A BETTER *Place* TO BE

Waldo's

40 BOULEVARD – ATLANTA, GA 30312

waldosatl.com

A SPACE AS UNIQUE AS ITS OWN *Neighborhood*

Located in Old Fourth Ward (O4W) and near the Atlanta Beltline, Waldo's prime location sits on the corner of history and reinvention.

Enjoy progressive offices, thoughtfully designed hotel rooms, and eclectic restaurants. This is the place where people, business, and a unique culture are given a voice – All tied together at Waldo's, located just a ½ mile from the Eastside Atlanta Beltline Trail.

PONCE CITY MARKET

A vibrant community hub with a central food hall, restaurants, shopping, offices, apartments, and a rooftop event space.

ATLANTA BELTLINE

A comprehensive transportation and economic development effort that connects 45 intown neighborhoods via a 22-mile loop of multi-use trails and parks.

MLK JR. HISTORICAL SITES

Martin Luther King Jr.'s history is woven into the neighborhood, with historical sites such as his birthplace, The King Center, MLK Jr. Historical Park, and the Ebenezer Baptist Church located around the O4W.

KROG STREET MARKET

A mixed used epicurean center that is home to 24 different restaurants and retail outlets.

Waldo's

A New *Original*

You deserve an office to match your verve. That's why we made Waldo's, an energetic blend of hotel rooms, offices, residences, and restaurants. It's the best of each, in a form as unique as you.

DEVELOPMENT

A mixed-use destination anchored by a 119,000 SF timber frame office building, a 147-key 9-story Motto Hotel with 10,000 SF of food & beverage, with an outdoor courtyard and terrace bar.

TRANSPORTATION

Easy access to Eastside Beltline Trail, and just minutes to King Memorial MARTA Station, Freedom Parkway, I-20, I-85, and I-75.

PARKING

Underground parking deck with 275 parking spaces, and unlimited street parking throughout the neighborhood.

DYNAMIC AMENITIES

Share the same great amenities as The Motto Hotel and even more! Enjoy an exclusive fitness center, showers, and bike storage for an active on the go lifestyle.

LEARN MORE ABOUT THE MOTTO HOTEL

Outdoor Courtyard

Dual *Opportunity Zones*

Located in both the Federal and State Opportunity Zones, Waldo's offers attractive tax benefits to potential users (and/or their investors).

The Federal Opportunity Zone offers capital gains tax benefits to Qualified Opportunity Zone Businesses.

The State Opportunity Zone provides payroll tax credits of $3,500 per new job, per year, for up to 5 years.

CLICK TO LEARN MORE

Motto AN UNMATCHED HOTEL EXPERIENCE

IMMERSE YOURSELF IN THE LOCAL ATLANTA *Culture* AT THE MOTTO HOTEL

MOTTO HOTEL AMENITIES

With Waldo's you get the benefits of the office space, along with the added amenities of the hotel

147 key hotel

Full-service, high energy fitness center

Full-service, chef driven restaurant

Local and interactive artwork adorns the common areas and sparks interest for guests

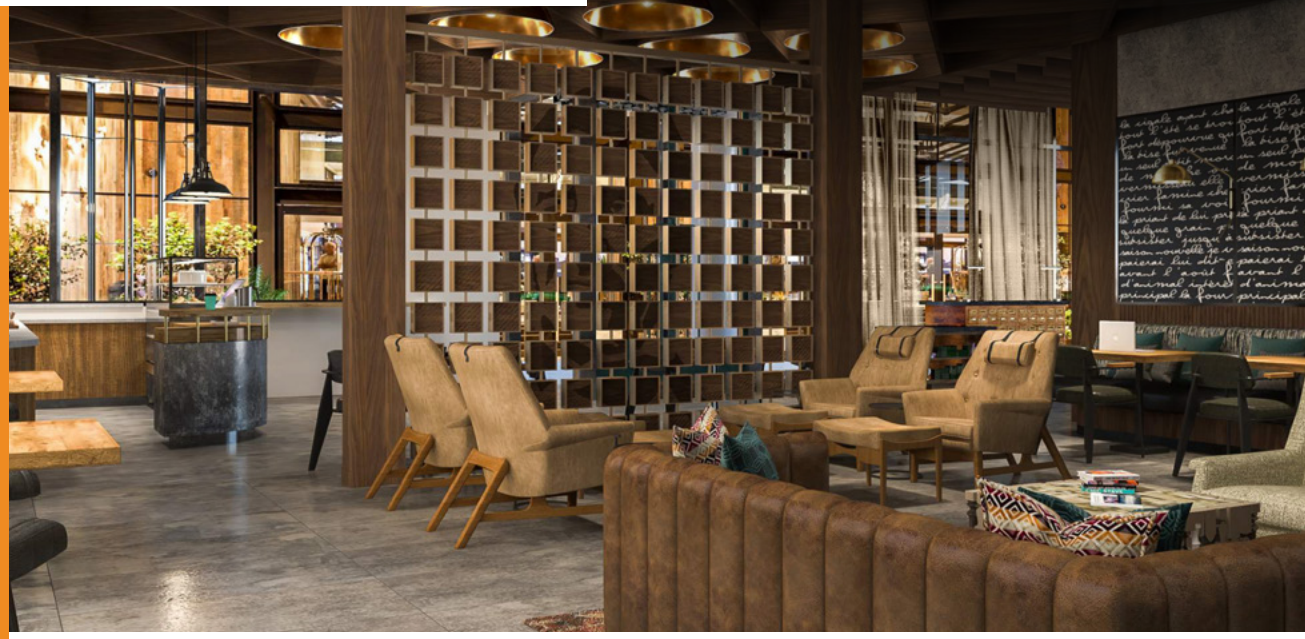
Motto Commons Coffee Bar Featuring locally roasted coffee along with craft beer and wine in the evening

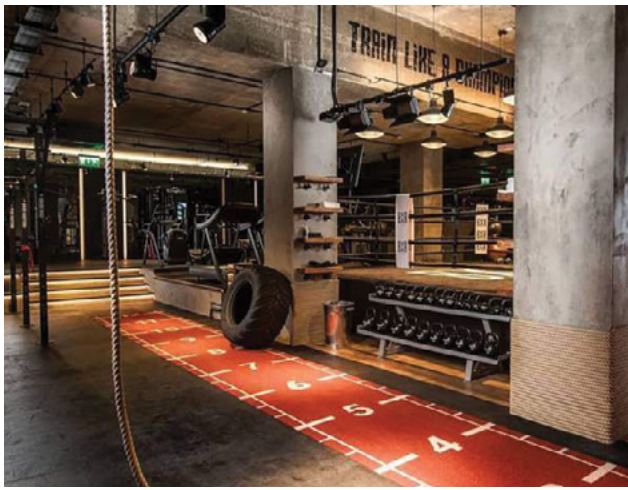
Lending libraries in the elevator lobbies

Terrace Bar Featuring American whiskey with the best views in town

Unique artifacts specific to O4W in each hotel room libraries in the elevator lobbies

The lines between what was traditional office and hospitality have merged. Waldo's seamlessly integrates the Motto Hotel in to its one of a kind experience.





The Motto Hotel is one of the first U.S locations for Hilton's new "micro-hotel" brand, handpicked for Waldo's. Unlike standard and sterile hotels, the Motto Hotel offers chic and flexible micro-unit spaces with a local, urban, and hip vibe of the Old Fourth Ward.

HEAVY *Timber* CONSTRUCTION

BRINGING IN NATURAL LIGHT AND
THE NATURAL WORLD AT WALDO'S

BENEFITS OF HEAVY TIMBER

SEQUESTERS CARBON

Locks carbon into the structure creating a net zero or net negative carbon impact

ANTI-VIRAL

Wood is proven to be a more hygienic surface than manufactured surfaces. Bacteria and germs don't live on wood as long.

TIMBER CONSTRUCTION

Quicker process, fewer materials and deliveries, aids in carbon footprint, quieter construction, less waste

SUSTAINABLE

The timber is a renewable source and comes from a certified sustainable forest in British Columbia

HEALTHY & WARM AESTHETIC

Wood is shown to be stress reducing and relaxing for occupants. Heavy timber also provides a natural and warm aesthetic that is hard to achieve with traditional concrete and steel.

WALDO'S CARBON SUMMARY

Volume of wood products used:
530 cubic meters (18,860 cubic feet)

U.S. and Canadian forests grow this much wood in:
2 minutes

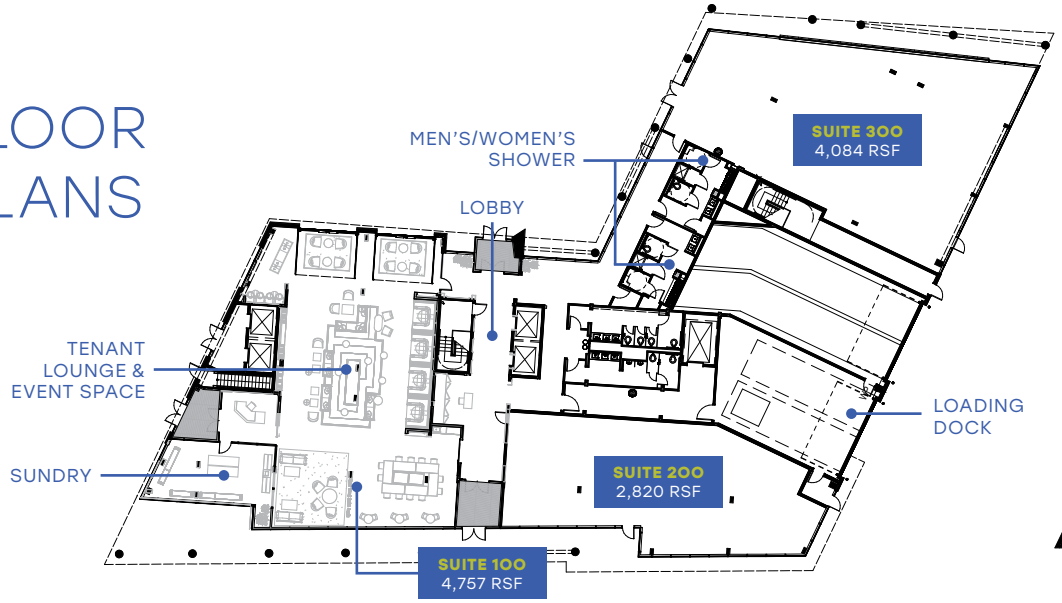
Carbon stored in the wood:
410 metric tons of carbon dioxide

Avoided greenhouse gas emissions:
870 metric tons of carbon dioxide

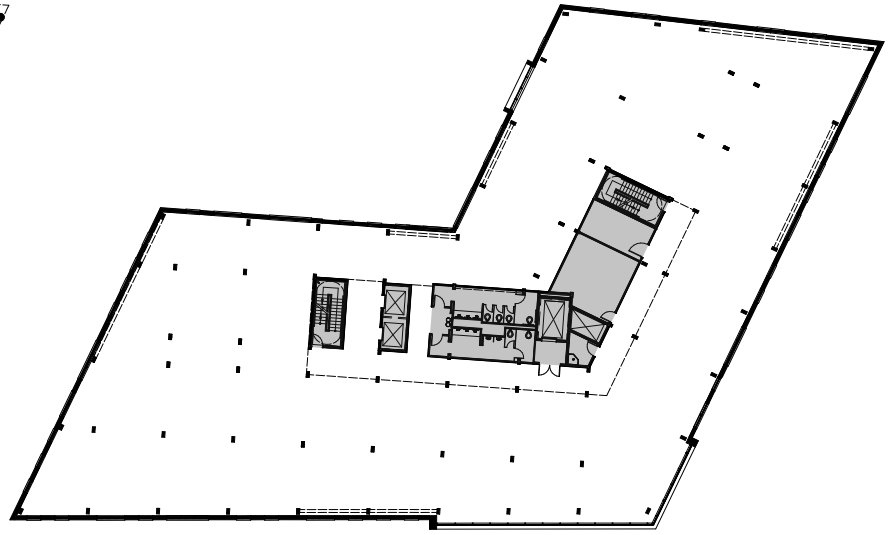
Equivalent to:

243 cars off the road for a year

FLOOR PLANS



GROUND FLOOR



TYPICAL FLOOR PLAN – 21,605 RSF

DEVELOPMENT SITE PLAN

119,000 RSF
OFFICE TOWER

10,000 RSF
FOOD & BEVERAGE

147 ROOMS
MOTTO HOTEL

Office INTERIORS

Unlike other typical contemporary office building systems, Waldo's mass timber office **reduces carbon impact** and provides **health benefits** for its occupants.

Mass timber is an engineered wood product involving the lamination and compression of multiple layers to create solid wood columns, beams, and panels.

Neighborhood MAP

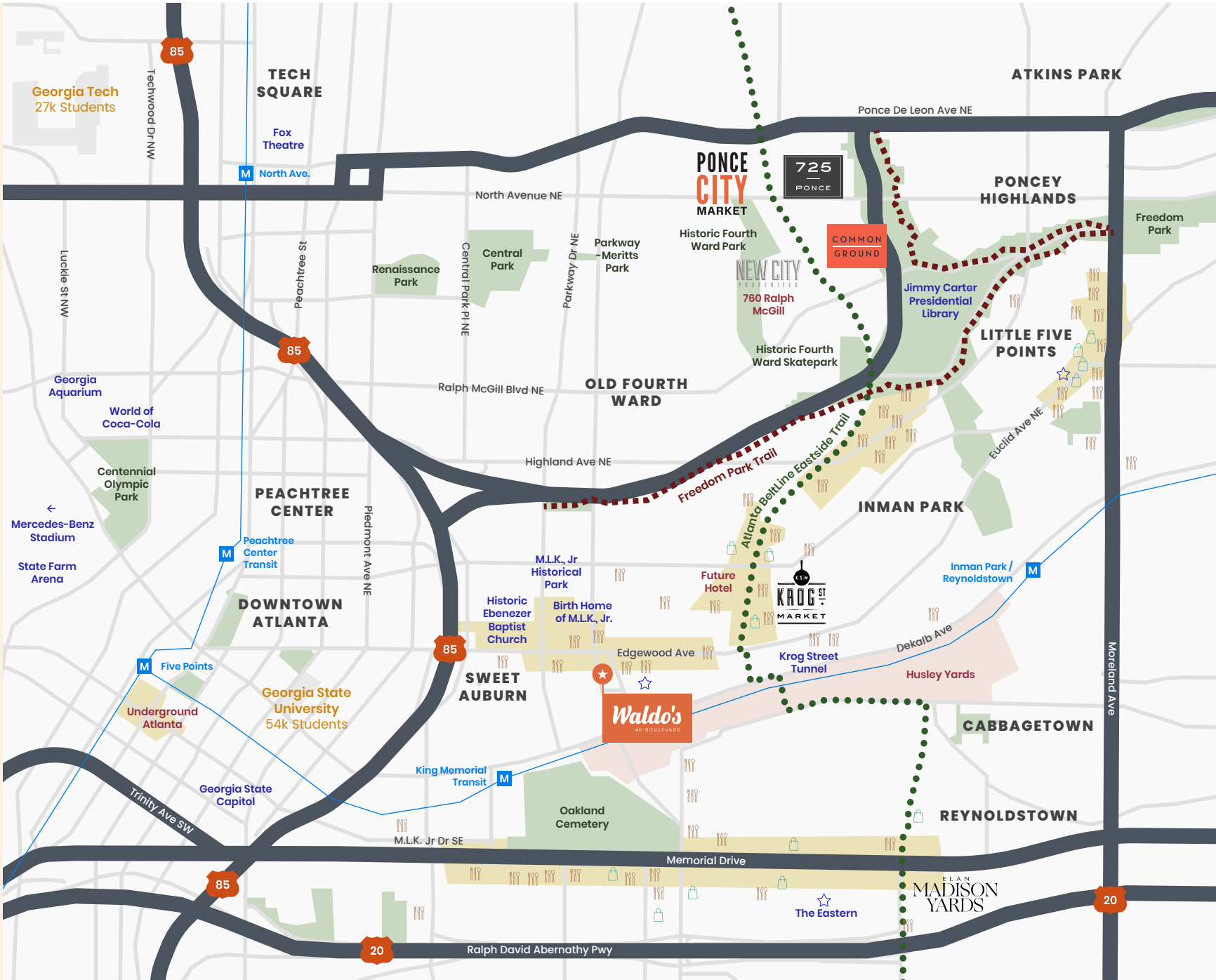
LANDMARKS, ENTERTAINMENT, SHOPPING

INTOWN
Connected, cool, & quintessentially Atlanta.

Map Key

- Highways and Major Arteries
- Universities
- Major Landmarks
- Freedom Park Trail
- Atlanta BeltLine Eastside Trail
- Marta Lines

- Entertainment
- Food & Drink
- Shopping



Access MAP

DRIVE TIMES

Equal access by car, by bike or on foot.

Access Key

I-75 & I-85 Access

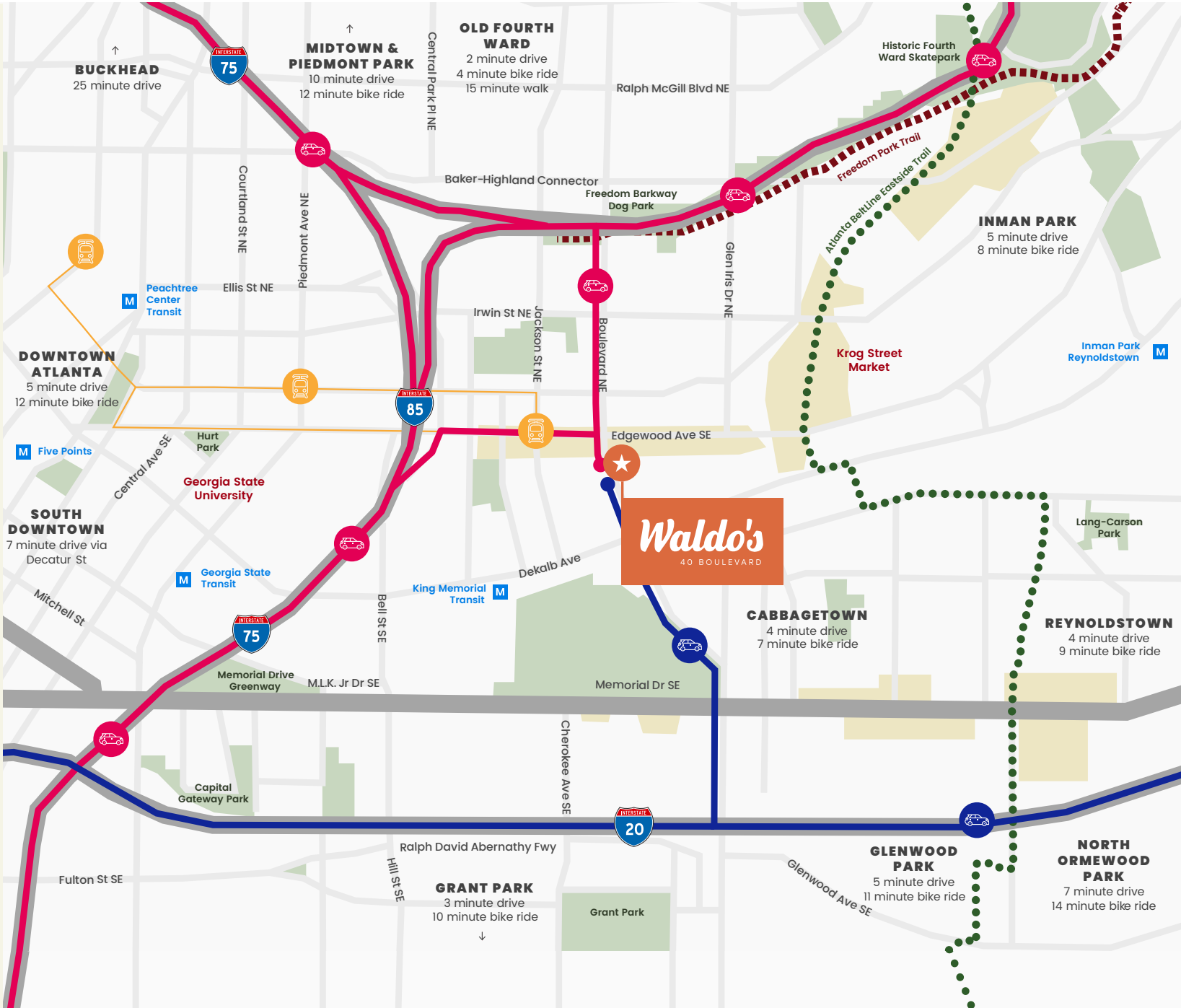
I-20 Access

Freedom Park Trail

Atlanta BeltLine Eastside Trail

Atlanta Street Car

Location	Time
I-85 & I-75	5 min. drive
I-20	9 min. drive
King Memorial MARTA Station	2 min. drive, 5 min. bike ride, 10 min. walk
Little Five Points	6 min. drive, 11 min. bike ride
Atlanta BeltLine Eastside Trail	2 min. bike ride 9 min. walk,
Freedom Park Trail	3 min. bike ride 9 min. walk,
Hartsfield Jackson Airport	15 min. drive
Edgewood Entertainment District	1 min. walk
Hotel District	6 min. drive
Georgia State	2 min. drive, 5 min. bike ride, 15 min. walk
Georgia Tech	12 min. drive, 15 min. bike ride
Emory University	15 min. drive



Amenity MAP

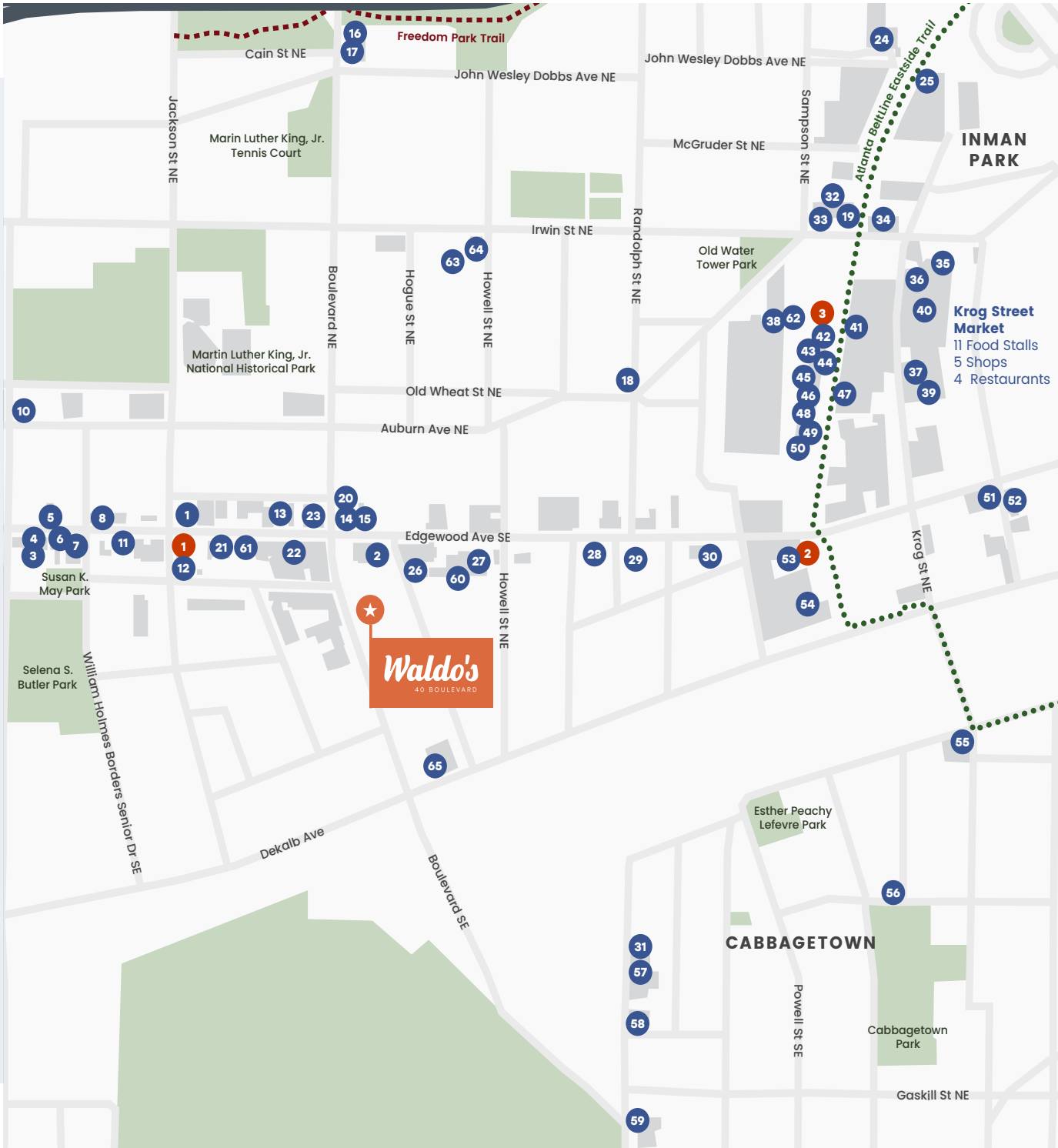
Where the locals eat, drink and discover.

Fitness

01. Sweat Equity
02. Rukus
03. MADabolic

Food & Drink

01. Georgia Beer Garden
02. Old Fourth Distillery
03. Hungry Ghost
04. Harold's Chicken & Ice Bar
05. Fin & Feather's
06. Noni's
07. CRU Lounge
08. Foxx Original Jamaican Restaurant
09. The Social House
10. ABC Chicken and Waffles / Nitro Coffee Counter
11. Purpose Pops ATL
12. Juiceez & Etc
13. Cafe Circa
14. Edgewood Pizzeria
15. SluttyVegan ATL
16. Condesa Coffee
17. Dipped N Butter
18. Lottafrutta
19. Lingering Shade Social Club
20. Croaker's Spot
21. Delightful Eatz
22. Esco Seafood
23. Sister Louisa's Church of the Living Room
24. Ladybird Grove & Mess Hall
25. Kevin Rathbun Steak
26. Chrome Yellow Trading Co.
27. Staplehouse
28. Thumbs Up Diner
29. Ammazza Edgewood
30. Planet Bombay Indian Cuisine
31. Milltown Arms Tavern
32. Glide Pizza
33. Jake's Ice Cream
34. King of Pops Cart
35. Hop City Craft Beer & Wine
36. Superica
37. Makimono
38. The Spindle
39. Watchman's
40. Krog Street Market
41. Axis Replay
42. The James Room
43. Pour Taproom: Atlanta
44. Nina & Rafi
45. Bennetts Market and Deli
46. Playa Bowls Beltline
47. Bell Street Burritos
48. Hawkers Asian Street Food
49. Butter & Cream
50. Guac y Margys
51. Revolution Doughnuts & Coffee
52. BoccaLupo
53. Cold Beer
54. Shake Shack
55. 97 Estoria
56. Sweet Cheats
57. JenChan's
58. Carroll Street Cafe
59. Agave Resturant
60. Biggerstaff Brewing Co.
61. Joystick Gamebar
62. Mi Abuela Comida
63. Meko's
64. Lucky Cat Tea Room
65. Fetch Park



FEDERAL AND STATE *Opportunity* ZONE

FEDERAL OPPORTUNITY ZONE INVESTMENT

By investing in a Qualified Opportunity Zone Business in an Opportunity Zone, investors are able to defer Capital Gains until 2026, receive a modest step up in their tax basis (up to 15%) on their original gain, and if the investment made in the Opportunity Zone is held for at least 10 years, any associated gains with said Investment are exempt from taxation.

Source: Forbes

STATE OPPORTUNITY ZONE BENEFITS

Waldo's qualifies for the State of Georgia's maximum job tax credit of $3,500 per new job created per year, for up to 5 years.

Tenants, whether existing or new, receive the state income payroll tax credit for every new job created (minimum of two jobs created and must be new to the State of GA, not just to the OZ).

Source: Georgia Department of Community Affairs

EMPLOYEE INCENTIVE – STATE OPPORTUNITY ZONE BENEFITS

Job Tax Credits can be used against 100% of Georgia income tax liability and withholding tax.

Office and retail tenants will be incentivized to choose the Waldo's site as the tax credit has the ability to significantly reduce their net effective rent.

EXAMPLE

If a 10,000 SF office tenant creates 40 new jobs the will receive a tax credit of $140,000

- Rent – $40 per square foot or $400,000
- Effective Rent Reduction: $14 per square foot per year for up to 5 years.

Source: Georgia Department of Community Affairs

Waldo's

40 BOULEVARD

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