

EnKore Development Fund I

# Midtown Mixed-Use Tower

## Project Investor Overview

| LOCATION              | ASSET TYPE                    | RETURN PROFILE                         | RISK LEVEL    |
|-----------------------|-------------------------------|----------------------------------------|---------------|
| Atlanta, GA (Midtown) | Mixed-Use Tower               | 9–12% preferred return + equity upside | Moderate-High |
| DEVELOPMENT TYPE      | TIMELINE                      | FUND ALLOCATION                        | BADGE         |
| Ground-Up Development | 36–48 months to stabilization | 25% of Fund I                          | New Addition  |

■ ■ PRELIMINARY — FOR INFORMATIONAL PURPOSES ONLY — NOT AN OFFERING This document does not constitute an offer to sell or solicitation of an offer to buy any securities.

### PROJECT OVERVIEW

A ground-up mixed-use tower development in Atlanta's Midtown submarket — one of the most dynamic urban neighborhoods in the Southeast. The project targets the convergence of residential, retail, and office demand in a walkable, transit-accessible location surrounded by Atlanta's leading cultural institutions, technology employers, and lifestyle amenities.

### THE INVESTMENT OPPORTUNITY

Midtown Atlanta is experiencing a renaissance driven by technology sector growth, corporate relocations, and a demographic shift toward urban living. The neighborhood commands premium rents across all asset classes — residential, office, and retail — with vacancy rates well below national averages. The subject site benefits from MARTA transit access, proximity to Georgia Tech, Piedmont Park, and the expanding Atlanta BeltLine.

### DEVELOPMENT STRATEGY

|                      |                                                                                   |
|----------------------|-----------------------------------------------------------------------------------|
| Site Acquisition     | Secure infill development site in Midtown's high-demand urban core                |
| Design & Entitlement | Complete mixed-use tower design with residential, retail, and amenity programming |
| Construction         | Execute ground-up tower construction over 24–30 months                            |

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| Residential Lease-Up | Achieve 93%+ occupancy for residential component within 12 months of delivery    |
| Retail Activation    | Secure anchor retail and restaurant tenants to activate ground-floor programming |

MARKET OVERVIEW

|                    |                                                                                    |
|--------------------|------------------------------------------------------------------------------------|
| Midtown Premium    | Midtown commands 15–25% rent premiums over Atlanta metro average                   |
| Tech Employment    | Major tech employers: Google, Microsoft, NCR, Salesforce, Mailchimp all in Midtown |
| Transit Access     | Direct MARTA access — North Avenue and Midtown stations within walking distance    |
| Cultural Amenities | Piedmont Park, High Museum, Fox Theatre, Georgia Tech — walkable lifestyle         |
| BeltLine Proximity | Adjacent to Atlanta BeltLine expansion — significant long-term value driver        |
| Population Density | Midtown population density growing 8–12% annually — strongest in Atlanta           |

FINANCIAL OVERVIEW

|                  |                                                                                   |
|------------------|-----------------------------------------------------------------------------------|
| Target Return    | 9–12% preferred return + equity upside on disposition                             |
| Fund Allocation  | 25% of Fund I capital (\$12.5M at full raise)                                     |
| Investment Phase | Phase 1 (Reg CF) + Phase 2 (Reg D)                                                |
| Hold Period      | 36–48 months construction + lease-up, 5–7 years total                             |
| Exit Strategy    | Institutional sale to urban multifamily REIT or mixed-use operator                |
| Risk Profile     | Moderate-High — urban infill with premium location and strong demand fundamentals |

KEY RISK FACTORS

- Construction cost risk: Urban infill construction commands premium costs and specialized contractors
- Entitlement risk: Midtown zoning complexity may extend pre-construction timeline

- Lease-up risk: Mixed-use absorption requires coordinated residential and retail leasing
- Competition risk: Multiple new mixed-use projects in Midtown competing for same tenant base

HOW TO INVEST IN THIS PROJECT

|        |                                                                                                                       |
|--------|-----------------------------------------------------------------------------------------------------------------------|
| Step 1 | Register your investor interest at <a href="https://enkorecapital.com">enkorecapital.com</a> — 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 | <a href="mailto:invest@enkorecapital.com">invest@enkorecapital.com</a> · (470) 293-9500 · <a href="https://enkorecapital.com">enkorecapital.com</a><br>Schedule a call: <a href="https://calendly.com/appointments-enkorecapital/30min">calendly.com/appointments-enkorecapital/30min</a> |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

IMPORTANT LEGAL DISCLAIMER This document is PRELIMINARY and FOR INFORMATIONAL PURPOSES ONLY. It does not constitute an offer to sell or a solicitation of an offer to buy any securities. No securities are currently being offered or sold. Any future investment in Midtown Mixed-Use Tower will be made only pursuant to a formal Private Placement Memorandum (PPM) filed and/or qualified in accordance with applicable federal and state securities laws. EnKore Capital LLC is not a registered investment adviser. This document does not constitute investment, legal, or tax advice. Prospective investors should consult their own financial, legal, and tax advisors before making any investment decision. Past performance is not indicative of future results. EnKore Capital LLC · Georgia, USA · [invest@enkorecapital.com](mailto:invest@enkorecapital.com) · (470) 293-9500 · [enkorecapital.com](https://enkorecapital.com)