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NEW HAMPSTEAD

25 Oct 2018







DEVELOPMENT TEAM



OWNER:

New Hampstead Holdings, LLC
Subsidiary of American Land Holdings, LLC

Jeff Coggin

11

DEVELOPMENT DIRECTOR:

Will Burgstiner

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CONSULTANT/ENGINEER:

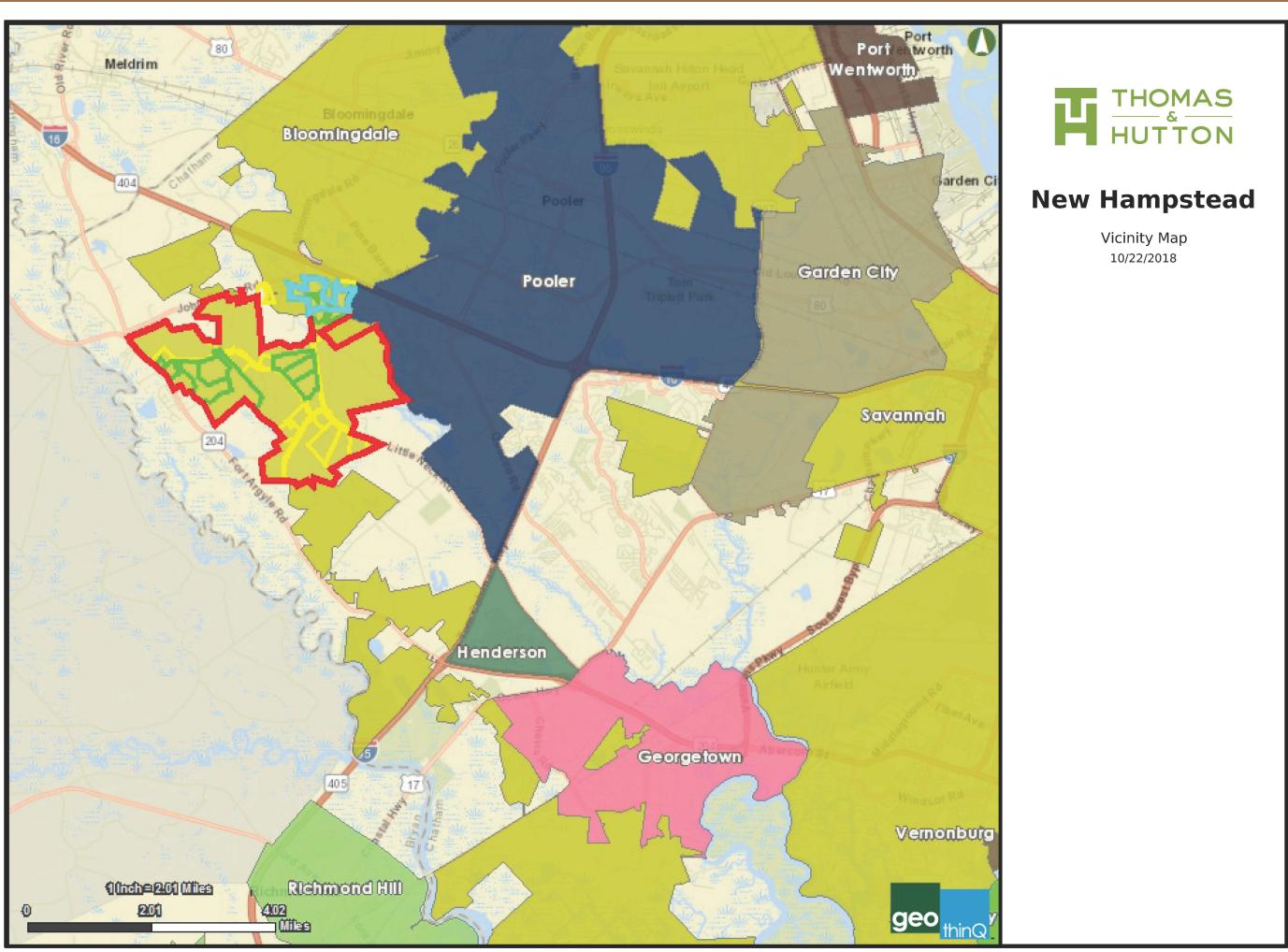
Thomas & Hutton
Nathan Long and Jim Collins

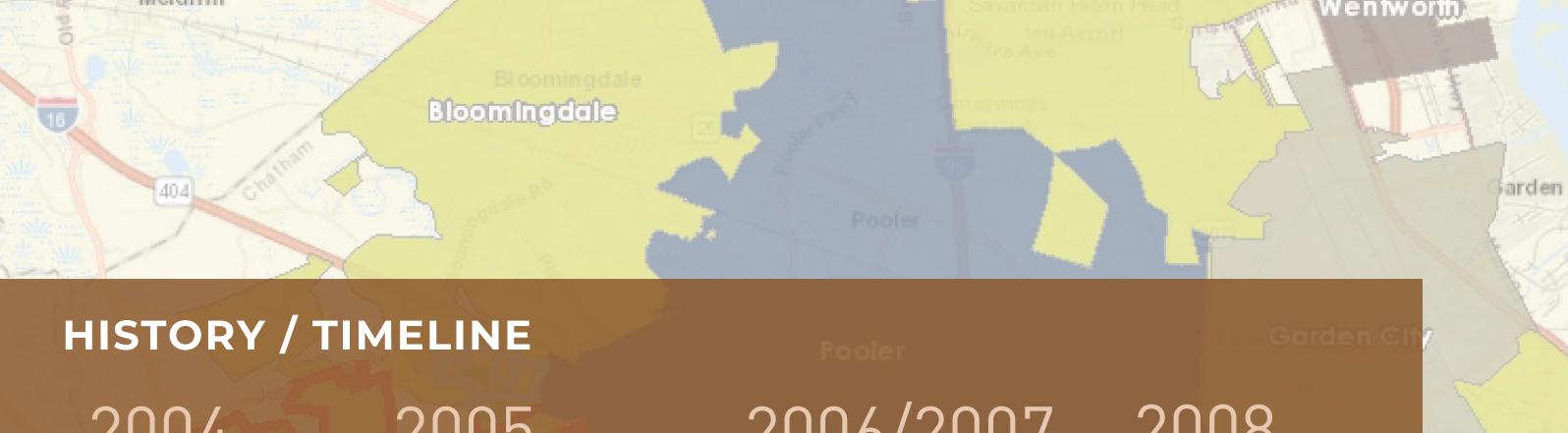
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LEGAL COUNSEL:

Bouhan Falligant Rob Brannen

VICINITY MAP





2004

2005

2006/2007

2008

City of Savannah annexed New Hampstead into City limits

PUD approved by City of Savannah -4,246 AC and 11,275 ERUs

Roads, Water, Sewer, and Drainage Infrastructure installed jointly by Developer and City of Savannah

City accepts dedication of Infrastructure annah

2013

2016

2017

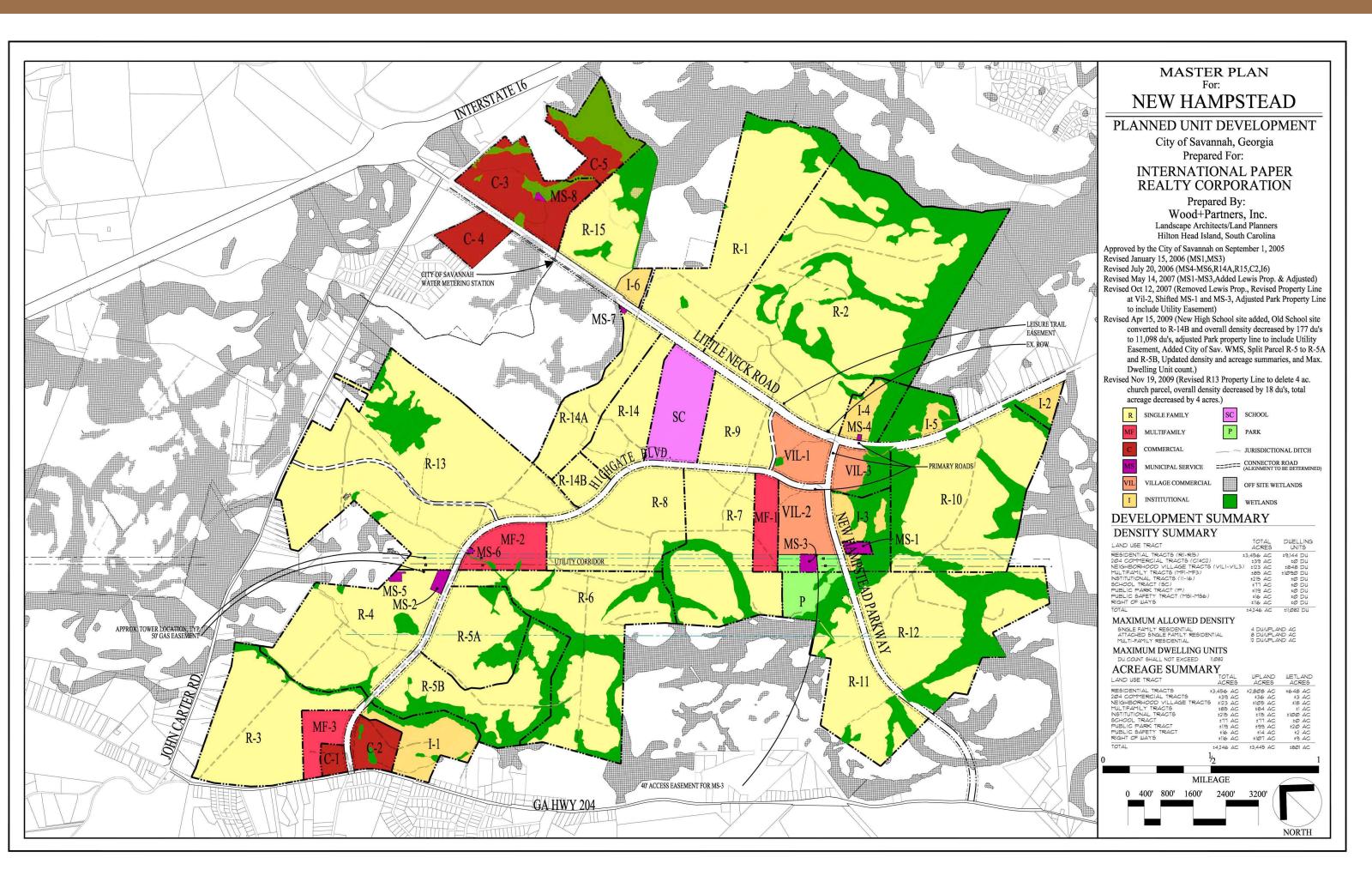
2018

New Hampstead High School Property purchased by American Land Holdings, LLC -Owner/Declarant

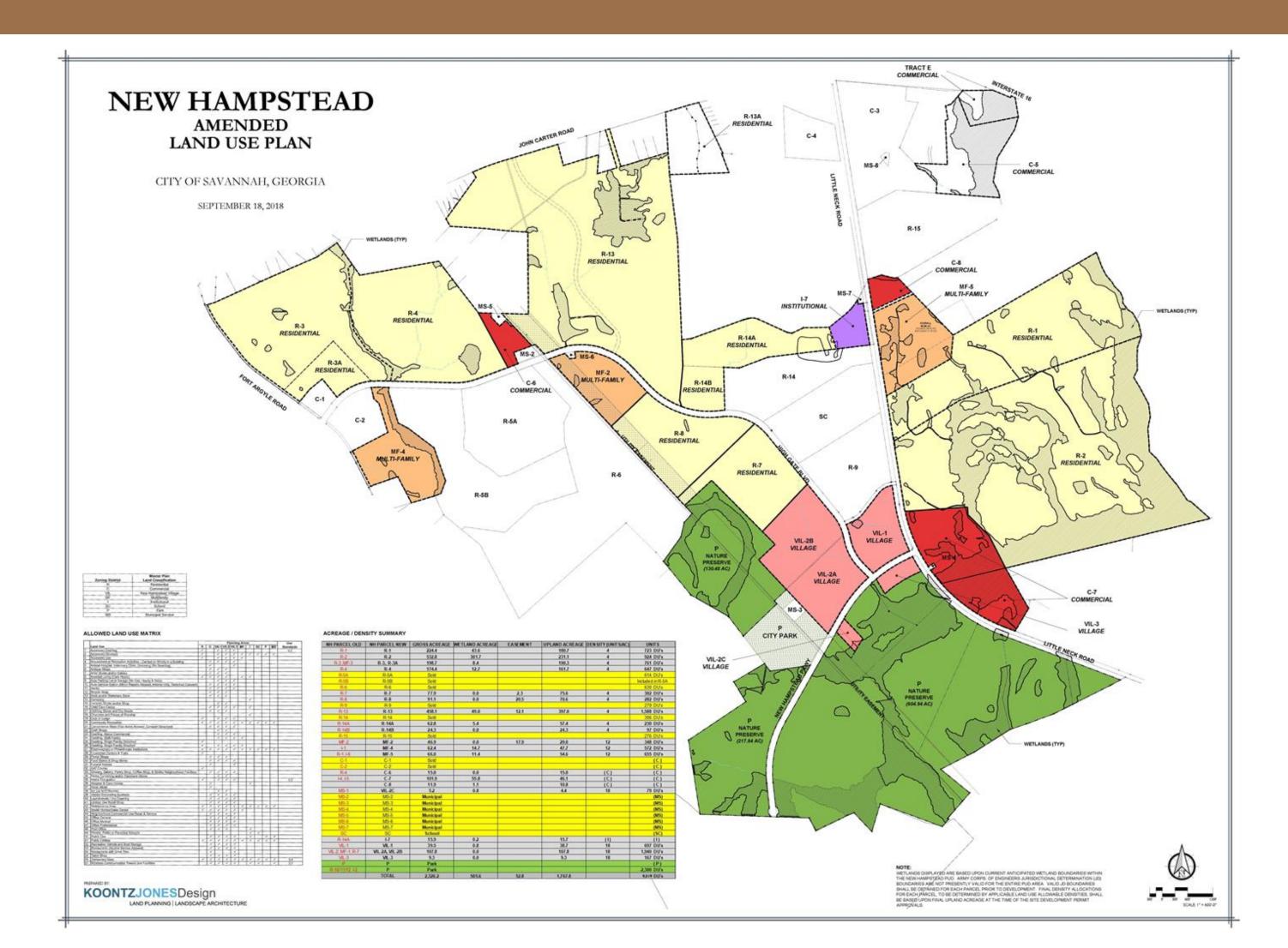
+/- 863 AC placed into Conservation Easement under control of North American Land Trust

Planned Unit Development Master Plan Amendment, 9,819 ERUs

CURRENT LAND USE PLAN



PROPOSED LAND USE PLAN



CHANGES TO LAND USE PLAN

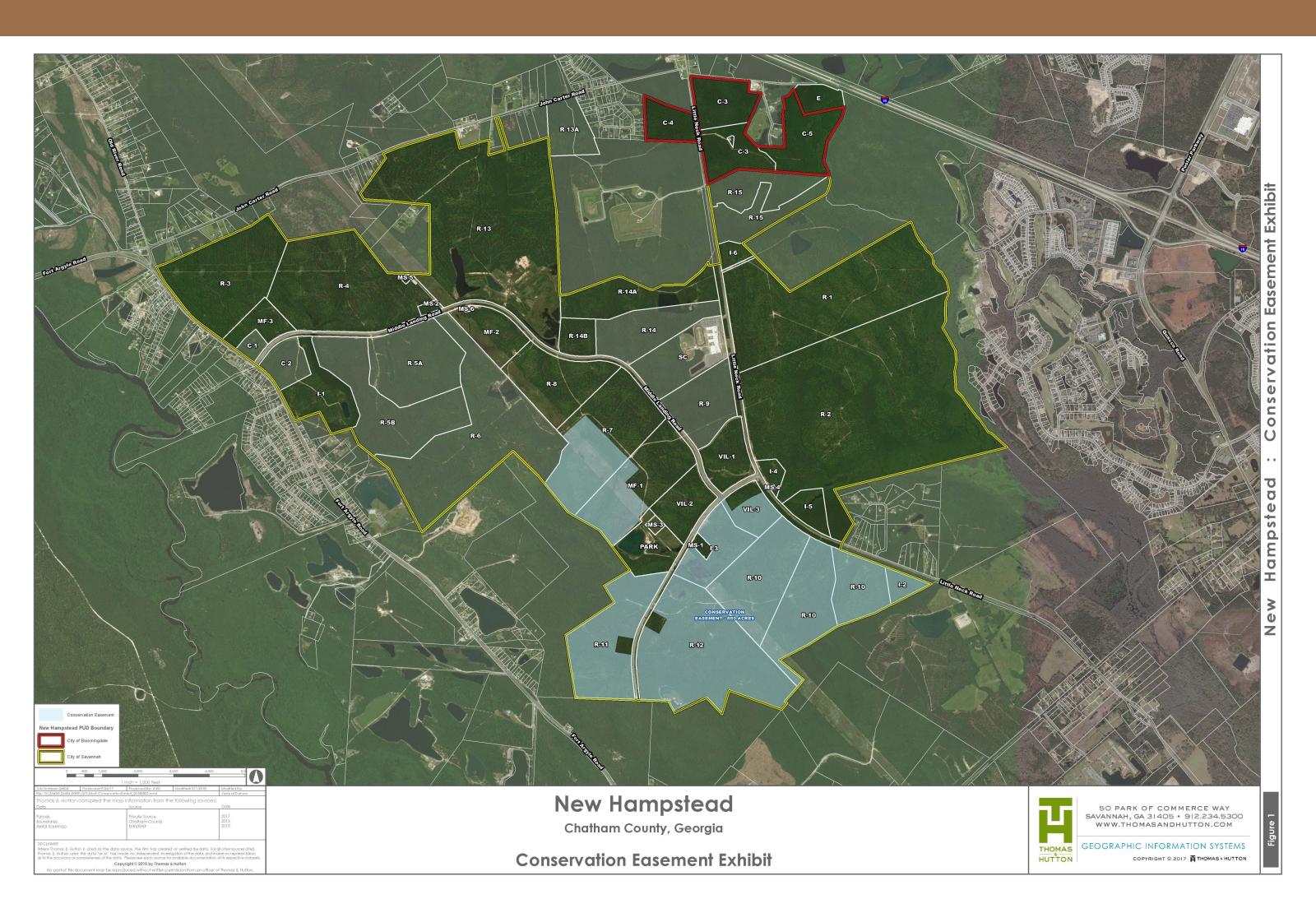
- Conversion of 863.26 acres of single family residential, institutional, multi-family and village areas to parks. These areas were submitted to a conservation easement and are labeled as "P Nature Preserve" on the Master Plan.
- Relocation of the village area westward outside of the new parks, labeled Vil-1, Vil-2A,Vil 2-B,Vil 2-C and Vil-3
- Conversion of multi-family parcel on Ga Hwy 204 to single family residential, labeled R-3A, and conversion of institutional parcel across the street to multi-family labeled MF-4
- Conversion of single family residential parcel on High Gate Boulevard to commercial, labeled C-6

CHANGES TO LAND USE PLAN (continued)

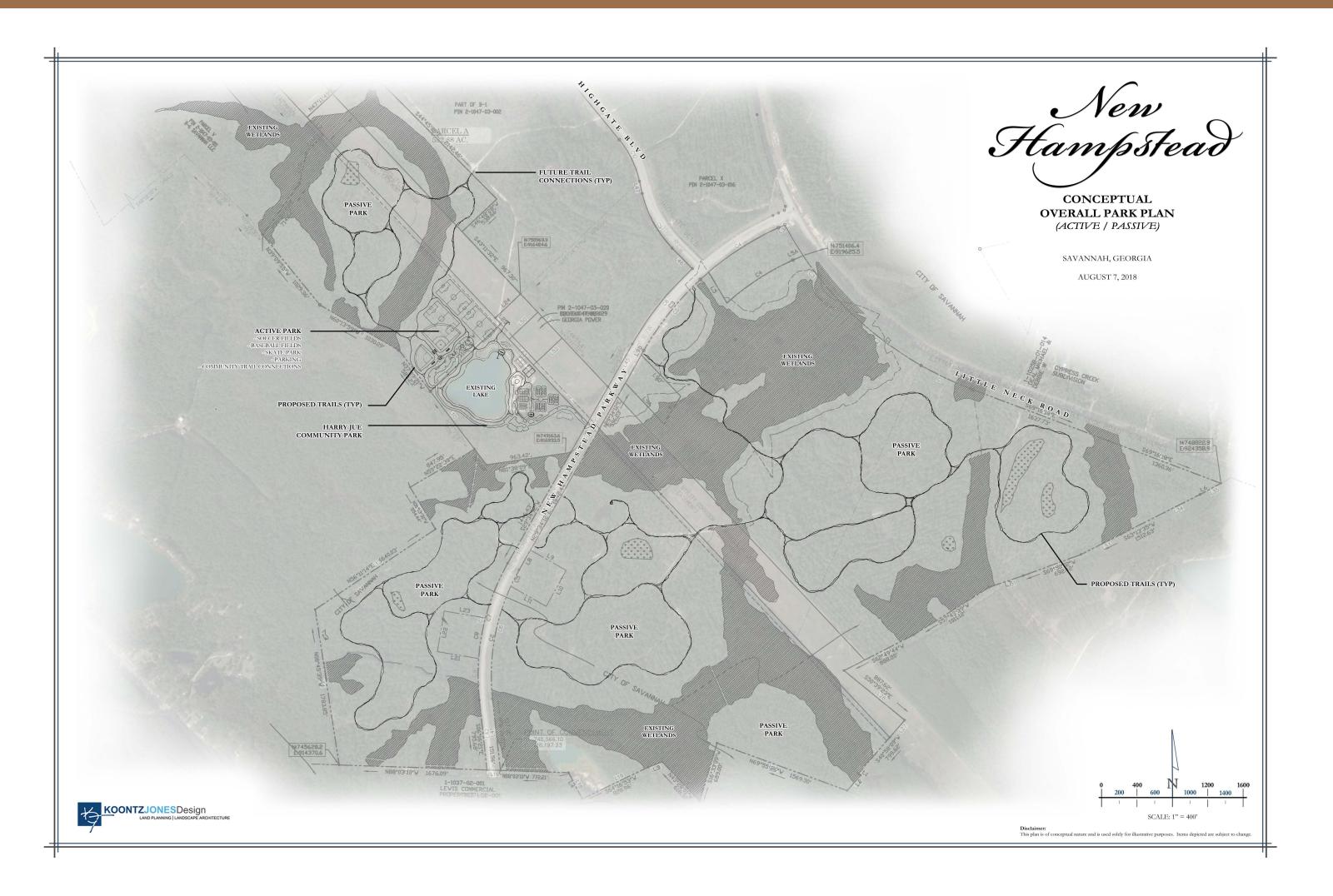
- Conversion from institutional and residential to commercial of parcel labeled C-7 on Little Neck Road
- Conversion from single-family residential and institutional to multi-family and commercial of parcels labeled MF-5 and C-8 on Little Neck Road
- Conversion from single-family residential to institutional of parcel labeled I-7 on Little Neck Road

Net maximum density decrease from 11,275 to 9,819

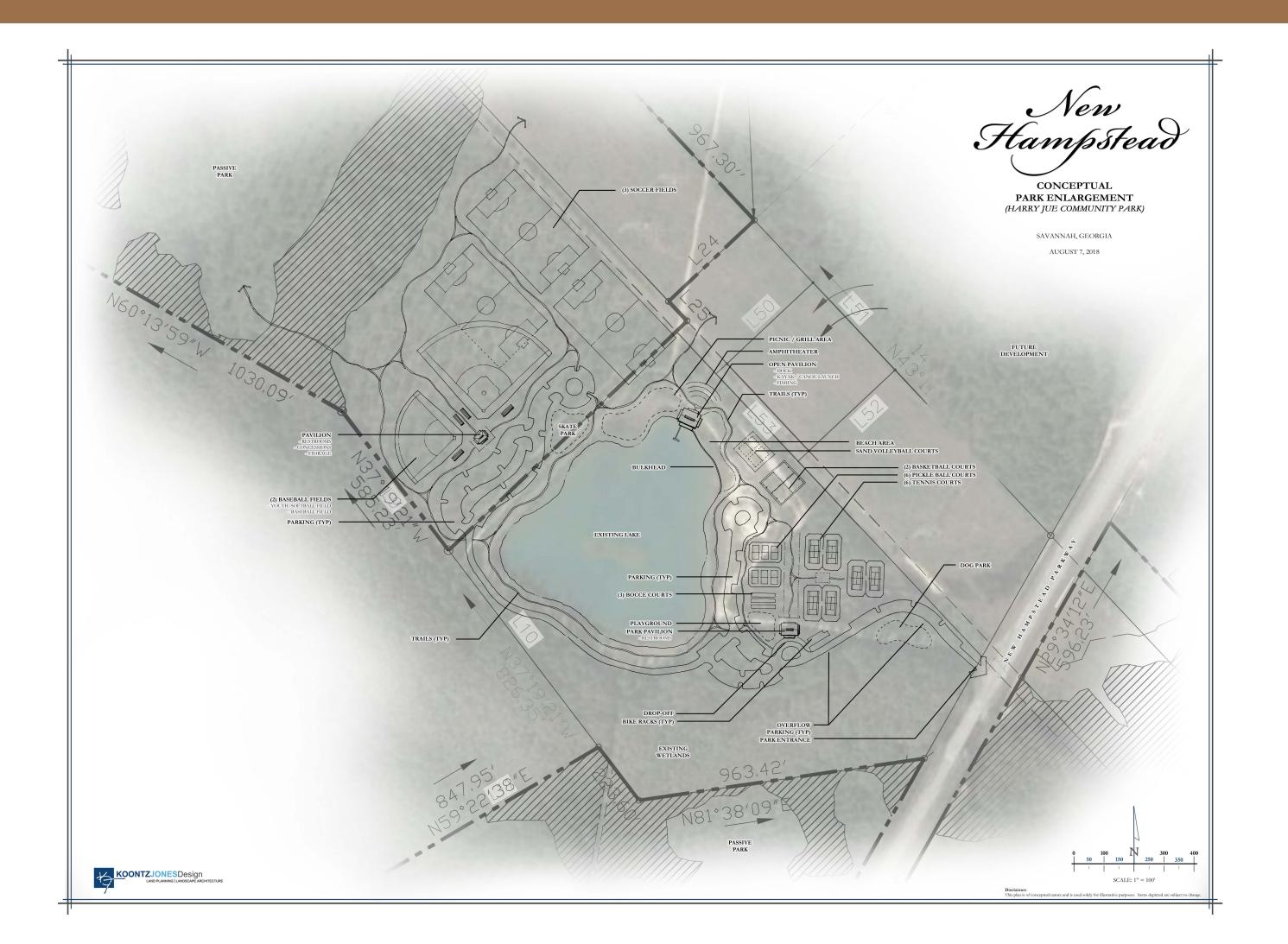
CONSERVATION EASEMENT



ACTIVE AND PASSIVE PARK



PARK ENLARGEMENT



NEXT STEPS



Anticipated City approval of Amended Land Use Plan - Late 2018



Home sales in existing neighborhoods



Anticipated parcel sales for future development first quarter of 2019



Entry monumentation second quarter of 2019

DEVELOPMENT AND ABSORPTION SCHEDULE PROJECTS

| Development Type | 2019 | 2022 | 2027 | 2032 | 2037 |
|--|------|---------|---------|---------|---------|
| Residential (Units) (Single-Family & Multi-Family | 250 | 1750 | 2500 | 2500 | 2500 |
| Commercial (Square Feet) | -0- | 180,000 | 500,000 | 500,000 | 500,000 |

TOTALS AT BUILDOUT

Residential units (Single-Family & Multi-Family) 9500 units

Commercial space: 1,680,000 sf

Property tax base at buildout: \$4 billion

Annual Revenue to City using current millage \$20 million rate

The projections of development activity are subject to economic cycles and real estate market conditions that may vary over the life of the Project thus affecting sequence, timing, product-mix, absorption, and completion timetable.

QUESTIONS & ANSWERS

