

COVID-ADJUSTED DEVELOPMENT PLAN

In the wake of the adverse impact of Covid19 to retail development, the Sponsor Developer has bifurcated the project into 2 phases – residential followed by commercial. This provides for a window of time to fully assess the impact of Covid19.

If experiential retail bounces back from Covid19, vertical construction on commercial can be commenced immediately. Otherwise, the commercial segment can be reprogrammed accordingly. Moreover, the project is already entitled for additional residential density.

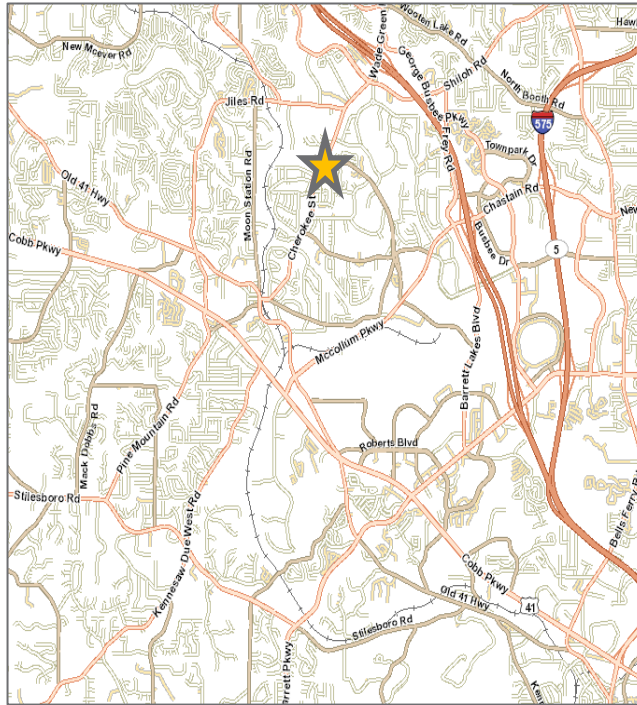
Sanctuary Companies, Inc. | Sponsor Developer

Sanctuary Companies, Inc. is an established commercial real-estate developer with over 25 years of successful experience. Further, this is the Sponsor’s fourth project in the Kennesaw submarket.

FINANCIAL HIGHLIGHTS

PROJECT COST	\$46,779,094
DEBT	\$30,406,411
EQUITY	\$16,372,383
CASH ON CASH	2.18X
HOLD PERIOD	3-5 years
PROJECTED IRR	+33.8%
EQUITY MULTIPLE	+4.46X
YIELD ON COST	+11.8%
DSCR	+2.58x
DEBT YIELD	+13.6%

Unique Financing Proposition: Nysa Capital, LLC (“Nysa”) has been engaged as the exclusive financial advisor to arrange debt and pref/LP equity financing for the construction and development of a 7.11-acre rental residential, commercial & office mixed-use lifestyle development known as Schoolhouse Village project located at 6997 Keene Street, Kennesaw, GA.



Property Overview:

- 7.11-acre development commercial property located in downtown Kennesaw, Cobb County, Georgia (former site of Martha Moore Elementary School).
- Downtown Kennesaw is considered to be the subject’s primary target market and the project benefits from being an integral component of the new walkable Downtown Kennesaw ecosystem with both residential and business demand generators.
- The Project will transform downtown Kennesaw and be a central gathering venue for this vibrant community. The walkable environment will be populated with a brewery; eateries and bistros; outdoor gathering places and event venues; luxury residences; retail boutiques; and, premium office space.
- The residential segment consists of 56 single-family rental townhomes.

Risk Mitigation Attributes:

- Kennesaw State University Enrollment 35,000 and growing – steady increase of 18-29-year-old age group population.
- Limited competitive products with multi-family offering as Demand Consistently Outpaces Supply in the market.
- New construction provides the ability to “bounce over” any near-term adverse impact related to COVID19.
- Proceeds from the municipal bond issuance will be used to reduce risk and to enhance investor IRR.

For Information Contact:

Nysa CAPITAL
 Monarch Tower
 3424 Peachtree Road NE
 Suite 1150
 Atlanta, GA 30326
ProjectTeam@NysaCapital.com
 Phone: (404) 239-2222