



CORPORATE OVERVIEW





\$30 MILLION

IN ANNUAL REVENUE

70

EMPLOYEES

13

YEARS IN BUSINESS

7

OPERATING COMPANIES

MACALLAN COMPANIES



ORGANIZATION



JAMES L. RHODEN III
PRINCIPAL

MICHAEL S. MINUTELLI
PRINCIPAL

DEAN DE FREITAS
PRINCIPAL

CORPORATE SERVICES

NICHELLE BELL
PROJECT ADMINISTRATOR

REBECCA DINOFF
ADMINISTRATIVE ASSISTANT

RENA CRABILL
CONTROLLER

TABITHA DOUGLAS
ACCTG/OFFICE MANAGER

JENNIFER AUXIER
EXECUTIVE ASSISTANT

MICHELE L. HARRY
DIRECTOR OF MARKETING

ESTIMATING

ROB WASSERMAN
ESTIMATOR

JOHN MCHUGH
ASSISTANT ESTIMATOR

CHRIS KEITH
ASSISTANT ESTIMATOR

GIOVANNI REESE
ESTIMATING INTERN



DEAN DE FREITAS
PRINCIPAL

NATHAN HARBISON
CONSTRUCTION MGR

STEVEN LINTON
SENIOR PROJECT MANAGER

KERRI WELLS
ASSISTANT PROJECT MANAGER

ALLIE BURKE
OFFICE ENGINEER

ALLAN WILLOUGHBY
SUPERINTENDENT

FRANK SHEPHERD
SUPERINTENDENT

SHANNON MORGAN
SUPERINTENDENT

10 FIELD
EMPLOYEES



DAVID CHILDERS
PRINCIPAL

GREG ORR
CONSTRUCTION MANAGER

RICHARD BONDURANT
CONSTRUCTION MANAGER

GABE JOHNSON
CONSTRUCTION MANAGER

DANICA BUCKLEY
PROJECT COORDINATOR

4 FIELD
EMPLOYEES



HEATH MILLIGAN
PRINCIPAL

COMMERCIAL

AUSTIN LOWREY
LAND SPECIALIST



JAMES L. RHODEN III
PRINCIPAL

RESIDENTIAL

DAVID HOWARD
CONSTRUCTION MGR

LAURIE COLLINS
ASSOCIATE BROKER

JEANIE JOYE
SALESPERSON

ASHLEY O'NEIL
SALESPERSON

MARTIN SPATT
SALESPERSON

GINA DAVIA
SALESPERSON

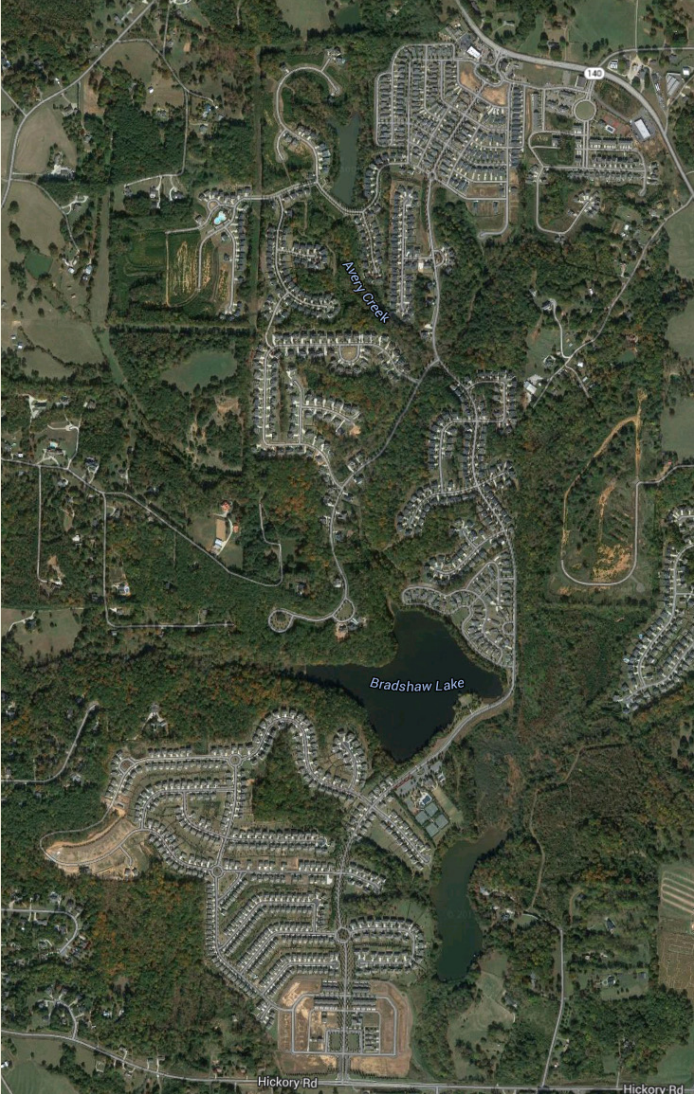
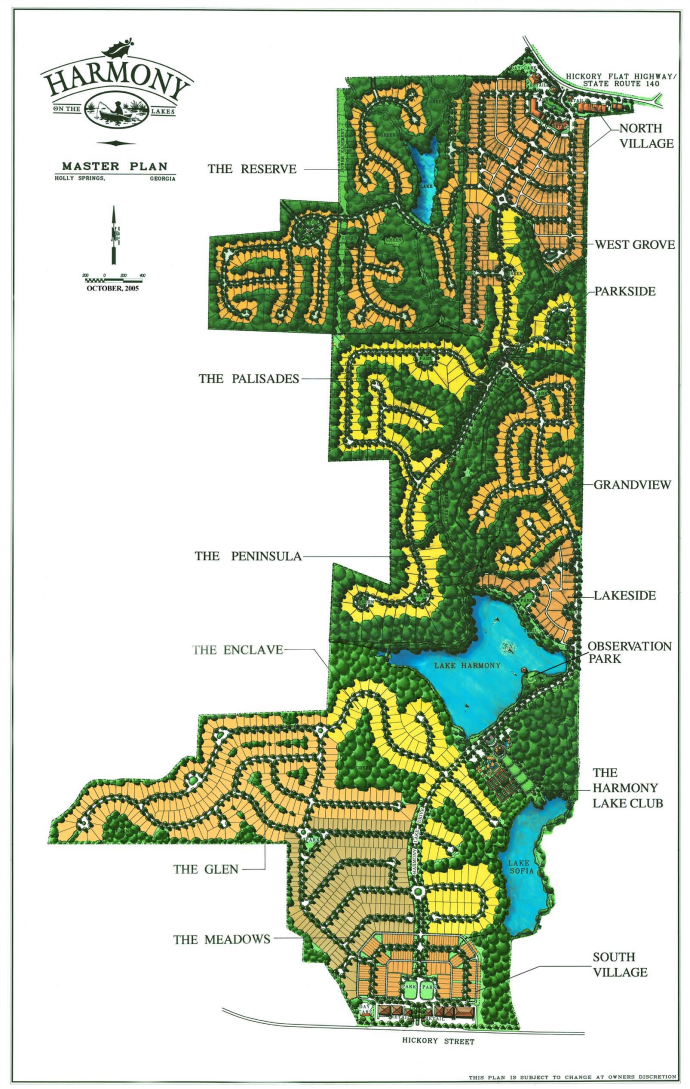
KATIE ZEGARELLI
SALESPERSON

HARMONY ON THE LAKES

- Located in Canton, GA
- 980 Acre Master Planned Community
- Lodge Style Clubhouse
- 3 Lakes, 2 Swimming Pools, Children's Play Parks & Walking Paths
- Retail Shopping on Site



HARMONY ON THE LAKES



CARMICHAEL FARMS

- Located in Canton, GA
- 340 Acre Equestrian Themed Community
- Event Barn Style Clubhouse
- Event Lawn and Cutting Garden, Junior Olympic Family Fun Pool and Children's Play Park

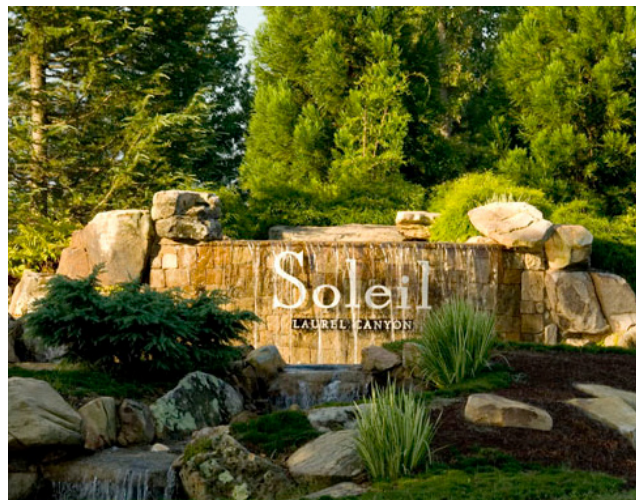


CARMICHAEL FARMS



LAUREL CANYON

- Located in Canton, GA
- 1,100 Acre Master Planned Community with 55+ Community
- Home to the Fairways of Canton Public Golf Course
- Craftsman Style Clubhouse with Swimming Pool, Tennis Courts and Kids Play area

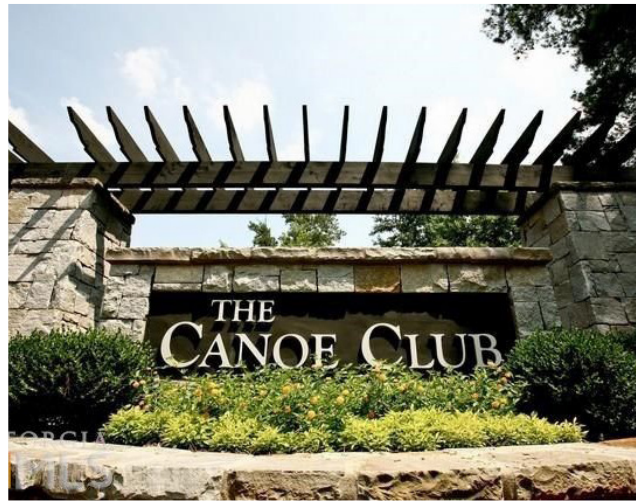


LAUREL CANYON

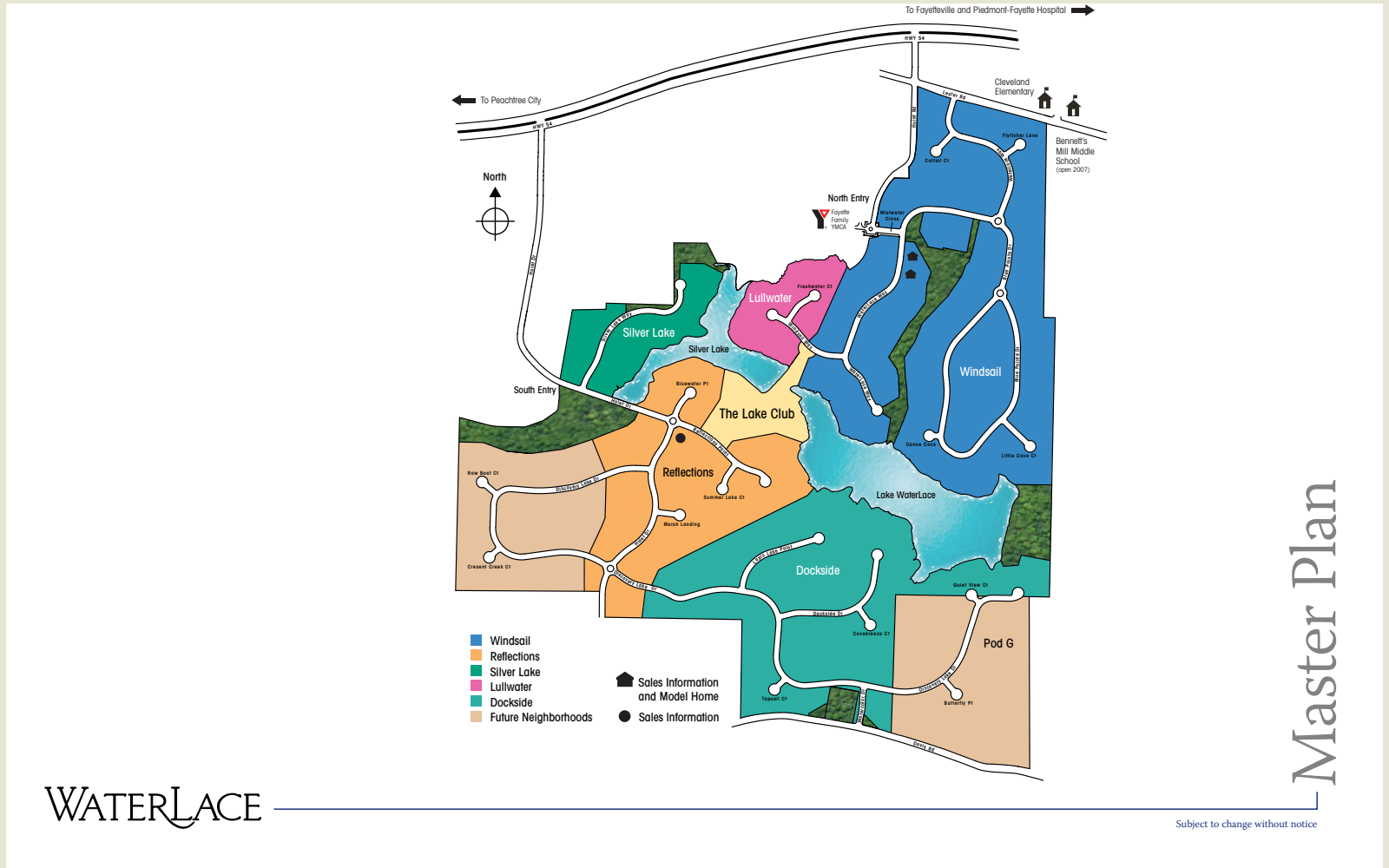


WATERLACE (CANOE CLUB)

- Located in Fayetteville, GA
- 600 Acre Master Planned Community Situated on Two Freshwater Lakes
- Nantucket Style Lake Cottage overlooking the Lakes, Fitness Center, Jr. Olympic Swimming Pool, Event Lawn, Tennis Courts, Wharf Dock and Canoe Storage



WATERLACE (CANOE CLUB)



Master Plan



MACALLAN CONSTRUCTION



MACALLAN
CONSTRUCTION

CREEKSTONE COMMUNITY CLUBHOUSE

- Negotiated Cost Plus Contract | Cumming, GA
- Complete Interior Renovation
- 7,200 SF
- Project includes New Catering Kitchen on Main Floor, Several Meeting Spaces & Social Areas, Windows and Doors, Commercial Restrooms with Showers, New Kitchen on Terrace Level with Dining Area



GARDEN HILLS COMMUNITY POOL HOUSE

- Negotiated Design-Build Contract | Atlanta, GA
- Demolition and New Construction of Community Clubhouse
- 3,500 SF
- Project included Concession Area, Commercial Restrooms with Showers, Meeting/Event Space, Check-in Desk and Two Offices



LOST CORNER NATURE PRESERVE

- Negotiated Design-Build Contract | Sandy Springs, GA
- 1920's Bungalow Historic Renovation/Rehabilitation to a Public Meeting Space with ADA Accessibility
- New Metal Roof, Porch, Dormers & Exterior Repairs
- New Electrical Wiring, HVAC, Windows and Doors
- Stabilized Structure and Waterproofed Crawl Space
- Added Exterior Restrooms for Public Use



LAKEPOINT SPORTS COMPLEX

- Prime Subcontractor for Brasfield & Gorrie | Emerson, GA
- Construction of Dugouts for Baseball Fields
- Siding, Windows, Cornice & Wood Trim on Concessions, Scout Towers & Ticketing Buildings
- Exterior Enclosures for HVAC, Dumpsters & Data Pads



GSU | FOOTBALL PRACTICE FIELD

- Task Order Project | Downtown Atlanta
- Locker Room Drink Station Renovation
- New Windscreen & Graphics
- New Ice Maker
- 4 Week Schedule





MACALLAN HOMES



PRIVATE RESIDENCE

- New Construction | Atlanta (Buckhead)
- 5,180 SF
- This Home was Demolished Down to the Foundation and Rebuilt in Traditional Style
- Hickory Floors



PRIVATE RESIDENCE

- New Construction | Buckhead (Atlanta)
- 3,800 SF
- Foursquare Style Home
- Porte Cochere
- Detached Garage



PRIVATE RESIDENCE

- New Construction | Atlanta (Piedmont Park)
- 3,155 SF
- Home was Demolished down to Foundation and Rebuilt in Craftsman Style
- Modern Interior Finishes
- Rift Sawn White Oak Flooring



PRIVATE RESIDENCE

- New Construction | Atlanta (Buckhead)
- 3,684 SF
- Demolition and Rebuild into a New Orleans/Traditional Style
- Oval Front Porch
- Oval Staircase
- Stained Concrete Basement





MACALLAN REAL ESTATE



COMMERCIAL & RESIDENTIAL BROKERAGE

- 11 Brokers
- Full-service Brokerage Firm Focusing on Commercial, Residential and Land Sales across Georgia, Florida, Alabama and South Carolina
- Representative Clients include Families, Trusts, Foundations, Financial Institutions and REITs



CASE STUDY

MARINA DI MASSA

ASSIGNMENT

7± ACRE CONDOMINIUM SITE DISPOSITION

LOCATION

Panama City Beach, FL

PROPERTY FEATURES

- Fully entitled, fully engineered for single family residential condominium project
- 238 Residential Condominium Units (three towers of 14 stories each)
- Six single family residences
- 8,000 SF of retail
- 280 Dry dock, boat storage facility
- Located on St Andrews Bay at the base of the Halfway Bridge
- All utilities to the site
- Deeded access to US 98 and Bayshore Drive
- Deeded access to the adjoining marina
- Closed: 4Q 2014

RESPONSIBILITIES

- Prepared a market analysis of condominium sales in Bay County
- Analyzed competitive condominium sites available in Panama City Beach
- Had aerial photography flown for the site
- Reviewed and analyzed a substantial amount of due diligence, including environmental reports, surveys, land plans, easement agreements and permits
- Met with land use attorneys, surveyors, land planners and architects for the project
- Met with and served as liaison to the various governmental entities that had jurisdiction over the site including:
 - Bay County planning and zoning department
 - Florida Department of Transportation
 - Neighboring condominium/marina ownership group



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CASE STUDY

SHOAL RIVER RANCH DISPOSITION

ASSIGNMENT

10,050 ACRE TIMBER/AGRICULTURAL LAND DISPOSITION

LOCATION

Okaloosa County, FL

PROPERTY FEATURES

- Zoned a mix of Agricultural and Industrial
- Listed as "Mega-site" by State of Florida
- Existing Cell Tower with lease of \$50,000 per year
- Existing pasture lease of \$200,000 per year
- 6.0 miles of dual frontage along I-10
- 2.7 Miles of frontage along CSX Rail
- 4.2 Miles of frontage along US Hwy 98
- 32 Spring fed, year round ponds
- 1,675 Acres Cropland
- 4,300 Acres Planted Sawtooth
- 2,800 Mixed Hardwood Bottoms and Scrub
- 3 Homes and 2 Barns

RESPONSIBILITIES

- Took inventory and mapped all timber stands on the property
- Had aerial photography flown of the entire 17 square mile property
- Managed the process of surveying the property and identifying existing easements
- Identified and contacted the owners for all mineral rights claims on the property
- Served as liaison to the various governmental entities that had jurisdiction over the site including:
 - Eglin Air Force Base
 - The City of Crestview
 - Okaloosa County Commission
 - Okaloosa County Planning and Zoning
 - Northwest Florida Water Management District
 - Okaloosa County Economic Development Department
 - State of Florida Department of Transportation
- Negotiated railroad crossing improvements and license extensions with CSX railroad
- Please visit: www.shoalranch.com



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CASE STUDY

VILLAGIO AT PERDIDO KEY

ASSIGNMENT

MIXED-USE PROPERTY DISPOSITION

LOCATION

Pensacola, FL

PROPERTY FEATURES

- 26,420 Square feet of mixed use space and 13.5-acre outparcel
- 27 commercial and 12 residential condominiums
- Main retail and restaurant destination for Perdido Key
- 4,600 residential condominiums in close proximity to the center
- Constructed in 2006
- Original commercial units sold at price of \$479/SF
- Residential units actively marketed in rental pool

TIME FRAME

Closed - 3Q 2012

RESPONSIBILITIES

- Prepared a market analysis of single family sales and commercial leasing
- Reconciled and annualized rent rolls, profit/loss and net operating income statements
- Reviewed and updated leases with existing tenants, issued estoppel letters
- Reviewed and updated existing asset manager agreement and CAM charges
- Reviewed and amended POA documents and declarants rights
- Met with Florida Fish and Wildlife regarding Florida Beach Mouse habitat on outparcel
- Met with Escambia County about zoning regulations and tax appeals



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CASE STUDY

FDIC PORTFOLIO

ASSIGNMENT

DISPOSITION OF 20 REO LAND ASSETS FOR THE FDIC

LOCATION

Georgia and Alabama

ASSET TYPE

272± Acres of Land 296 Developed Lots

TIME FRAME

120 Days (3Q 2013 - 4Q 2013)

DIRECT SALES VOLUME (18 ASSETS)

\$3,198,000

AUCTION VOLUME (10 ASSETS)

\$910,500

TOTAL SALES VOLUME

\$4,108,500

RESPONSIBILITIES

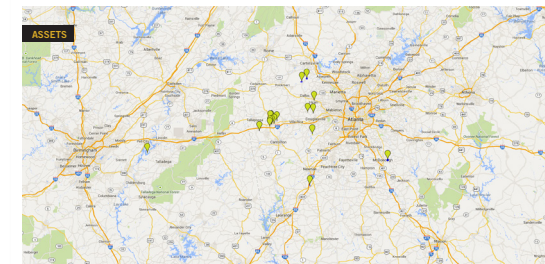
- Collected large amount of due diligence material and background information on each asset
- Worked with FDIC to validate legal descriptions and update surveys
- Assembled marketing package for each asset
- Installed signage for each property
- Built comprehensive website mapping and outlining details of each asset
- Placed listings on multiple websites including Loopnet, Costar, etc.
- Large email campaign, as well as direct marketing to neighboring property owners
- Assembled contracts and oversaw closing process for each asset



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