

EnKore Development Fund I

Hapeville Commercial Redevelopment

Project Investor Overview

LOCATION	ASSET TYPE	RETURN PROFILE	RISK LEVEL
Hapeville, GA (Atlanta Metro)	Commercial Redevelopment	8–12% preferred return + equity upside	Moderate
DEVELOPMENT TYPE	TIMELINE	FUND ALLOCATION	BADGE
Value-Add Redevelopment	18–24 months to stabilization	20% of Fund I	Phase 1 Reg CF

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PROJECT OVERVIEW

A strategic commercial redevelopment opportunity in the rapidly growing Hapeville submarket, located just minutes from Hartsfield-Jackson Atlanta International Airport — the world's busiest airport by passenger volume. This value-add redevelopment targets underutilized commercial properties positioned to benefit from the area's explosive growth driven by airport expansion, logistics demand, and urban infill momentum.

THE INVESTMENT OPPORTUNITY

Hapeville sits at the intersection of three powerful macro trends: airport-adjacent commercial demand, Atlanta's ongoing urban core expansion, and the Southeast's emergence as the nation's premier logistics and distribution hub. The subject properties represent a rare opportunity to acquire, reposition, and stabilize commercial assets in a market with strong tenant demand and limited new supply.

DEVELOPMENT STRATEGY

Acquisition	Acquire underutilized commercial properties at below-replacement cost in the Hapeville submarket
Repositioning	Execute targeted capital improvements to modernize building systems, facades, and tenant spaces
Leasing	Secure long-term commercial tenants leveraging proximity to Hartsfield-Jackson and major logistics corridors

Stabilization	Achieve target occupancy and NOI within 18–24 months, positioning for refinance or disposition
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MARKET OVERVIEW

Airport Proximity	Located within 2 miles of Hartsfield-Jackson — the world's busiest airport by passenger volume
Employment Base	100,000+ airport-related jobs within the immediate trade area
Population Growth	Atlanta MSA adding 75,000+ new residents annually — top 5 fastest-growing US metro
Supply Constraint	Limited new commercial supply in established infill submarkets creates pricing power
Infrastructure	Direct access to I-75, I-285, and MARTA transit — exceptional regional connectivity

FINANCIAL OVERVIEW

Target Return	8–12% preferred return + equity upside on disposition
Fund Allocation	20% of Fund I capital (\$10M at full raise)
Investment Phase	Phase 1 — Reg CF (open to all investors, \$1,000 minimum)
Hold Period	18–24 months to stabilization, 3–5 years total
Exit Strategy	Refinance at stabilization or portfolio sale
Risk Profile	Moderate — value-add with existing cash flow potential

KEY RISK FACTORS

- Leasing risk: Inability to secure tenants at projected rents or within projected timeframes
- Construction risk: Cost overruns or delays in repositioning capital improvements
- Market risk: Changes in airport traffic or local economic conditions affecting commercial demand
- Interest rate risk: Rising rates may affect refinancing terms at stabilization

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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