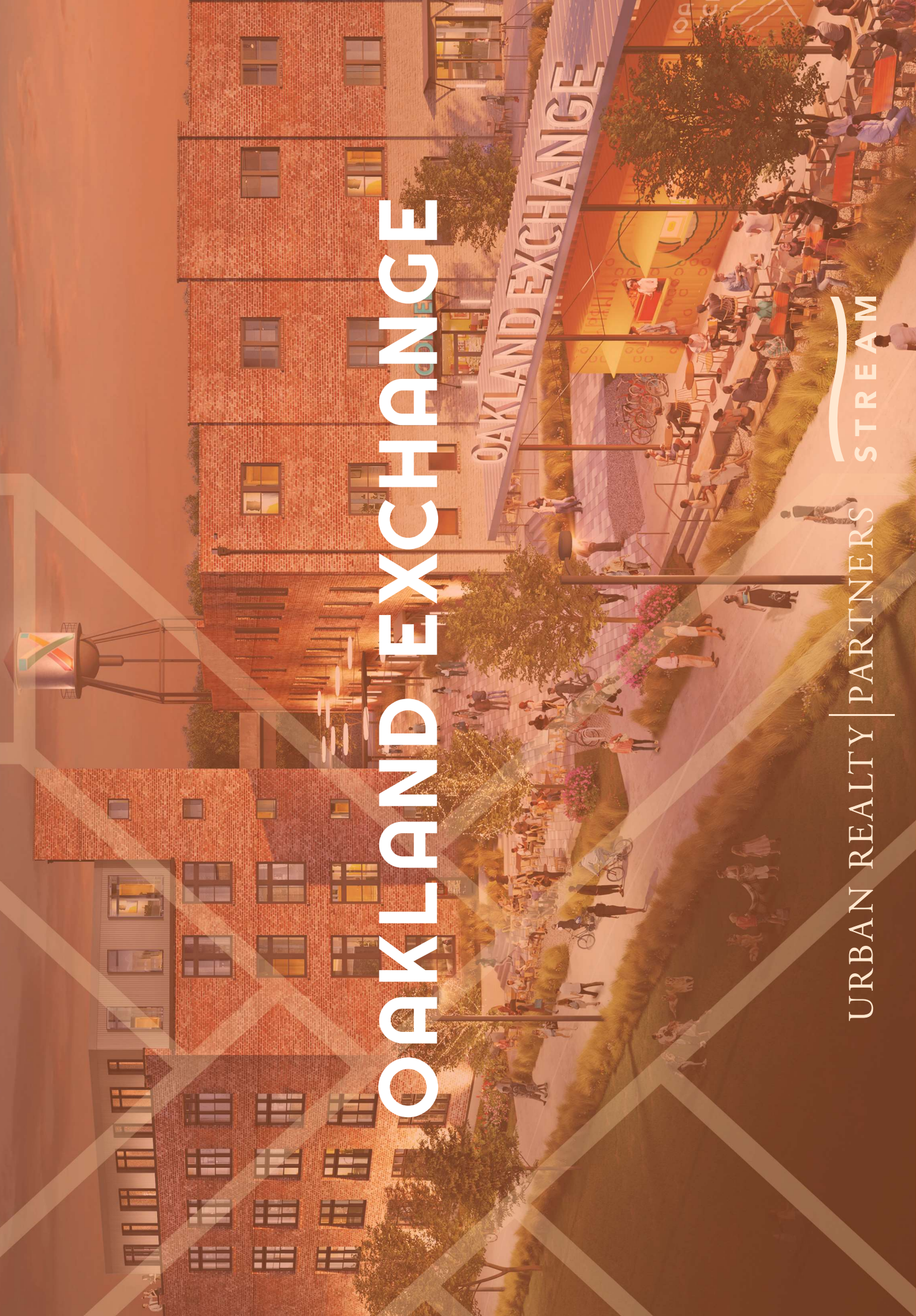




OAKLAND EXCHANGE

URBAN REALTY | PARTNERS

STREAM

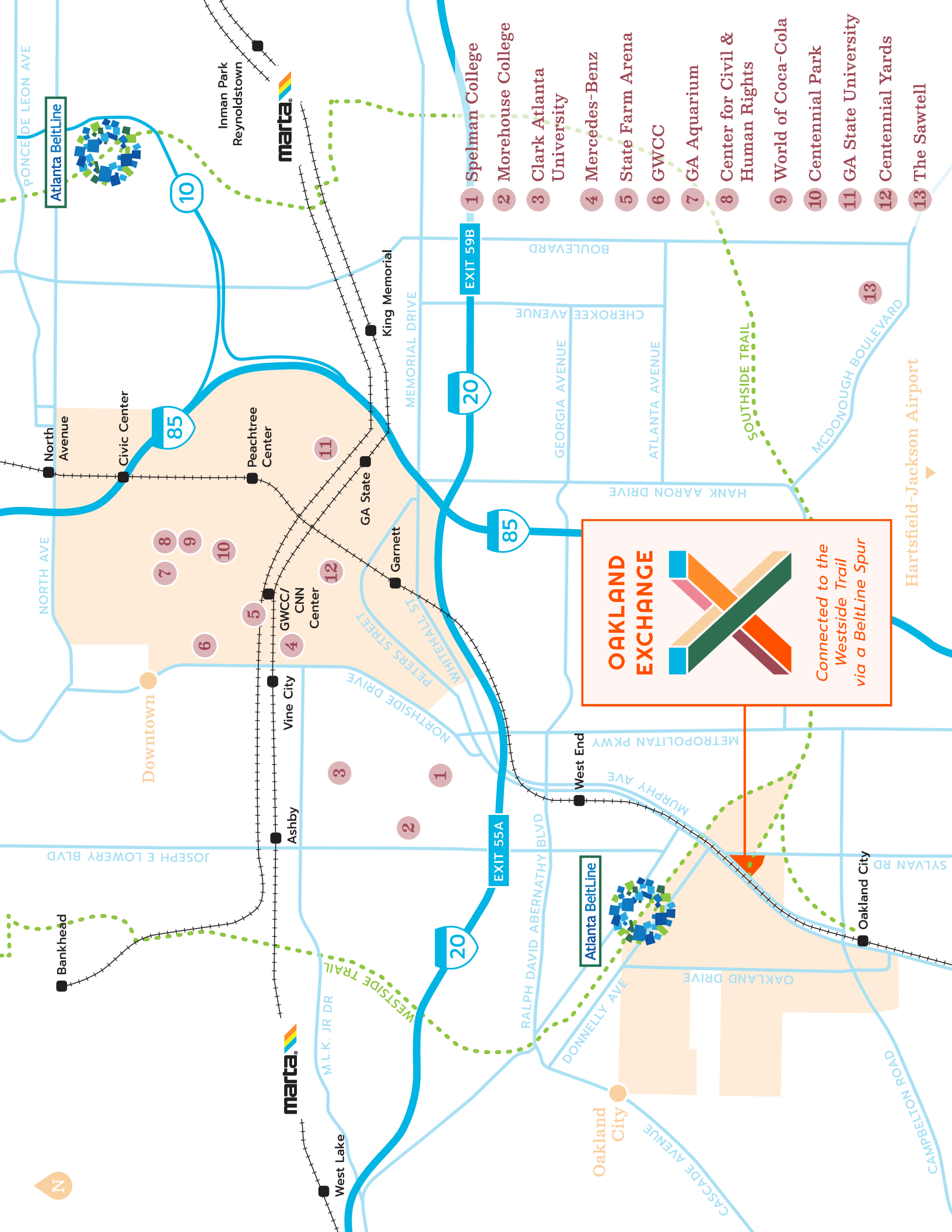
COMING SOON

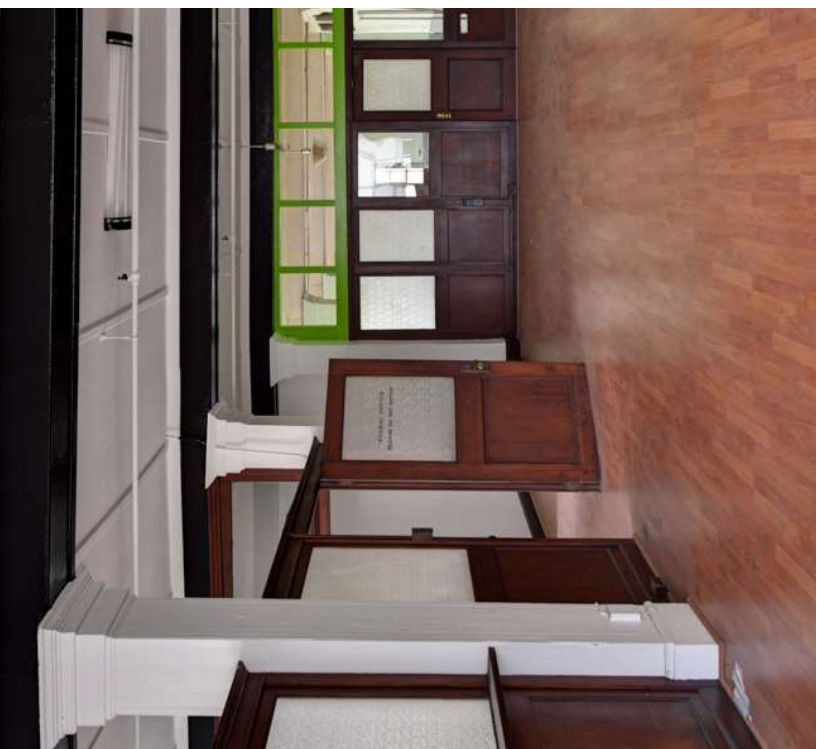
TO OAKLAND CITY ALONG THE BELTLINE'S WESTSIDE TRAIL

Transforming the 100-year-old Cut Rate Box warehouses at Murphy Avenue and Sylvan Road in Oakland City into a multifaceted destination for residents, office and retail users, and community members.

Strengthened by the historic buildings and new beginnings, Oakland Exchange will thoughtfully create a compelling environment across five acres for a positive, productive future. Intersected by the Westside Trail BeltLine Spur, Oakland Exchange is situated between West End MARTA Station (to the north) and Oakland City MARTA Station (to the south).









55 Milton



Maverick



Verge Apartments

About two miles due south of downtown Atlanta, the area around Hank Aaron Drive's intersection with the BeltLine corridor has emerged as an epicenter of southside development and investment. More than 1,000 apartments and townhomes have sprung to life in three separate developments along the BeltLine corridor over the past year.

Amenities at these residences include various retail opportunities, interior features and community spaces. Resort style pools and sophisticated open concept floor plans all just steps away from Atlanta's southside beltline and minutes from Downtown.

AFFORDABLE HOUSING

IN THE AREA

THE SAWTELL

THE CHOSEWOOD PARK INDUSTRIAL PROPERTY

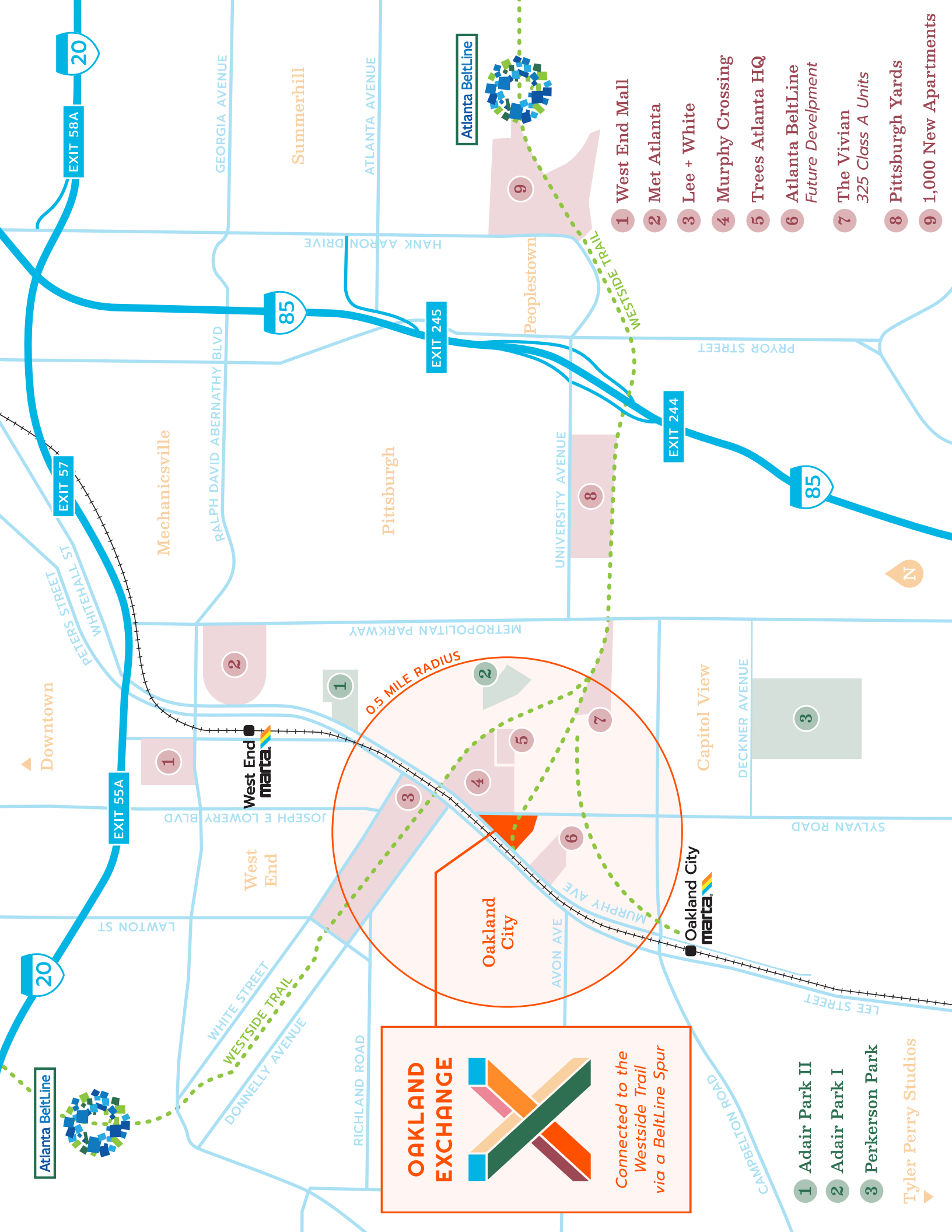
Private real estate fund manager Origin Investments and developer Kaplan Residential have acquired the 40-acre parcel for \$31.5 million in hopes of building a master-planned “village” across multiple phases. The site is located about a half-mile south of the BeltLine corridor landing developers with tall ambitions for the property.

Once finished, the Chosewood Park redevelopment will be the “largest mixed-use destination” around the expanding southern BeltLine corridor—comparable to a southside version of Atlanta Dairies, Echo Street West, or Inman Park’s commercial core.

The grand plan calls for building 2,000 multifamily residences at the 500 Sawtell Avenue site, along with up to 150,000 square feet of commercial space, an adaptive-reuse “village center,” and several parks between buildings.



“A MIX OF LOCAL EATERIES WITH OUTDOOR SEATING, DEDICATED SPACE FOR FOOD TRUCKS, COFFEE SHOPS, COWORKING HUBS, A WELLNESS CENTER, AND AN INNOVATIVE ENTERTAINMENT SPACE.”



Atlanta BeltLine

20

EXIT 55A

EXIT 57

EXIT 58A

20

WHITE STREET
WESTSIDE TRAIL
DONNELLY AVENUE

West End

West End
marta

RICHLAND ROAD

METROPOLITAN PARKWAY

Pittsburgh

Summerhill

ATLANTA AVENUE

OAKLAND
EXCHANGE



Connected to the
Westside Trail
via a BeltLine Spur

Oakland
City

AVON AVE

UNIVERSITY AVENUE

Peopletown

Atlanta BeltLine

EXIT 244

EXIT 245

9

8

2

4

6

7

5

3

1

2

1

1 West End Mall

2 Met Atlanta

3 Lee + White

4 Murphy Crossing

5 Trees Atlanta HQ

6 Atlanta BeltLine
Future Development

7 The Vivian
325 Class A Units

8 Pittsburgh Yards

9 1,000 New Apartments

1 Adair Park II

2 Adair Park I

3 Perkerson Park

Tyler Perry Studios

N

OVERVIEW

URBAN REALTY | PARTNERS

Urban Realty Partners (“Urban”) is an Atlanta based real estate development organization that is committed to creating well planned, mixed-use urban developments that enhance their neighborhoods while providing exceptional places to live, work, and shop. Urban strives to produce high quality residential and office spaces with supporting retail where appropriate. Urban’s developments have a pedestrian orientation, often incorporate historic buildings, and cultural centers.

Urban’s focus is developing mixed use projects in outstanding, emerging, walkable urban locations. They seek to work in communities that have long-term focus, celebrate and protect their historic assets and value a rich diversity of people and opportunities. Above all, they pledge to pursue our business with a steadfast focus on high ethical standards, continued relationships based on respect, and development inspired by a vision for a better community.

**“ENHANCING NEIGHBORHOODS BY
PROVIDING EXCEPTIONAL PLACES FOR
PEOPLE TO LIVE, WORK AND SHOP.”**



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