



THE
MACALLAN
GROUP



ABOUT US

The Macallan Group was founded in 2002 with the goal of providing value added services with integrity and professionalism. Our leadership team has leveraged their diverse backgrounds in real estate development, engineering and general contracting to provide unique solutions to meet the evolving needs of our clients.





MISSION

To improve the quality of life of our people, partners, and clients.

A portfolio of companies made successful through synergy and empowerment of our people, enabling them to achieve their personal and professional goals.

VISION

JAMES L. RHODEN III
Managing Principal

MICHAEL S. MINUTELLI
Managing Principal

DEAN de FREITAS
Managing Principal

CORPORATE SERVICES TEAM



VICKI MITCHELL
Corporate Controller

ACCOUNTING/FINANCE

| | | |
|--|---|--|
| BRANDI RAY Accounts Payable Accountant | TINA CANTRELL Accounting Manager | MARIKA DASILVA Senior Corporate Accountant |
| LIZ FOSTER Office Clerk | ROBIN KAITZ Receptionist | TABITHA DOUGLAS Staff Accountant |
| RENA CRABILL Internal Auditor | REBECCA DINOFF Sales/Accounting Coordinator | LISA VO Staff Accountant |

MICHELE L. HARRY
Vice President

MARKETING/HR/ADMIN

| | | |
|---|---|---|
| BRITTANY WILLIAMS HR Manager | EMMA MAXWELL Marketing Coordinator/ Graphic Designer | JENNIFER AUXIER Executive Assistant |
| SAVANNAH BLACK Marketing Intern | | |

MACALLAN CAPITAL

DEVELOPMENT

| |
|---|
| JON DAVIS Development Manager |
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CHRISTIAN JACOBSEN
Vice President

| FIELD | PROJECT MANAGEMENT | PRECONSTRUCTION |
|---|---|---|
| BILL TRACY General Superintendent | NICHELLE BELL Project Administrator | CHRISTIAN DAVIS Director of Preconstruction |
| TAD GLASSCOCK Superintendent | JOHN MCHUGH Project Manager | ANNA LILLEY Estimator |
| SHANE JONES Superintendent | JASON STOLZ Assistant Project Manager | BELARMINO ROMERO Intern |
| DAVID POCKLINGTON Superintendent | STEPHEN BRACHER Project Engineer | TRENTON WILLIAMS Intern |
| SHAWN IRWIN Superintendent | | |



NATHAN HARBISON
Principal

| | |
|--|--|
| ROB WASSERMAN Chief Estimator | DAVID HOWARD Construction Manager |
| KERRI LINSKOTT Assistant Project Manager | DAVID PARKER Construction Manager |
| COURTNEY EDWARDS Project Coordinator | WILL ANDERSON Assistant Superintendent |
| | JENSON WILLIAMS Assistant Superintendent |
| | OSCAR MEDINA Field Labor |



DAVID CHILDERS
Principal

| | |
|--|---|
| GABE JOHNSON Vice President | STEVE HOWSON Construction Manager |
| DANICA BUCKLEY Project Coordinator | CRAIG SMITH Construction Manager |
| CHRIS KEITH Estimator | JOE FRITZ Construction Manager |
| LISA VO Staff Accountant | FIELD EMPLOYEES 5 |



JAMES L. RHODEN III
Managing Broker

HEATH MILLIGAN
Principal

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| ANDREW O'CALLAGHAN Real Estate Analyst |
| REID KNOX Salesperson |
| R. ERIC CLARKSON Associate Broker |
| HAMILTON DICKEY Salesperson |



JAMES L. RHODEN III
Managing Broker

| | |
|---|-------------------------------------|
| LAURIE COLLINS Associate Broker | JOSE NAVARRO Salesperson |
| GINA DAVIA Salesperson | KATIE NOLAND Salesperson |
| GABE JOHNSON Associate Broker | ASHLEY O'NEIL Salesperson |
| JEANIE JOYE Salesperson | MARTIN SPATT Salesperson |



LITEWORKS
WINDOW & DOOR, LLC

SCOTT BARR
Principal

| | |
|--|--|
| PAM JONES Sr. Project Manager & Estimator | RONNIE LIPPERT Outside Sales |
| BECCA DINOFF Sales & Accounting Coordinator | BUDDY WALLACE Outside Sales |
| | KAREN BROWN Outside Sales |



AMIT KUMAR
Managing Principal

| | |
|--|---|
| PAUL JONES Chief Software Architect | BRAD RICKETSON Lead Software Engineer |
| WAYNE VAN VOORHIS Senior Software Engineer | VINAY GOPISETTY Programmer Analyst |
| NAR KASALA Senior BizTalk Developer | PREETAM GOVERDHANA Programmer Analyst |
| PRATISHTHA PAINULY Senior Programmer Analyst | SANJIB BORAL Project Manager (CHC) |



CLIFF STANFIELD
Principal

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| CHRISTOPHER WADE Director of Investments & Acquisitions |
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ABOUT US

Founded in 2002, Macallan Construction is a versatile general contractor that is known for seamlessly executing complex projects in occupied environments. Based in Atlanta, Macallan takes pride in its ability to tailor custom solutions to meet the challenging and diverse needs of our clients. We were founded by principals that were able to bring together their complementary skills to form a diversified company with the ability and experience not typically found in a commercial general contractor our size. By integrating all aspects of the construction industry, Macallan can execute the most challenging construction projects and deliver the highest quality end-product for the best possible price.

Macallan's management team comes from diverse backgrounds in real estate development, engineering, and general contracting, providing a unique perspective on the needs of our clients. Our goal is to provide value added services to our clients with integrity and professionalism. Macallan's field personnel are some of the most experienced and professional in the southeastern United States.

At the end of the day, this is a service business and you deserve a partner committed to excellence.

We believe strongly in a team approach and provide transparency to our clients. You should expect projects to be delivered on time, on budget and with the highest quality. It is equally important to Macallan that our clients enjoy the experience of building with us.

Our areas of expertise include: retail/restaurant, assisted living, interiors, historic restoration, higher education, community clubhouses, medical office, parks and recreation as well as religious and non-profit projects.



GARDEN & GUN CLUB

ATLANTA, GEORGIA

The Garden & Gun Club located at The Battery Atlanta, is the first restaurant and cocktail bar for the Charleston-based Southern lifestyle magazine, Garden & Gun.

The 1,780-square-foot Garden & Gun Club restaurant is sleek, polished, and mixed with antique and traditional elements like a China cupboard and sculptures from around the South throughout the space—a familiar aesthetic to fans of the magazine.





JEWISH FAMILY & CAREER SERVICES

DUNWOODY, GEORGIA

Our work at JF&CS included the 8,000 SF renovation of counseling and administrative offices, reception area, breakroom space and the 8,300 SF new construction of the Tools for Independence building that included office and training space. Site improvements included new parking, bio-retention and new utilities. This project achieved LEED Gold Certification.





GEORGIA STATE UNIVERSITY

ATLANTA, GEORGIA

Renovation at the former Turner Field stadium included a complete demolition of former Atlanta Braves operations space.

New buildout includes a 150-seat tiered meeting space, a 50-seat tiered meeting space, multiple smaller meeting/conference rooms, offices, locker room, and showers.





755 MARIETTA STREET ATLANTA, GEORGIA

Demolition and renovation of adapted reuse of 12,276 SF warehouse space into a creative office, training and team collaborative space for the Finance and Human Resource departments of Georgia Institute of Technology.





ROAM INNOVATIVE WORKSPACE ATLANTA, GEORGIA

Renovation of a highly creative open class A office space, including collaborative work areas, garage style training rooms, cafe and several other conference and networking space. This project has high end finishes of walnut millwork, specialty light fixtures, garage doors, feature windows, bi-fold doors, large areas of write and wipe surfaces, large scale graphics, frosted windows and the latest IT project and networking systems.



25 PARK PLACE

ATLANTA, GEORGIA

Renovation of the plaza at 25 Park Place for Georgia State University included: (17) 7'x3' cast-in-place concrete planters, wrapped with custom backlit 3Form panels, new landscaping and irrigation, site furnishings including tables, chairs, benches, bike racks, and trash receptacles.

The project was completed while maintaining building access via the plaza.





55 PARK PLACE

ATLANTA, GEORGIA

Full floor construction for Georgia State University's Robinson College of Business and the Delta Student Success Center, which creates a best in class business environment for it's honor students.

The 28,000 SF business space consists of high end finishes for office, meeting, student lab/study areas and a monumental lighted staircase connecting to the 11th floor via the atrium. Careful planning of details required for exposed to structure design.





COBBLESTONE AT PARK SPRINGS

STONE MOUNTAIN, GEORGIA

Located in Stone Mountain, Georgia, Cobblestone at Park Springs is a resort-style retirement community. Macallan renovated and modified nearly the entire 40,000 SF senior living facility while occupied with residents. Renovation includes 63 individual units, all common area spaces and the addition of two full kitchens and a covered patio in the courtyard.





PEACHTREE HILLS PLACE

ATLANTA, GEORGIA

Initial phase includes construction of 4, detached, custom home sites for the senior living market. Each unit is unique with an average area of 4,600 sf, high-end millwork, finishes, custom windows, and elevators. Future phases will include larger home sites with daylight basements. Macallan's work is part of a new senior living, multi-family development in the Peachtree Hills area of south Buckhead.





ABOUT US

Macallan Capital's principals have over 100 years of combined experience in residential and commercial development. Over that time, we have been responsible for the acquisition, entitlement, planning, marketing and development of more than 5,000 single family residential lots across North Georgia, as well as several office buildings across the southeast.

We have the creativity, skills and expertise to take any development from start to finish, while maximizing the value of the real estate.

Whether acting as a partner or fee developer, typical responsibilities include, but are not limited to:

- Project specific market and feasibility study
- Full entitlement, including zoning and infrastructure improvements
- Project dynamics and financial modeling
- Conceptual design and land planning
- Full due diligence review, including surveying and soils studies
- Development cost analysis and project timeline
- Project management and onsite construction management
- All facets of sales and marketing, including pre-leasing and/or parcel sales



RANDALL MILL

ATLANTA, GEORGIA

Randall Mill Way is an enclave of five pristine one-acre custom home sites accessible from a new cul-de-sac off of Randall Mill Road.

Architect: T.S. Adams Studio

- Lot 1 | Closed - New Home
- Lot 2 | Closed - Custom Home Under Construction
- Lot 3 | Custom Home Site - Available
- Lot 4 | Closed - New Home
- Lot 5 | Custom Home Site - Available





2525 PARK CENTRAL BOULEVARD DECATUR, GEORGIA

Purchased 51,192 SF industrial/flex building and managed renovations.

- Tenant moved in April, 2016 / 100% leased to Malone Design/Build for 10 years
- Macallan Real Estate negotiated building purchase and tenant lease
- Investment opportunity arose out of Garrison sale to Malone
- Sold in October 2017



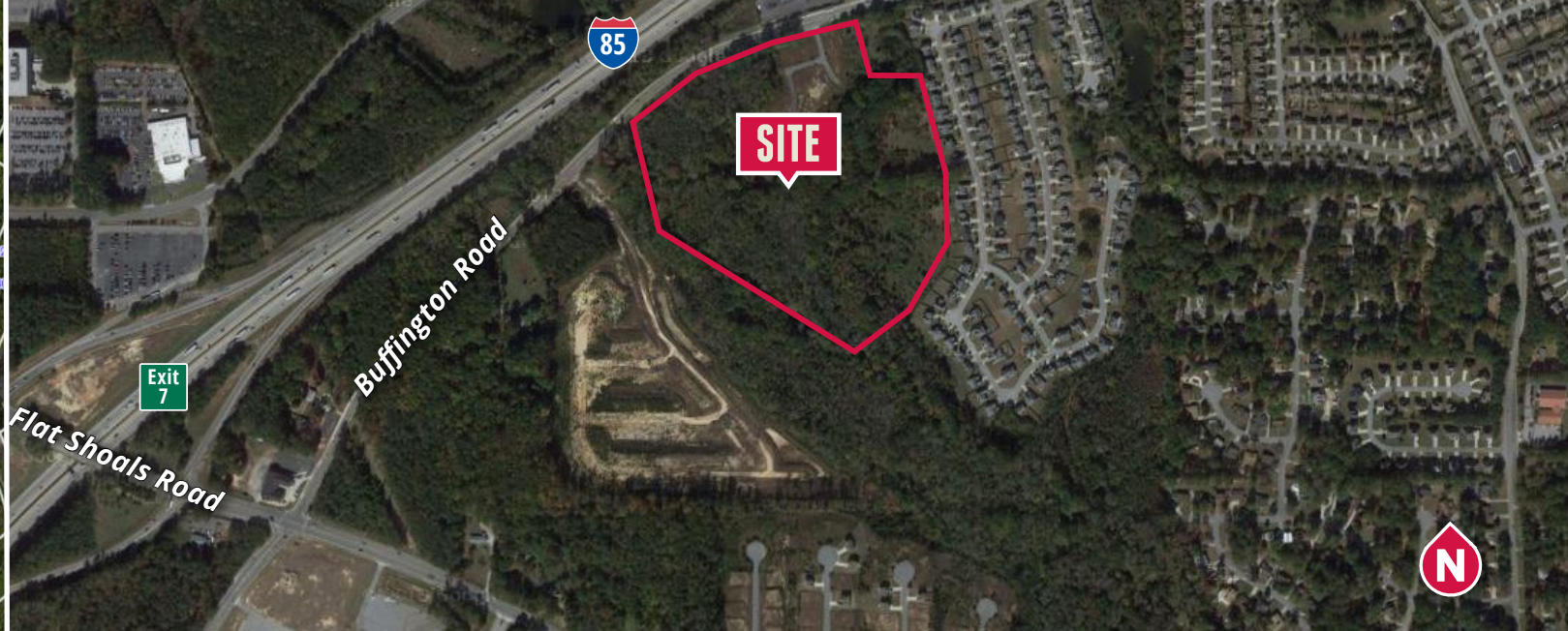


RILMAN ROAD

ATLANTA, GEORGIA

Rilman Road Development is a 4.46-acre site that features 5 street-front lots. The plot has been fully approved for the 5 lots by the City of Atlanta. All utilities and sidewalks are in place.

The lots average 9/10ths of an acre each and all are at or above street level.



LAND INVESTMENTS

ATLANTA, GEORGIA

- 5 Acres located in the west side of Atlanta in path of progress - Buy and Hold
- 34 Acres of partially developed townhome tracts on Buffington Road - Sold
- 43.5 Acres/238 lot residential development on Buffington Road - Sold



ABOUT US

Macallan Custom Homes is a full-service residential building firm dedicated to enhancing the lifestyle of our clients. Macallan offers the perfect blend of project planning, customer service and quality construction.

Whether building a large-scale custom home or handling an intimate remodel project, the Macallan team relies on a streamlined project management process developed to ensure that each project is completed on time and on budget.

Over the past decade, Macallan Custom Homes has established itself as an elite, award-winning builder and is proud to have been named top residential remodeling contractor by the Atlanta Business Chronicle for the past five years.

Macallan takes pride in its ability to tailor custom solutions to meet the challenging and diverse needs of our clients. We know the market and know the product that discerning buyers are seeking in a new custom home.

We bring the client's vision to reality by working closely with them throughout every step of the process including architectural planning, budgeting, and interior selections. We pride ourselves on developing personal and long lasting relationships with our clients and are known for honesty and attention to detail throughout the construction process.

Our reputation depends on it.



MITCHELL RESIDENCE

ST. SIMONS ISLAND, GEORGIA

16,000 SF Custom Home in Frederica Golf Club on St. Simons Island.

Architect: T.S. Adams Studio

Designer: Beth Web Interiors



SCHWEICKERT RESIDENCE

ATLANTA, GEORGIA

6,400 SF Custom Home in Buckhead that was the 2016 Atlanta Homes & Lifestyles Holiday House.

Architect: Pak Heydt & Associates





SIMON RESIDENCE

ATLANTA, GEORGIA

5,000 SF Custom Home in Buckhead

Architect: Amanda Orr Architects

Interior Design: Means + Carney Interiors





REINER RESIDENCE

ATLANTA, GEORGIA

6,500 SF Custom Home in Virginia Highlands

Architect: C. Brandon Ingram Design

Designer: Laura Torbert Interiors



ABOUT US

Over the past decade, Macallan principals have been responsible for 125+ land transactions in Georgia, Florida, Alabama and Mississippi. From beach front, high density condominium sites, to 600 acre master planned residential communities, to 10,000+ acre timber tracts we have sold all types of property with all types of uses. Our experience representing both buyers and sellers, gives us the ability to see each assignment from every angle and maximize the end result for our clients.

Our technical understanding of the development process, resourcefulness to overcome obstacles and ability to reach the right buyers with clear and attractive marketing materials has led to repeated successes.

Typical responsibilities include, but are not limited to:

- Strategic planning to sell property, whether all at once or staged over time
- Market study to determine feasibility, value and possible uses
- Demographic analysis and area overview
- Assist in conceptual land planning and/or entitlements
- Liaison to all governmental entities regarding zoning, utilities and roadways
- Oversee surveying, environmental testing, timber appraisal, etc
- Oversee title review and title exception resolution
- Marketing, utilizing clear and accurate materials to reach the widest audience of possible buyers
- Contract and deal term negotiation



GRAVEL SPRINGS

BUFORD, GEORGIA

- 7 acre senior housing site zoned O-I
- 125 Units approved for Independent/Assisted Living/Memory Care
- 400+ Feet frontage with Median Cut
- 800+ New homes sites under development in close proximity to site
- Close proximity to Mall of Georgia, top retail market place in the State of Georgia
- National Homebuilder developing 150
- 55+ SF Homes on adjacent property
- Very strong demographic trends
- Gently Sloping Topography
- All utilities in close proximity and will be provided prior to closing



DAYTONA BEACH FLORIDA

DAYTONA BEACH, FLORIDA

- 4.8 acres of oceanfront property
- Two Parcels on A1A | Zoned T-1: Tourist Accommodations
- Fifteen minutes from Interstate 95, Daytona International Speedway, and Daytona Beach International Airport
- Walking distance to local Elementary and High School
- PARCEL A:
 - 4.8+/- Acre Lot
 - 2.7+/- Buildable Acres
 - 400 Ft of Ocean Frontage
 - 390 Ft of Road Frontage on Hwy A1A
- PARCEL B:
 - 12,500+/- SQ FT Corner Lot
 - 90 Ft of Road Frontage on Hwy A1A
 - 135 Ft of Road Frontage on Driftwood Ave



BON SECOUR VILLAGE

GULF SHORES, ALABAMA

Bon Secour is a water front, master planned community with more than 283 acres of land. The property is located along the Intracoastal Waterway in Gulf Shores, Alabama and centered around a high density, mixed-use marina complex. Located two miles north of the white, sugary beaches of Gulf Shores, this property is planned for a mix of multifamily, single family, retail, hotel and active adult uses.

- More than 1 Mile of frontage along County Road 4 (Waterway Blvd)
- Proposed Uses: Retail, Multifamily, Hotel, Single Family, Active Adult, Marina
- Marina 60 Slips partially built, additional 520 dry dock storage slips and 12 wet slips approved



**Tanger
Outlets**

BENTON GROVE

POOLER, GEORGIA

- 96 Acres
- Mixed Use Development
- Easy access to I-16, I-95 and Downtown Savannah
- Current Wetland JD Issued by USACE
- Will be accessed via a new road and bridge that connects to Park Place/ Benton Boulevard
- Recently rezoned to accommodate a mix of uses
- Pooler known for strong retail and industrial jobs base
- Close proximity to Savannah Hilton Head International Airport
- Directly adjacent to 60-Acre Tanger Outlet Mall
- Incredible Demographics
- Robust Home Sales





LITEWORKS™

WINDOW & DOOR LLC

ABOUT US

LITEWORKS WINDOW & DOOR specializes in the distribution and retail sales of custom windows and doors for high-end residential and commercial projects in Metro Atlanta and the surrounding area. Our goal of providing the highest level of service is embodied in our commitment to our clients. LITEWORKS is able to meet your needs, while staying true to our core values of providing premium levels of craftsmanship, luxury, and performance.

LITEWORKS is an Independent Dealer Representative with established relationships with several specialty retailers, wholesale distributors, manufacturers, and custom millwork shops. This broad range of products enables us to provide window and door solutions for nearly any project with special attention to the details specified as well as required budgets.

If we are unable to offer a solution for a particular project, we will provide experienced counsel when requested and will wait patiently for the right opportunity to *provide quality products, valuable advice, and outstanding service.*



SPECTRUM ON SPRING

ATLANTA, GEORGIA

- Ply-Gem Windows and Patio Doors
- Over 800 Openings





THE RAPIDS AT RIVER LANDING

COLUMBUS, GEORGIA

- Redevelopment of and Old Mill
- Ply-Gem Windows and Terrace Doors



LITEWORKS[™]
WINDOW & DOOR LLC



MITCHELL RESIDENCE

ST. SIMONS ISLAND, GEORGIA

- Sierra Pacific impact resistant windows and doors
- Largest residential package for LiteWorks



BRAEMAR PARTNERS

ABOUT US

Braemar Partners focuses on senior living opportunities in well-positioned markets across the country. Our success in developing senior living is due to our hands-on approach. We believe in utilizing impactful architectural and interior design to provide an exceptional product not found in the market. Our ability to understand the market demographics and competition has proven invaluable to our success.

The leadership and personnel of the firm provide the ability to develop, execute and manage high quality senior living investments on behalf of third parties. Braemar provides turnkey development services including, but not limited to, site selection, entitlement, design and development to final certificate of occupancy. We utilize our diverse strengths to help mitigate risk for both short term and long term investors who require a strong development partner.

Braemar Partners focuses on investing in both new and pre-existing senior living assets. Our partners have successfully repositioned existing assets by evaluating and creating plans that bolster the physical condition and operation of the property. We have strong relationships with both debt and equity providers that allow us to execute the vision for both new and acquired investments.

We allow you the ability to focus on your core business...



LONGLEAF LIBERTY PARK

VESTAVIA HILLS, ALABAMA

Currently under construction, the community will encompass 95 total units of Senior Living with a mix of 68 Assisted Living units and 27 Memory Care units with a total approximate building area of 84,000 square feet.



DEVELOPMENT SUMMARY:

SITE AREA (RED BOUNDARY): +/- 3.567 ACRES

SENIOR HOUSING:
 +/- 88 TOTAL UNITS
 70,200 GSF TOTAL (+/- 800 GSF/UNIT)

UNIT MIX:
 ASSISTED LIVING 63 UNITS (72%)
 MEMORY CARE 25 UNITS (28%)

PARKING: +/- 55 TOTAL SPACES
 PARKING RATIO: 0.62 SPACES PER UNIT

IMPERVIOUS COVER (40% MAX): 62,151 SF
 IMPERVIOUS COVER (45% MAX WITH RAINWATER HARVESTING): 69,920 SF
 IMPERVIOUS COVER (PROPOSED): 69,000 SF



LONGLEAF BEE CAVE

BEE CAVE, TEXAS

Currently in the preconstruction phase, the proposed community will encompass 88 total units of Senior Living with a mix of 61 Assisted Living units and 27 Memory Care units with a total approximate building area of 70,000 square feet.





CONSULTING & PROJECT MANAGEMENT

Alto by Artemis projects in Buckhead (68 units), Marietta (71 units) & Alpharetta (71 units)

- Acquisition value add renovations
- Project management of complete exterior and interior renovation of 3 existing AL/MC properties
- Engaged Macallan Works to perform general contracting services on these projects



CONSULTING & PROJECT MANAGEMENT

Phoenix Senior Living projects in Roswell (32 units) and Dunwoody (58 units)

- Value add renovations
- Project management of complete exterior and interior renovation of 2 existing AL/MC properties
- Engaged Macallan Works to perform general contracting services on these projects



ABOUT US

Macallan Works is a commercial contractor specializing in senior living, historic restoration and commercial renovations.

Our goal is to ensure that your renovation is done in a smart, efficient, budget-conscious way so the end result is a space that supports your business operations, and provides an appealing environment that allows your business to thrive and grow for years to come. Our highly experienced staff, armed with their knowledge and experience in the industry, will plan the successful execution of your project from start to finish.

- Our project team has extensive experience working in occupied spaces
- We operate as an extension of your staff
- Macallan facilitates a team approach
- We have capabilities for scope gaps and cost savings
- Safety, project cost, quality and schedule are a priority

We bring our knowledge and experience together to deliver top-quality spaces that help create community.



DISCOVERY VILLAGE

SUWANEE, GEORGIA

New construction of a 20,000 SF two-story, 24-unit independent living building, and a 6,800 SF renovation of the Bistro for Discovery Village of Sugarloaf in Suwanee, Georgia.





ALTO BY ALLEGRO

BUCKHEAD | MARIETTA | ALPHARETTA

Simultaneous renovation of three occupied senior living facilities in Buckhead, Marietta, and Alpharetta consisting of 53,000 SF of common space areas and client units.

All of these properties remained operating during the construction process.





CANTERBURY COURT

ATLANTA, GEORGIA

Ongoing task order contract with completion of over 200 projects including residential unit, lobby, kitchen and exterior renovations.

Canterbury Court is a 300-unit, occupied, multi-building high-rise retirement community located in Buckhead.





PHOENIX SENIOR LIVING

ROSWELL, GEORGIA

Renovation of over 11,000 SF of common area spaces to include: entry/reception area, all dining areas, gathering spaces and bistro.

This property remained operating during the construction process.



PHOENIX SENIOR LIVING DUNWOODY, GEORGIA

Renovation of over 11,000 SF of common area spaces to include: entry/reception area, dining areas, and gathering spaces.

This property remained operating during the construction process.





ROSWELL MILL TRAIL

ROSWELL, GEORGIA

The City of Roswell partnered with Macallan on phase three of its Old Mill Park Trail Extension Project. The project included the expansion of the existing trail system to incorporate pedestrian and ADA trail access through boardwalks and overlooks. This will allow additional connectivity to the historic mill ruins south of the covered bridge at Old Mill Park at 95 Mill View Avenue.



LOGAN FARM HOUSE

ACWORTH, GEORGIA

The Logan Farm House, circa 1850 represents the first settlers in the Acworth area. A major renovation was completed to convert the building into an event space to preserve its historic character. The renovation consisted of the existing 1,015 SF house and demolition of rear rooms except for the original farm house. An addition of 838 SF for a large meeting room, new baths and kitchenette are included along with a large rear deck, ground level patio and handicap ramp.





OPTIQUE AT WEST PACES FERRY

ATLANTA, GEORGIA

Interior renovation of optical showroom, exam and consultation rooms for Optique at West Paces Ferry,

Optique is a high end boutique optometry office located in Buckhead.



THANK YOU!





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To improve the quality of life of our people, partners, and clients.

A portfolio of companies made successful through synergy and empowerment of our people, enabling them to achieve their personal and professional goals.

VISION