

EnKore Development Fund I

ASCENSION Gateway District

Project Investor Overview

LOCATION	ASSET TYPE	RETURN PROFILE	RISK LEVEL
College Park, GA (Atlanta Metro — Airport Adjacent)	Mixed-Use District	15% target IRR + value creation upside	High
DEVELOPMENT TYPE	TIMELINE	FUND ALLOCATION	BADGE
Mixed-Use Ground-Up	36–48 months to district activation	0% of Fund I	Landmark Gateway District

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PROJECT OVERVIEW

ASCENSION is a landmark \$450M+ mixed-use gateway district spanning 311 acres in College Park, Georgia — positioned adjacent to Hartsfield-Jackson Atlanta International Airport, the world's busiest airport. The district encompasses four development zones: the signature D Building Gateway (100K SF mixed-use anchor), the 18 Pillars of Power championship golf and recreation complex, an entertainment and hospitality district, and a mixed-use commercial core.

THE INVESTMENT OPPORTUNITY

College Park sits at the nexus of Atlanta's most powerful growth drivers: the world's busiest airport, the expanding Atlanta BeltLine, Georgia's film and entertainment industry, and the Southeast's emergence as a global business destination. ASCENSION is designed to capture the full economic value of this convergence — creating a landmark mixed-use district that generates \$34M–\$52M in annual revenue across multiple asset classes.

DEVELOPMENT STRATEGY

Zone A — D Building	100,000 SF signature mixed-use anchor: retail, office, hospitality, event space
Zone B — Golf	18 Pillars of Power championship golf complex with clubhouse and recreation amenities
Zone C — Entertainment	Dining, entertainment, live music, and cultural programming hub

Zone D — Mixed-Use	Residential, retail, and commercial mixed-use development
P3 Partnership	Public-private collaboration with City of College Park for infrastructure and incentives

MARKET OVERVIEW

Airport Traffic	110M+ annual passengers through Hartsfield-Jackson — world's busiest airport
Revenue Projection	\$34M–\$52M annual revenue at full district activation
Job Creation	2,500+ permanent jobs created across all development zones
Tax Revenue	\$12M+ annual tax revenue for City of College Park
Annual Visitors	500,000+ projected annual visitors to the district
Development Value	\$1.5B+ total development value at full build-out

FINANCIAL OVERVIEW

Total Investment	\$450M+ across all development phases
Target IRR	15% target IRR + mixed-use value creation upside
Development Value	\$1.5B+ at full build-out
Annual Revenue	\$34M–\$52M projected at stabilization
Hold Period	36–48 months to activation, 10-year value realization horizon
Exit Strategy	Institutional sale, REIT acquisition, or long-term hold for cash flow

KEY RISK FACTORS

- Scale risk: Complexity of coordinating four development zones simultaneously
- Financing risk: Large capital requirement necessitates multiple financing sources and phases
- Execution risk: Dependence on public-private partnership agreements and city cooperation
- Market risk: Mixed-use demand assumptions across retail, hospitality, and entertainment
- Timeline risk: Multi-phase development subject to permitting, construction, and leasing delays

HOW TO INVEST IN THIS PROJECT

Step 1	Register your investor interest at enkorecapital.com — no commitment required
Step 2	Receive the PPM when issued (Q3–Q4 2026) — registered investors get priority access
Step 3	Review the PPM with your financial advisor and verify accreditation if required
Step 4	Complete the subscription agreement and fund your investment

Contact EnKore Capital	invest@enkorecapital.com · (470) 293-9500 · enkorecapital.com Schedule a call: calendly.com/appointments-enkorecapital/30min
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