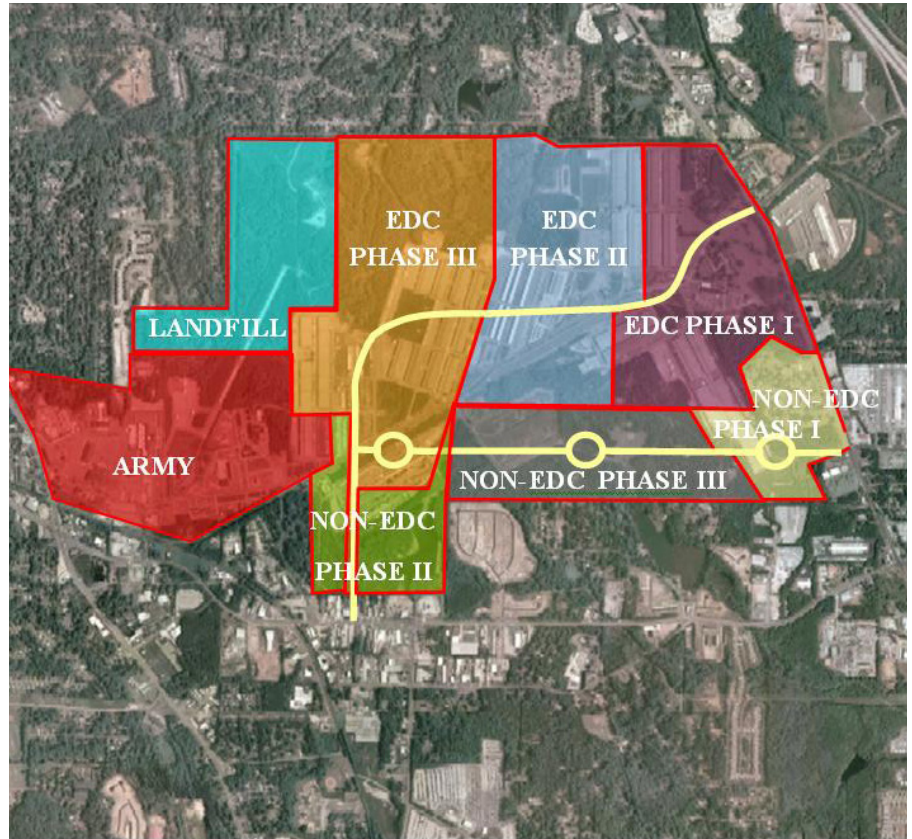


FORT GILLEM MARKET ANALYSIS AND BUSINESS PLAN

FOREST PARK, GEORGIA



PROFESSIONAL SERVICES

Business Plan

Market Analysis

CLIENT

U.S. Army

Fort Gillem is a satellite installation of the US Army Garrison Headquarters at Fort McPherson, located approximately 12 miles southwest of Atlanta, within the city limits of Forest Park, Georgia. Opened in 1941, Fort Gillem is approximately 1,427 acres in size and currently serves as a warehousing and distribution center for retail items sold through the Army Air Force Exchange Service. Historically, the base served as an essential industrial, logistical support base, housing numerous Army, Department of Defense (DoD), and other government agencies.

In 2005, Congress approved the closure of Fort Gillem as part of the Base Realignment and Closure Act (BRAC). Pursuant to this closure, the US Army will continue to retain 237 acres (known as the Army Enclave) in the southwest portion of the property. The remaining 1,190 acres will be transferred to the local community as part of the BRAC redevelopment process. The reuse of Fort Gillem is a mix of light industrial use, institutional use (governmental facilities and schools), greenspace, and residential development. The Forest Park/Fort Gillem Local Redevelopment Authority (FP/FGLRA) hired Matrix Design Group, Inc. to study the redevelopment plans and draft a detailed Business Plan following the closure of the base.

A detailed market analysis is presented within the Business Plan, which outlines the anticipated absorption schedule of the property, the development timetable, a phasing schedule, and a cash flow analysis. The Business Plan evaluates the

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underlying value of the real estate according to the proposed reuse plan. The financial feasibility of the redevelopment estimates a fair market value of the property and the proposed recommendations and considerations of land transfer with the DoD. The Business Plan also contains a detailed cost estimate of the redevelopment plan, and a pro forma which establishes the financial feasibility of the redevelopment and demonstrates the capacity of the FP/FGLRA to implement the redevelopment plan.

Finally, this analysis addresses the economic and job creation impacts of the redevelopment in order to establish the property's eligibility for the proposed Economic Development Conveyance (one of the funding mechanisms of the DoD's Office of Economic Adjustment). The timing and implementation of the redevelopment of Fort Gillem, represents one of the most challenging and significant opportunities that will be undertaken in the history of the City of Forest Park. The transition of the property from military to civilian is anticipated to begin in late 2011.