

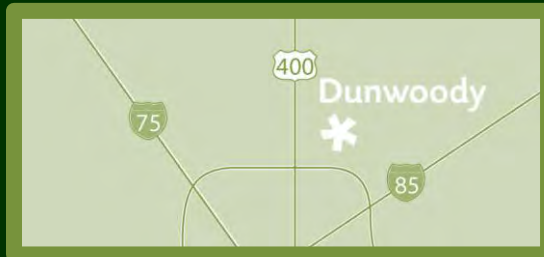


ABOUT DUNWOODY

The City of Dunwoody, Georgia is a picturesque suburban residential community featuring many of the Atlanta metro-area top dining, shopping, schools, and recreation destinations. Dunwoody is located in northern DeKalb County, approximately 15 miles north of downtown Atlanta, Georgia.

Dunwoody is strategically located in a cradle of three major transportation routes: to the west, the north line of MARTA; to the south, Interstate 285; and on the east, Peachtree Industrial Boulevard.

The southwest corner of the city features an employment center surrounding a major regional economic retail generator, Perimeter Mall. The area operates as a regional community improvement district, the Perimeter Community Improvement Districts (PCIDs) and is home to multiple high-rise offices, Fortune 500 companies, hotels, as well as a host of restaurant and retail attractions.



Dunwoody*
* Smart people – Smart city

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WOULD DUNWOODY BE A GOOD FIT FOR YOUR INVESTMENT?

Dunwoody is fortunate to enjoy a location and local economy that is an attractive destination for businesses and families alike. As of the 2010 Census, Dunwoody is home to 46,267 residents. The largest age groups in Dunwoody are individuals 25-34 and 35-44, in the prime of their working and family lives.

The City of Dunwoody's median household income in 2008 was \$98,648 and the per capita income was \$56,254. In comparison, the Georgia and the Atlanta Metropolitan Statistical Area are substantially lower at \$32,227 and \$39,453 respectively for median income.

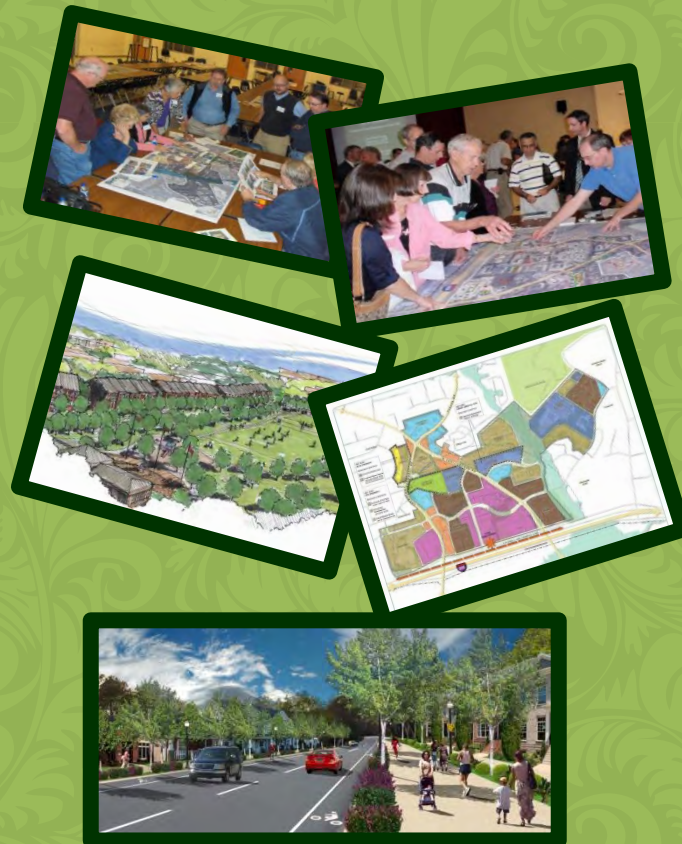
Education is extremely important to the citizens of Dunwoody— 40% have a bachelor's degree and 21% have a master's degree (or higher) in 2000.

Dunwoody thrives by partnering with organizations that share our mission to provide the highest quality of life for those who live, work, or play in our community and to foster an environment where businesses can prosper.

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Georgetown / North Shallowford Area

Vision of the Future



Our community's vision for the future of the Georgetown / North Shallowford area



FREQUENTLY ASKED QUESTIONS

Q What is the City of Dunwoody doing to implement the Master Plan for Georgetown / North Shallowford?

A The City recognizes that public investment will help catalyze improvement in this area. In the coming weeks, the City will close on a 16 acre property in the center of the study area.

Once finalized, the City will further investigate all options for this property which include, but are not limited to: a community park; a municipal complex; a recreation facility; a community center; 8-10 acres of high quality, single-family attached residences; or some other public-private venture that meets the needs of our community.

Q Is the community supportive of the redevelopment planned for the Georgetown / N. Shallowford area?

A As part of the Master Planning process, the City conducted a survey in which 74% of the respondents noted that the area needs extensive redevelopment.

Q The plan sounds great, your community sounds supportive; how do I learn more?

A The Georgetown / North Shallowford Master Plan is available for download at our website, www.dunwoodyga.gov. Click on "Community Development" and select "Land Use Plans." Please call with any questions (678) 382-6700.

GEORGETOWN / N SHALLOWFORD

OUR COMMUNITY HAS A VISION FOR THE FUTURE AND A PROVEN RECORD OF INVESTING AND PARTNERING TO ATTAIN OUR GOALS

The Georgetown / North Shallowford area directly abuts Interstate 285 and is currently an assemblage of diverse and disparate land uses ranging from strip center commercial, to numerous multifamily developments (owner and renter) to large scale institutional uses, to a local utility operations center.

The Georgetown / North Shallowford Master Plan outlines targeted initiatives to improve the "gateway" appearance and create connectivity while encouraging high quality retail and filling the gaps in supply of housing for all ages.

The Master Plan focuses on three key properties with great susceptibility to change - (1) the vacant, former DeKalb County School site, (2) the vacant, former Emory Medical Center site, and (3) the 16 acre vacant property. The Master Plan outlines proactive strategies for each key property.

Additionally, the Master Plan contemplates new roadway connections to increase connectivity, enhance walkability, and create opportunities for higher-quality development as well as new transit-oriented redevelopment and significant streetscape projects.