

An Opportunity Zone project in the Downtown Atlanta Submarket.



THE SPONSOR

A repeat enterprise sponsor, Parkway Acquisitions is a wholly-owned subsidiary and investment vehicle of Parkway Property Investments (PPI) with \$14 billion in total portfolio activity. PPI is a privately-owned, full-service real estate investment firm led by a team with a strong track record of investing in high-growth markets across the U.S. and across economic cycles.

THE PROJECT

- 100 Edgewood is a class-A creative office building redevelopment project in the transforming Downtown Atlanta Submarket. An influx of high-profile office users in the Atlanta market, and an acquisition several million dollars below the purchase price of the previously contemplated disposition, allowed for a compelling buy in a limited new office development market. CrowdStreet raised \$24,685,496.87 on this deal, replacing an institutional lender with our own institutional quality capital.

Total Capitalization: \$80MM

Targeted IRR: 15%

Targeted Average Cash Yield: 21.40%

Targeted Equity Multiple: 2.8x

Targeted Investment Period: 10 years

THE SPONSOR EXPERIENCE

\$24.6MM

TOTAL FUNDED WITH CROWDSTREET

1

DAY ON THE CROWDSTREET MARKETPLACE