



ANNUAL MEETING 2015





\$30 MILLION

IN ANNUAL REVENUE

80

EMPLOYEES

13

YEARS IN BUSINESS

6.5

OPERATING COMPANIES

A YEAR IN REVIEW

- 16 New Team Members
- Addition of Macallan Real Estate - Commercial
- Macallan Real Estate Branding & Website
- Refresh of the Macallan Construction Website
- First \$1M Project for LiteWorks
- Acquisition of New Equipment for Global Stability
- New Tenants in Suite 150
- Merger of Garrison Woodcrafters with Malone/Design Fabrication and ongoing Relationship
- Garrison/Malone wins Braves Bid
- Macallan Purchase of New Manufacturing Facility for Malone
- Macallan Capital Developments in Buckhead & East Cobb
- Macallan Homes First Spec House in Buckhead
- Team Dynamics!

OUR NEW FACES

- NEAL HAMMOND
LiteWorks Window & Door
- GIOVONNI REESE
The Macallan Group
- JENNIFER AUXIER
The Macallan Group
- SHANNON MORGAN
Macallan Construction
- REBECCA DINOFF
The Macallan Group
- CHRIS KEITH
Macallan Construction
- HEATH MILLIGAN
Macallan Real Estate
- AUSTIN LOWREY
Macallan Real Estate



OUR NEW FACES

- FRANK SHEPHERD
Macallan Construction
- ISMAEL LOPEZ
Macallan Construction
- STEVEN LINTON
Macallan Construction
- GABE JOHNSON
Macallan Homes
- GAIL JORDAN
Global Stability
- ROBYN GRIFFITH
Macallan Construction
- MATTHEW MAKER
The Macallan Group
- JOHN MCHUGH
The Macallan Group



PROMOTIONS



MARKET OVERVIEW

• Atlanta Housing Market Update

- 2015 continues to be a strong year.
- Average and median sales prices continue to gain traction and outpace 2014's figures, with positive gain.
- The median sales price in August was \$225,000, an increase of 2.3 percent from last August. The average sales price was \$291,000, up 6.6 percent from last year.
- The area's housing inventory also saw an increase of 2 percent from August 2014. The supply for sales over a 12 month period remained the same as July at 4.1.
- Demand jumped as well - August residential sales were 4,652, an increase of 8.4 percent from the last year.
- Atlanta's housing permits increased 25.3% over the second quarter of 2015 compared to the same period in 2014. Permitting activity in 2015 will increase 8.9%. Permit activity will grow 11.2 percent in 2016 and will grow 6.9 percent in 2017.

• Atlanta Commercial Market Update

- Atlanta's office market posted healthy occupancy gains during the first half of the year. Strong positive absorption translated into a 60 basis point decrease in vacancy during that time, dropping the rate down to 17.2% at the end of the second quarter.
- 1.6 Million SF of occupancy gains through the 2nd quarter.
- In terms of new leasing activity, the Atlanta market captured a total of 4.8 msf in new lease transactions during the first six months of the year as the demand for space remained healthy, putting downward pressure on the existing supply of available space.
- The office market recorded some of the strongest growth ever seen in average asking rents during the first two quarters of 2015. Up 3.0% since the end of the year, overall asking rents ended the second quarter at an average of \$22.02 psf. Class A asking rents increased by 3.3% over the same time period to an average of \$25.47 psf. Atlanta's class A market continued to tighten, particularly in top-tier submarkets such as Buckhead and Central Perimeter.

MARKET OVERVIEW

- Economic News

- Georgia and Metro Atlanta will post employment gains in 2015 and is predicted to post major gains in 2016 and 2017.
- As a result of overall employment gains, the unemployment rate for metro Atlanta dropped to 5.9% in May, the lowest unemployment rate the metro area has recorded since 2008.
- Numerous headquarter moves to Metro Atlanta is spurring both job and housing growth.

- Multi-Family

- Atlanta Multifamily Rent Growth YTD 2015 is the highest since 1995.
- Effective rents increased 0.7% quarter-over-quarter, taking year-over-year rent growth to a new 20 year high of 7.5% (compared to 4.6% nationally).
- 48 properties under construction, 12,544 units. Mainly in Downtown/Midtown, Decatur and Buckhead.
- 1st Quarter 2015; 2,313 units delivered in 9 apartment communities.

- Braves Stadium News/Cobb County

- Construction well underway and continues to be on schedule for Opening Day in April of 2017.
- The Site will include an Omni Hotel and an Office Tower anchored by Comcast.
- The Development will include a 53,000 SF entertainment venue that will seat 4,000 and feature 40 shows per year.
- The Braves expect to announce the first round of shops and restaurants for SunTrust Park in the next 30 to 60 days.
- The team also plans to unveil a name for the mixed-use development to brand it as a unique destination in the Southeast.
- The Braves are in early talks with several trendy Atlanta concepts, including Octane Coffee, Fado Irish Pub, Fry's Superica, Fifth Group Restaurants, Souper Jenny and Antico Pizza, according to market sources.
- A large number of traffic improvements are underway now and will continue for the next 18 months to get ready for the stadium opening.



MACALLAN
CONSTRUCTION



EDUCATION

- **Georgia State University**
(Steven & Allan)
 - **Sculpture Studio**
Atlanta, GA
 - Negotiated Design-Build
 - Relocation of Existing Facility into an 80-year-old Warehouse Structure on Edgewood Avenue
 - Specialized MEP
- **Student Info Desk**
Atlanta, GA
- Negotiated Design-Build
- Renovation



TENANT IMPROVEMENT

- Elan Westside
 - **The Bilt-House**
West Midtown Atlanta
(Greg & Dean)
 - Negotiated Contract
 - Interior Build-out of Retail Space for Upscale Boutique
- **KANE**
West Midtown Atlanta
(Greg & David C)
- Negotiated Contract
- Interior Build-out of Retail Space for Upscale Boutique



HISTORIC RESTORATION

- **Seven Springs Museum**

(Nathan & Kerri)

- Powder Springs, GA | Cost Plus Contract
- Interior/Exterior Renovations to Restore the Home for use as a Public Facility to House the Seven Springs Museum

- **Roswell Old Mill Park**

(Nathan & Kerri)

- Roswell, GA | Hard Bid
- Renovation and Addition of the Old Mill Park Machine Shop Event Facility



ASSISTED LIVING

- **Berman Commons**

(Dean & Nathan)

- Dunwoody, GA | Negotiated Contract
- Prime Trade Contractor for Brasfield & Gorrie
- Installation and Materials for Window Bays and Windows

- **Canterbury Court**

(Nathan, Allan & David H)

- Atlanta, GA | Task Order
- 147 Units to Date

- **Sterling Estates**

(Nathan & Dean)

- Marietta, GA
- Ongoing Task Order



CLUBHOUSES

- **Sibley Forest Pool**
(Nathan & Dean)

- Marietta, GA |
Negotiated Contract
- Demolition and
Replacement of Kids
Pool
- Refurbishment of Main
Pool
- New Pool Deck,
Fireplace & Landscaping
- Exterior Modifications to
Clubhouse and Pavilion



OTHER PROJECTS

- **BeavEx**

(Steven & Allan)

- Atlanta, GA | Cost Plus Contract
- 12,427 SF Tenant Build-out for Courier Service



- **Lost Mountain**

(Steven & Frank)

- Powder Springs, GA | Hard Bid
- Demolition and Replacement of Concession and Restroom Pod



UNDER CONSTRUCTION

- **Kennesaw State University**
(Steven)
 - Generator Facility including Integration with Existing Systems
- **Southern Institute of Aesthetics**
(Frank & Kerri)
 - Tenant Build-out of new Dermatology Office at Elan Westside
- **Georgia State University**
(Steven & Allan)
 - ADA Stair Rail Upgrades & Restroom Renovations



UNDER CONSTRUCTION

- **Discovery Village**
(Nathan, Shannon & Kerri)
 - New Building on Existing Assisted Living Campus
- **Roam IV**
(Steven & Frank)
 - Tenant Build-out of High-end Workplace, Meeting & Gathering Space



UNDER CONSTRUCTION

- **Sweetwater & Fair Oak Parks Tennis Centers**
(Steven & Shannon)
 - Concurrent Construction of two new tennis center buildings at existing facility
- **Solis Downwood**
(Nathan)
 - Siding & Exterior Trim Installation in a Multi-building Assisted Living Development for Brasfield & Gorrie



FUTURE PROJECTS

- **JF&CS**

- Dunwoody, GA
- Renovation to Existing Space and New Freestanding 10,000 SF Building

- **Albany Technical College Pedestrian Bridge**

- Albany, GA
- Design-build Delivery for GSFC

- **Dallas & Main**

- Kennesaw, GA
- New Multi-family Development on 15 acres in Downtown





MACALLAN
CUSTOM HOMES & RENOVATIONS

GREG ORR

- 1291 Paces Forest Dr
 - Buckhead
 - 4,984 SF
 - Interior & Exterior Renovation of Existing Home
 - New Front Porch
 - New 2-Car Garage & Kitchen
 - New Rear Porch & Deck



GREG ORR

- 562 Park Drive
 - Piedmont Park
 - 3,153 SF
 - Interior & Exterior Renovation of Existing Home that had Extensive Fire Damage
 - Modern Kitchen
 - Contemporary Finishes



RICHARD BONDURANT

- 3358 Pinestream Road
 - Buckhead
 - 5,180 SF
 - Interior & Exterior Renovation of Existing Home that was Demolished down to the Foundation



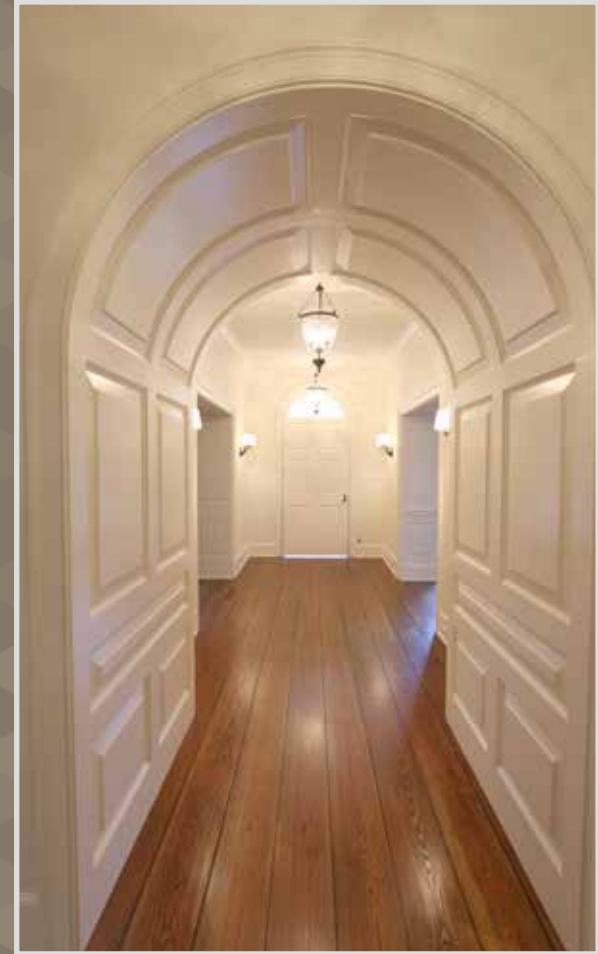
RICHARD BONDURANT

- 2935 Arden Road
 - Buckhead
 - 4,454 SF
 - New Construction



GABE JOHNSON

- 5 Nacoochee Place
 - Peachtree Battle
 - 6,575 SF
 - Major Interior Renovation
 - Addition of Rear Porch



OTHER PROJECTS

- 2489 Fernleaf Court

- 2,965 SF
- Greg Orr



- 3211 Argonne Drive

- 3,684 SF
- New Construction
- Richard Bondurant



OTHER PROJECTS

- Athens, GA

- 3,500 SF
- Farm House
- David Childers



- 695 West Conway

- 5,000 SF
- Renovation & Addition
- David Childers



NEW PROJECTS

- 43 Paces Ferry West

- Buckhead
- 2,965 SF
- Renovation & Addition of Sunroom to Main Level
- Under Construction
- Gabe Johnson



- Mansfield, GA

- 2,462 SF
- Renovation of Existing Cabin



NEW PROJECTS

- **2618 Parkside Drive**
 - 6,678 SF
 - 1,435 SF Guest House
 - New Construction of main house and guest house

- **375 Robin Hood Rd**
 - 10,000 SF
 - Demolish existing home and construct 3-story custom home





MACALLAN
REAL ESTATE

COMMERCIAL

- **Destin Exchange**

- Miramar Beach, FL
- 10.624 Acres
- \$4.25 Million



- **Sinclair Plantation**

- St. Simons, GA
- 130 Acres
- \$10 Million



COMMERCIAL

- **Intracoastal Waterway**

- Gulf Shores, AL
- 243 Acres
- \$16 Million



- **Strickland**

- Carnesville, GA
- 144 Acres
- \$1.8 Million



COMMERCIAL

- **Hope Leases**

- Fond Du Lac, WI &
- Memphis, TN
- Linde Gas Renewal
- 10 Year & 5 Year Lease Renewals



- **Brown Road**

- Buford, GA
- 130 Acres
- \$7 Million



COMMERCIAL

- **FDIC**

- 10 Listings
- 1 to 183 Acres
- \$920,000
- Closed 8 to date

- **Harmony on the Lakes**

- Holly Springs, GA
- 91.33 Acres
- \$7 Million



COMMERCIAL

- Mimosa

- Roswell, GA
- .58 Acres
- \$800,000



- Buckhorn

- Forsyth County, GA
- 115.41 Acres
- \$2.65 Million



COMMERCIAL

- **Happy Hollow Road**

- Dunwoody, GA
- 3,600 SF Home
- 1.6 Acres
- \$400,000



- **1820 The Exchange**

- Atlanta, GA
- 1,900 SF
- Office Lease



RESIDENTIAL

• NSP

- City of Atlanta Contract Completed in 2015. No additional properties.
- Gwinnett County Contract continuing at a slower pace with no current inventory and potentially 5-10 additional properties over the next year.
- Laurie Collins continuing to handle all acquisitions and dispositions.





• The Bricks

- Historic preservation townhome project originally developed by Macallan back in 2007.
- Final unit listed for sale
- \$599,900



FOR SALE

186 WYMAN STREET, ATLANTA, GA 30317

PROPERTY FEATURES

PRICE: \$189,900

BEDROOMS: 2

BATHS: 2

BONUS ROOM: Y

STORAGE: Y

STORIES: 1.5

SQUARE FOOTAGE: 1,439

YEAR BUILT: 1937


STYLE: Traditional

AREA: Kirkwood

LOT SIZE: Approx. 1/4 A

SCHOOL DISTRICT: Dekalb

FMLS #: 5282260



For more info, contact:
LAURIE COLLINS
770.823.5848
LAURIE.COLLINS@MACALLANRE.COM

You MUST see this beautiful recently renovated 1 1/2 story home on a large corner lot and **completely fenced in!** It features a private back yard with deck, hardwood floors throughout, new appliances, new granite counter tops, lots of storage space, bonus area upstairs and full unfinished basement.


BUYER MUST MEET THE NSP INCOME REQUIREMENTS. Households can earn up to 120% of Area Median Income (AMI) or up to \$99,800 based on household size. Owner occupied buyers. **NO INVESTORS.**

Please see reverse side for NSP Program details.

DIRECTIONS: I-20 East to Maynard Terrace, turn left and cross over to Memorial, property is first house on the right.

FOR SALE

1547 NEW STREET, ATLANTA, GA 30307



PROPERTY FEATURES

PRICE: \$252,000

BEDROOMS: 3

BATHS: 2.5

STORIES: 2

SQUARE FOOTAGE: 1,850


YEAR BUILT: 2014

STYLE: Traditional

AREA: Edgewood

SCHOOL DISTRICT: Dekalb

FMLS #: 5311957



For more info, contact:
LAURIE COLLINS
770.823.5848
LAURIE.COLLINS@MACALLANRE.COM

Beautiful new construction energy efficient home in a great location. Hardwood floor throughout entire home, 9' ceilings, master on the main floor, new appliances, deck and private backyard. **Please see reverse side for floor plans.*

DIRECTIONS: From Dekalb Avenue, South on Whiteford Avenue, left onto LaFrance Street, right onto Mayson Avenue, left onto 1st Street and left onto New Street.

BUYER MUST MEET THE NSP INCOME REQUIREMENTS. Households can earn up to 120% of Area Median Income (AMI) or up to \$99,800 based on household size. Owner occupied buyers. **NO INVESTORS.**

FY 2014 ATLANTA MSA	1	2	3	4	5	6	7	8
50 % AMI	\$22,550	\$25,800	\$29,050	\$32,200	\$34,800	\$37,400	\$39,950	\$42,550
80% AMI	\$36,050	\$41,200	\$46,350	\$51,500	\$55,600	\$59,750	\$63,900	\$68,000
120% AMI	\$54,200	\$61,800	\$69,600	\$77,200	\$83,400	\$89,600	\$95,800	\$102,000

PRICE RANGE	0-50% AMI	51-80% AMI	81-120% AMI
100,000 OR LESS	10%	5%	\$3,000
\$100,001 - \$140,000	15%	10%	5%
\$140,001 OR GREATER	20%	15%	10%



RESIDENTIAL

• Arden Road

- Macallan Homes constructed this home for an investor client who built it as a spec house.
- Macallan Real Estate ended up representing the Buyer.
- 4,240 SF in Buckhead (very close to Macallan Edinboro spec).
- \$1.4 Million Sale in July, 2015



• Randall Mill

- Acquisition for Assemblage to do Randall Mill Development Project
- \$1.6 Million Sale in April, 2015
- 7,000 SF Existing Home to be Renovated as part of development





LITEWORKS™

WINDOW & DOOR LLC

UNDER CONSTRUCTION

- **The Banks II**

- Cincinnati, OH
- Supply Crystal Windows and Doors for Mixed-use Project
- \$1 Million



- **7th Midtown**

- Atlanta, GA
- Supply & Install Jeld-wen Windows and Patio Doors for Condominium Project
- \$250,000



LITEWORKS™

WINDOW & DOOR LLC

UNDER CONSTRUCTION

- Solis Downwood

- Atlanta, GA
- Supply PlyGem Vinyl Windows and Sierra Pacific Patio Doors
- \$450,000



- Brenner Residence

- Palmetto, GA
- Supply and Install Windsor Windows and Doors in Single Family Home
- \$115,000



LITEWORKS™

WINDOW & DOOR LLC

FUTURE PROJECTS

- **Solis Southline**

- Charlotte, NC
- Supplying Vinyl Windows for Multi-family High rent Apartments
- \$200,000



- **Clemson Housing**

- Clemson, SC
- Supplying Vinyl Windows and Patio Doors for Student Housing off campus
- \$210,000

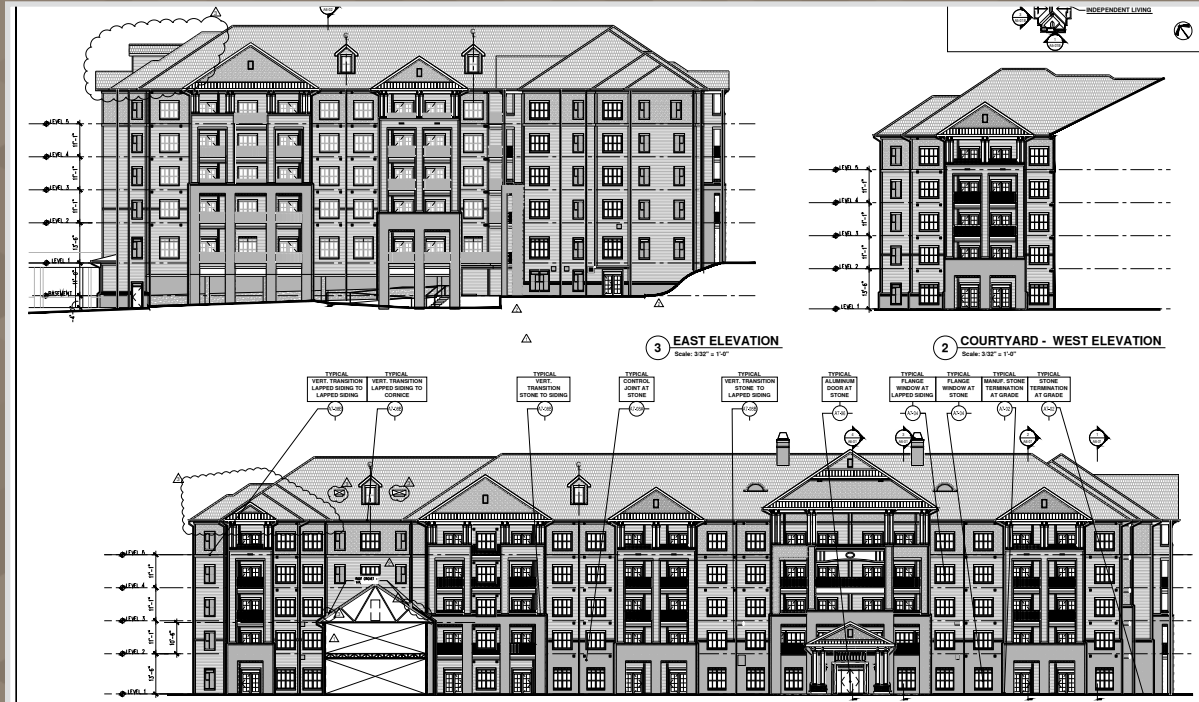


LITEWORKS™

WINDOW & DOOR LLC

FUTURE PROJECTS

- Somerby at Sandy Springs
- Sandy Springs, GA
- Supplying Vinyl Windows for Assisted Living Facility
- \$200,000 - \$300,000



FUTURE PROJECTS

• Patel Residence

- Sugarloaf Country Club
- Supply & Install Windsor Windows & Doors
- \$116,000



• Pierce Residence

- Sandy Springs, GA
- Supply & Install Windsor Windows & Doors
- \$96,000



LITWORKS™

WINDOW & DOOR LLC

MACALLAN PROJECTS

- Construction

- GSU Sculpture
- Berman Commons
- Discovery Village



- Homes

- Paces Forrest Drive
- Park Drive
- Argonne Drive



LITEWORKS™

WINDOW & DOOR LLC



GLOBALTM
STABILITY

PERIMETER VILLAGE

- Dunwoody, GA
 - Design-build Demolition and Rebuild including Excavation
 - 8,000 SF+ Retaining Wall



GEORGIA TECH GOLF FACILITY

- Atlanta, GA
 - Design-build Retaining Wall
 - Remediation
 - Supply all Backfill Material
 - 6,800 SF



SCENIC PROMENADE

- Snellville, GA
 - Design-build Retaining Wall with Soil Nails
 - 3,200 SF



VILLAGES AT BELMONT

- Smyrna, GA
 - Design-build Retaining Wall
 - 5,800 SF



NORTHLAKE SQUARE

- Gainesville, GA
 - Design-build Retaining Wall including Haul in of Fill Material
 - 7,800 SF



FUTURE PROJECTS

- **New South Construction**

- Bellamy Student Housing
- Skyland Trails Young Adult Campus
- The Glens at Lake Oconee
- Clemson University Housing

- **Commerce Construction**

- Project Window Orlando, FL
Design-build Retaining Walls

- Cherokee Village
Design-build Reinforced
Slopes

- **Covington Airport**

- Design-build Retaining Wall
with Soil Nails

- **Children's Learning Center (CLA)**

- Georgia, Virginia, Texas,
Missouri, Ohio & Indiana



RANDALL MILL ROAD

MEET AND MATCH
EXISTING CURB

EXISTING DRIVEWAY
TO BE REPAIRED

5

4

I

2

3



MACALLAN
CAPITAL

DEVELOPMENTS

• Randall Mill

- 6 Acres in a great Buckhead Location between West Paces Ferry and Mount Paran
- Acquired in April, 2015 with Macallan Real Estate acting as broker
- Macallan Construction will re-develop the property into five total lots
- Permitting underway now and we hope to break ground by the end of the year on horizontal development
- Macallan Homes will renovate one existing House
- Option for Macallan Homes to custom or spec build one or more of the Homes. Home Values will likely be between \$2 Million and \$3 Million
- Option for Macallan Real Estate to market and sell lots or homes
- Great example of synergies across multiple companies; hope to involve Global and Liteworks as project develops



DEVELOPMENTS

• Emerson

- 5 Acres in excellent East Cobb location – Pope High School District
- Former church site to be developed into eleven single family lots
- Completed entitlement / re-zoning process with Cobb County in July
- Option to sell raw lots, sell developed lots, or to build homes
- Macallan Real Estate acted as broker on acquisition and is brokering the sale of lots
- Macallan Construction to develop property
- Permitting underway now and we hope to break ground in October on the horizontal development
- Macallan Homes could potentially build custom or spec homes



INVESTMENTS

• Edinboro Road

- Spec Home in outstanding Buckhead location
- Construction of 4,797 SF Home approximately 75% complete
- Macallan Homes is building the house
- Macallan Real Estate will help market the house for sale
- \$1.5 Million price point



• 2525 Park Central

- 51,192 SF Industrial Building in Decatur, GA
- Investment opportunity sourced through Garrison merger with Malone
- Macallan Capital to purchase building and sign long term lease with Malone
- Macallan Construction to oversee Landlord renovations
- Macallan Real Estate negotiated building Purchase





THE
MACALLAN[®]
GROUP

CORPORATE PHILANTHROPY

GIVING BACK TO OUR COMMUNITY

- **Off Site Programs**

- 10 Hours a Calendar Year to Volunteer
- Your favorite Charitable Organization or choose one of the Corporate Partnerships
- Can Volunteer in Teams or Individually

- **On Site Programs**

- Year Round Collections for Food and Toys

- **Matching Gift Program**

- Matching Employee Donations up to \$100 per Calendar Year to Charitable Organization

This program is not mandatory but has amazing benefits:

- Connect to others
- Transform our own lives
- Satisfaction, pride & sense of accomplishment
- Partner with your co-workers for a day of giving back
- Strengthen and be part of your community
- You may find a new interest or hobby!



PRODUCT RESCUE CENTER



FARMERS MARKET/GARDENS

**ATLANTA
COMMUNITY
FOOD
BANK**



Nourishing stronger communities.



MOBILE FOOD PANTRY



KIDS IN NEED



READING/LUNCH BUDDY



STEM VOLUNTEER



CAREER DAY



FIELD TRIP

 PARTNERS IN EDUCATION



FOOD/GIFT DRIVE



SERVICE DAY



THE FUTURE

CORPORATE GIFT



