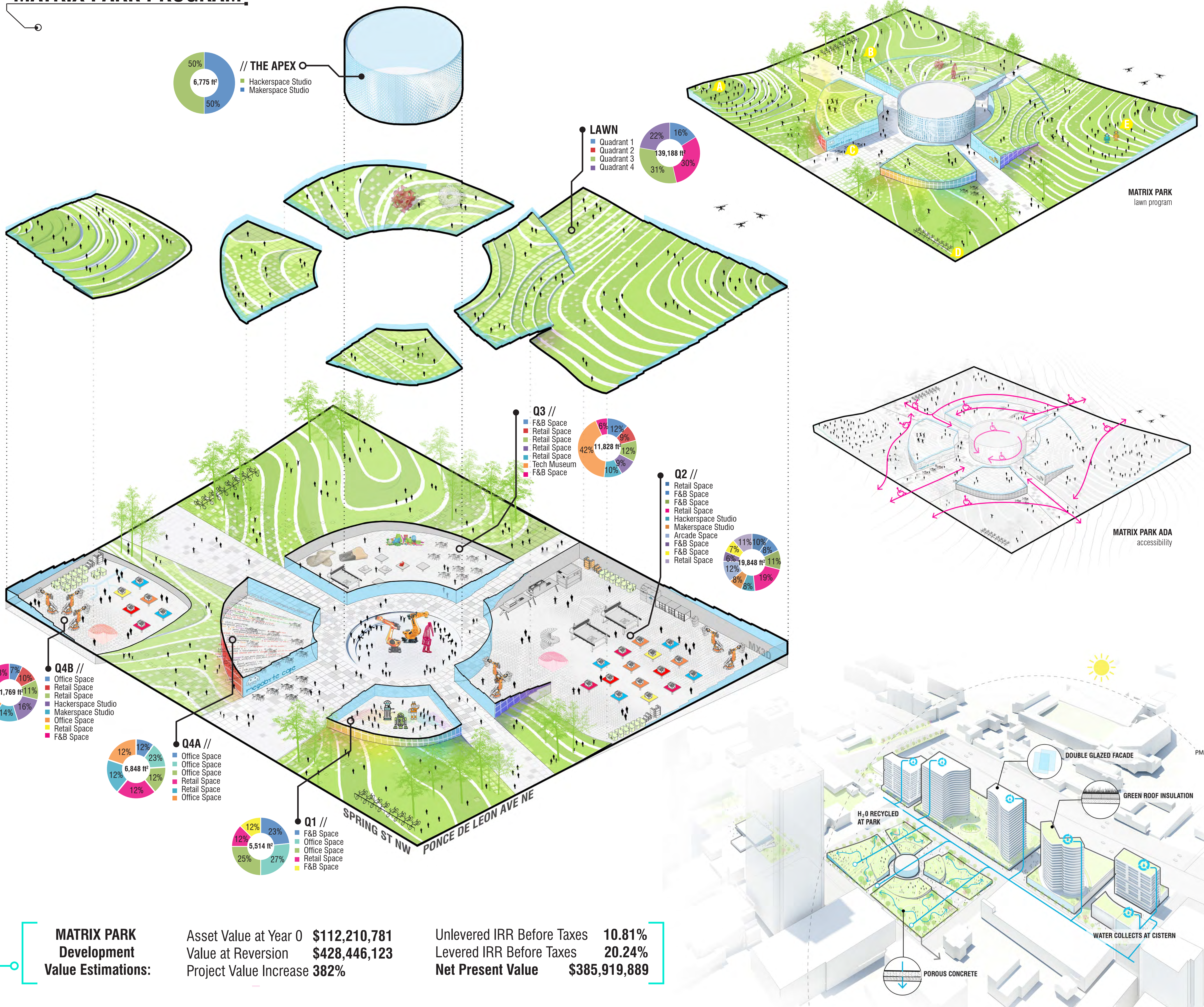
**NICK**

**Works at the HPCC**  
 "Coming from the Fin Tech world, it's so important to have a beat on the pulse of what's trending. Hanging out at Matrix Park and seeing all of the creative projects both students and people are working on gives me the opportunity to scout talent that's worth investing in! Mark my words...the next Mark Zuckerberg is prowling at The Apex!"



SITE SECTION

# MATRIX PARK PROGRAM.



## MATRIX PARK Development Value Estimations:

Asset Value at Year 0	\$112,210,781
Value at Reversion	\$428,446,123
Project Value Increase	382%

Unlevered IRR Before Taxes	10.81%
Levered IRR Before Taxes	20.24%
Net Present Value	\$385,919,889

