



Bruce C. McCall

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December 6, 2024

BY FEDERAL EXPRESS AND EMAIL

Mr. Blake Dodd
Development Authority of the City of Chamblee
5468 Peachtree Road
Chamblee, GA 30341

RE: Memorandum of Understanding ("MOU"), as incorporated into the Economic Development Agreement ("EDA") between the Downtown Development Authority of the City of Chamblee ("DDA") and Peachtree Crossing, LLC ("Seller"), as assigned and amended by the Assignment and Amendment Agreement dated December 22, 2017, among Seller, DDA, and Peachtree Station Holding LLC (the "Company"), regarding the capital project known as Peachtree Station located in Chamblee, Georgia (the "Project")

Dear Mr. Harrison:

Herein submitted is the 2024 calculation of saved ad valorem taxes pursuant to Paragraph 5 of Schedule 3.2.1 of the MOU and the Annual Report per Schedule 4.4 of the MOU.

After analysis of the tax comparisons of comparable properties, the Company's updated 2024 valuation of Peachtree Station is \$47,500,000.

For 2023, the Peachtree Station valuation is recommended to increase 2.15% from the 2023 valuation of \$46,500,000 to \$47,500,000. Based upon several factors, we have determined that a slight increase was justified. With this increase, the 2024 valuation of Peachtree Station will be the highest in its history.

The 3 highest valued properties in DeKalb County as of this submittal (based on the Interpolated Tenant PSF rates) are Town Brookhaven, North Decatur Station, and Decatur Crossing. At the \$47,500,000 valuation, tenants at the Project pay a 14.1% premium in taxes over these 3 properties. While this premium is below the 2023 premium, the reduction can be traced to a substantial increase in the value of the Town Brookhaven property apparently attributable to significant residential improvements on the property (Peachtree Station has no residential component).

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The property tax premium at Peachtree Station is approximately 30.1% in 2024 as compared to the three most comparable grocery anchored centers, Cherokee Plaza, North Decatur Station, and Decatur Crossing.

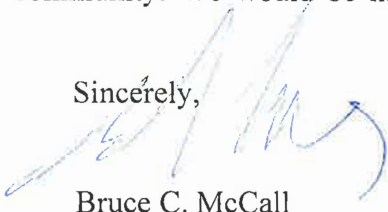
	Valuation	40% Assess for Taxes	Tax Rate	Shopping Center SF	Taxes Payable by Tenants psf	Peachtree Station Premium to Wtd. Avg. of 3 Highest Valued Properties in DeKalb County
Approved 2023 Valuation	\$46,500,000	\$18,600,000	0.041686	108,006	\$7.18	23.1%
Company's 2024 Valuation	\$47,500,000	\$19,000,000	0.042026	108,006	\$7.39	14.1%
2024 Weighted PSF Average of Comparable Properties					\$5.68	
2023 Weighted PSF Average of 3 Highest Valued Comparable Properties					\$6.48	

This valuation is a premium to the valuation of other centers in the market as would be expected based on the Project's high quality anchor (Whole Foods Market), and its strong occupancy rate of 100%.

The average square feet of a tenant at our Project (excluding Whole Foods) is 2,356 square feet. The average tenant would owe \$17,411 in taxes at the Project's \$47,500,000 valuation.

We remain committed to your community. We would be happy to further discuss the enclosed information.

Sincerely,



Bruce C. McCall

Counsel for Peachtree Station Holding LLC

Enclosure

cc: Daniel M. McRae, Esq. (w/ encl., via electronic mail)
Danny Mack (w/ encl., via electronic mail)
Mercy Montgomery (w/ encl., via electronic mail)



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Annual Report

BY FEDERAL EXPRESS AND EMAIL

Development Authority of the City of Chamblee
5468 Peachtree Road
Chamblee, GA 30341

December 6, 2024

Re: Memorandum of Understanding ("MOU") and Economic Development Agreement ("EDA") between the Downtown Development Authority of the City of Chamblee ("DDA") and Peachtree Station Holding LLC, successor-in-interest to Peachtree Crossing, LLC ("Company"), regarding the capital project located in Chamblee, Georgia (the "Project") - 2024 Annual Report

Dear Ms. Linman:

This letter shall serve as the 2024 Annual Report, as required under the MOU and EDA.

1. Community Investment Report

As of November 15, 2024, the Company has invested \$45,693,770 in the Project. The Total Community Investment Goal for the project is \$40 million. Therefore, the Community Investment Shortfall Percentage is 0.00%.

2. Community Recovery Payments

The Project Shortfall Percentage for 2024 is 0%.

3. Current Year Ad Valorem Tax Savings and Ad Valorem Tax Savings

For Year 2024, the Company had \$798,494.00 in ad valorem tax savings on the Project.

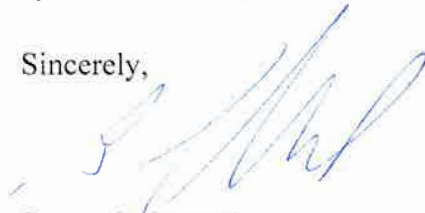
As of November 15, 2024, the Company has had \$6,066,141.79 in cumulative ad valorem tax savings on the Project.

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Please do not hesitate to let us know if you require any additional information.

Sincerely,



Bruce C. McCall

Counsel for Peachtree Station Holding LLC

Enclosure

cc: Daniel M. McRae, Esq. (w/ encl., via electronic mail)
Danny Mack (w/ encl., via electronic mail)
Mercy Montgomery (w/ encl., via electronic mail)

	Grocer Anchored	Sq. Ft. 2024	2024 Total FMV	FMV/SF	Taxes Billed	Interpolated Taxes PSF	Tax ID
Peachtree Station	Whole Foods	108,006	\$47,500,000	\$440	\$798,494	\$7.39	<u>18 278 14 002</u>
Town Brookhaven	Publix / Costco	353,116	\$134,889,484	\$382	\$2,379,364	\$6.74 (1)	see next tab
Tucker Meridian	Sprouts	208,608	\$46,750,000	\$224	\$908,830	\$4.36 (2)	<u>18 210 03 047</u>
Park Place	Alon's Bakery	85,658	\$25,175,000	\$294	\$450,161	\$5.26 (2)	<u>18 347 03 011</u>
Cherokee Plaza	Kroger	102,864	\$31,349,000	\$305	\$562,490	\$5.47 (3)	<u>18 239 04 018</u> <u>18 239 04 001</u>
North Decatur Station	Whole Foods	88,779	\$28,500,000	\$321	\$498,066	\$5.61 (4)	<u>18 049 11 024</u>
Decatur Crossing	Sprouts	53,113	\$18,400,000	\$346	\$330,129	\$6.22 (2)	<u>18 049 13 009</u>
Totals/Weighted Average of Above (excludes Peachtree Station)		892,138	\$285,063,484	\$320	\$5,129,040	\$5.75	
Weighted Average of 3 most comparable grocery anchored tenants (Cherokee Plaza, North Decatur Station, and Decatur Crossing)		244,756	\$78,249,000	\$320	\$1,390,685	\$5.68	
Weighted Average of 3 most highly valued properties (based upon interpolated Tenant PSF) (Town Brookhaven, North Decatur Station, and Decatur Crossing)		495,008	\$181,789,484	\$367	\$3,207,559	\$6.48	

(1) Excludes Costco which is taxes separately

(2) Tucker Meridian, Park Place, and Decatur Crossing valuations are currently under appeal

(3) Cherokee Plaza's valuation is currently under appeal. Square footage based on the property's marketing flyer of 102,864, resulting in higher taxes psf than if calculated based on DeKalb County's square footage of 132,340, which would provide an interpolated Tenant PSF tax amount of only \$4.25. Taxes are under appeal.

(4) For this analysis, taxes psf are interpolated at the 40% assessment ratio using North Decatur Station's 2024 tax rate of 0.04369, and total \$498,066. Taxes for North Decatur Station are billed at \$354,662 which would be \$3.99 PSF. North Decatur Station received a 10 year partial tax abatement

Peachtree Station Abatement Schedule

Year	Assessed Property Value	Ad Valorem Taxable Value	Millage Rate	Total Taxes Owed	% Abated	Total Taxes Abated for the Year	Total Taxes Paid	Cumulative Taxes Abated over Life of Abatement
<i>Assessed value of 40% of the fair market value.</i>								
2016	\$8,295,600	\$3,318,240	\$0.0424410	\$ 140,829.42	100%	\$ 140,829.42	\$0.00	\$ 140,829.42
2017	\$17,885,600	\$7,154,240	\$0.0426930	\$ 305,435.97	100%	\$ 305,435.97	\$0.00	\$ 446,265.39
2018	\$50,000,000	\$20,000,000	\$0.0428770	\$ 857,540.00	100%	\$ 857,540.00	\$0.00	\$ 1,303,805.39
2019	\$50,000,000	\$20,000,000	\$0.0423690	\$ 847,380.00	100%	\$ 847,380.00	\$0.00	\$ 2,151,185.39
2020	\$46,500,000	\$18,600,000	\$0.0425080	\$ 790,648.80	100%	\$ 790,648.80	\$0.00	\$ 2,941,834.19
2021	\$45,000,000	\$18,000,000	\$0.0418220	\$ 752,796.00	100%	\$ 752,796.00	\$0.00	\$ 3,694,630.19
2022	\$47,500,000	\$19,000,000	\$0.0419820	\$ 797,658.00	100%	\$ 797,658.00	\$0.00	\$ 4,492,288.19
2023	\$46,500,000	\$18,600,000	\$0.0416860	\$ 775,359.60	100%	\$ 775,359.60	\$0.00	\$ 5,267,647.79
2024	\$47,500,000	\$19,000,000	\$0.0420260	\$ 798,494.00	100%	\$ 798,494.00	\$0.00	\$ 6,066,141.79