



# Major Investment Report

October 2007

2006 Completed



Project	<b>Claiborne Apartments</b>
Description	Residential rental units in historically appropriate new construction
Size	8 Units
Location	258 N. Claiborne Street
Developer	Ted Pitsios
Completion	2006
Investment	\$600,000



Project	<b>459 Dauphin Street</b>
Description	Renovation of historic 1860s storefront to office and three residential units
Size	7300 SF on three floors
Location	459 Dauphin Street
Developer	Tom Townsend
Completion	2006
Investment	\$500,000



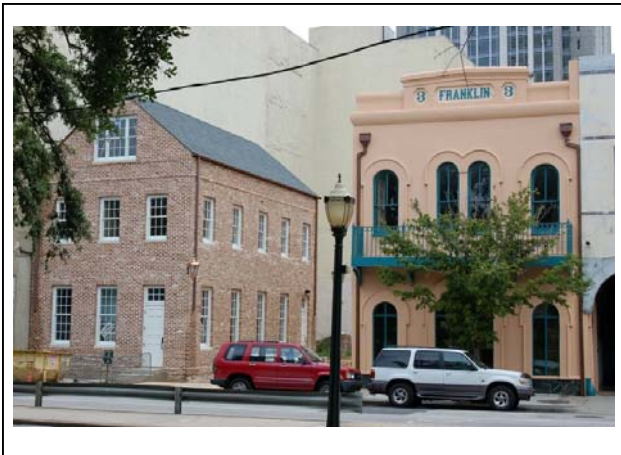
Project	<b>Hurricane Brewery</b>
Description	Remodel of closed restaurant and brewery
Size	10,800 SF on three floors
Location	225 Dauphin Street
Developer	Hurricane Brewery LLC
Completion	2006
Investment	\$1,091,000



Project	<b>Burns, Cunningham, Mackey Office Renovation</b>
Description	Renovation of commercial office space for law firm
Size	6900 SF on two floors
Location	50 St. Emmanuel Street
Developer	Burns, Cunningham, Mackey
Completion	2006
Investment	\$300,000



Project	<b>MDi Media Group</b>
Description	Renovation of former antiques store to office space
Size	8000 SF
Location	601 Dauphin Street
Developer	Starke Irvine
Completion	2006
Investment	\$200,000



Project	<b>Bedsole Complex</b>
Description	Restoration of historic fire house & construction of new Charleston side house for office & residential
Size	4000 sq ft and 2000 sq ft.
Location	6 & 8 St. Joseph Street
Developer	Ann Bedsole
Completion	2006
Investment	\$1,000,000



Project	<b>Lyons, Pipes and Cook</b>
Description	Reconstruction of commercial building severely damaged by Hurricane Katrina
Size	16,000 SF on two floors
Location	2 North Royal
Developer	LPC Properties
Completion	2006
Investment	\$250,000



Project	<b>Conti Street Apartments</b>
Description	Rebuilding of fire damaged apartment building
Size	3 units
Location	459 Conti Street
Developer	Wendell Quimby
Completion	2006
Investment	\$100,000



Project	<b>Royal Scam</b>
Description	Conversion of art gallery into restaurant with courtyard
Size	3000SF including courtyard
Location	72 South Royal Street
Developer	David Rasp
Completion	2006
Investment	\$200,000




Project	<b>Saenger Theatre</b>
Description	Extensive renovation of historic performing arts theatre
Size	1990-seat theatre
Location	6 South Joachim Street
Developer	Centre for the Living Arts
Completion	2006
Investment	\$7,400,000




Project	<b>IPC</b>
Description	Complete renovation of two story building damaged from Hurricane Katrina
Size	6000 SF
Location	64 North Royal Street
Developer	Clifton Inge, IPC Industries
Completion	2006
Investment	\$600,000

## 2007 Completed

	Project	<b>7 North Royal</b>
	Description	Renovation of commercial space heavily damaged in Hurricane Katrina
	Size	2200 SF on two floors
	Location	7 North Royal Street
	Developer	LPC Properties
	Completion	2007
	Investment	\$750,000

	Project	<b>St. Emanuel Place</b>
	Description	Conversion of vacant building into 11 apartments and Hancock Bank central office
	Size	21,272 square feet
	Location	Dauphin and St. Emanuel Streets
	Developer	JTB Group
	Completion	2007
	Investment	\$1,100,000

	Project	<b>Mobile Public Library Expansion</b>
	Description	Renovation of existing Greek Revival building and major expansion
	Size	22,000 SF expansion
	Location	701 Government Street
	Developer	Mobile Public Library
	Completion	2007
	Investment	\$10,000,000



Project	<b>RSA Battle House Hotel and Office Tower</b>
Description	Renovation of historic hotel and construction of new 35-story office tower
Size	250 hotel rooms, 534,000SF leasable office space
Location	Dauphin Street and Water Street
Developer	Retirement Systems of Alabama
Completion	2007
Investment	\$200,000,000



Project	<b>Clarkson Townhouses</b>
Description	New residential construction with historic design
Size	4 townhouses, 1850 SF each
Location	500 block of Dauphin Street
Developer	Oakleigh Venture Revolving Fund
Completion	2007
Investment	\$1,000,000



Project	<b>Guesnard House</b>
Description	Restoration of the exterior of an historic home now used as church offices
Size	
Location	51 S. Jackson Street
Developer	Government Street Presbyterian Church
Completion	2007
Investment	\$50,000



Project	<b>Woodlands Bank</b>
Description	Renovation of first floor space in the Park Building for Woodlands Bank
Size	3000 SF
Location	200 Dauphin Street
Developer	Helix Properties
Completion	2007
Investment	\$300,000



Project	<b>Lafayette Plaza Hotel</b>
Description	Renovation of dated hotel to obtain the Holiday Inn affiliation
Size	160 rooms
Location	301 Government Street
Developer	Lafayette Plaza LLC
Completion	2007
Investment	\$6,000,000



Project	<b>Alabama Power Parking Lot</b>
Description	Landscaped and fenced surface parking lot for customers and employees
Size	28,000 square feet
Location	St. Michael and St. Joseph Streets
Developer	Alabama Power
Completion	2007
Investment	



Project	<b>Mattress Factory Lofts</b>
Description	Conversion of factory space to loft condominiums
Size	25 units, 32,000 square feet
Location	412-416 Dauphin Street
Developer	Mobile Lofts, LLC
Completion	2007
Investment	\$2,800,000



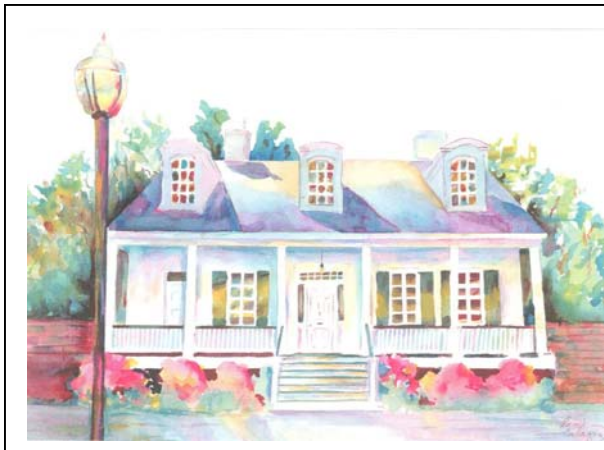
Project	<b>St. Louis Lofts</b>
Description	Conversion of a 1920s restaurant supply store into condominiums
Size	21 loft units
Location	308 St. Louis Street
Developer	Steven Barr
Completion	2007
Investment	\$3,500,000



Project	<b>Samurai J</b>
Description	Sushi restaurant
Size	3500 square feet
Location	Dauphin Street
Developer	Naman Properties
Completion	2007
Investment	\$100,000



Project	<b>Market at 219</b>
Description	Neighborhood market offering fresh produce, convenience items and gourmet foods
Size	2400 square feet
Location	Conti Street
Developer	Todd Henson
Completion	2007
Investment	



Project	<b>Bishop Portier House</b>
Description	Renovation of the historic building that once served as the home of the first bishop of Mobile.
Size	5000 square feet
Location	Conti Street
Developer	Archdiocese of Mobile
Completion	2007
Investment	<b>\$250,000</b>



Project	<b>Christ Church Cathedral</b>
Description	Renovation of historic church including stained glass window repair and restoration of interior
Size	6500 square feet in the sanctuary, 500 seats
Location	115 South Conception Street
Developer	Christ Church Cathedral
Completion	2007
Investment	\$3,000,000





Project	<b>Olensky Brothers Office and School Supply</b>
Description	Renovation of existing retail space to add mezzanine and update interior & exterior
Size	3000 square feet
Location	28 South Royal Street
Developer	Fabian Olensky and Jay Olensky
Completion	2007
Investment	\$200,000



Project	<b>Riverview Plaza Hotel</b>
Description	Renovation of hotel to Renaissance property
Size	374 Rooms
Location	64 S. Water Street
Developer	Retirement Systems of Alabama
Completion	2007
Investment	\$70,000,000

## 2007 Underway

	<table border="0"> <tr> <td>Project</td> <td><b>Neisner Building</b></td> </tr> <tr> <td>Description</td> <td>Renovation of former retail space into office space for engineering firm</td> </tr> <tr> <td>Size</td> <td>25,000 SF</td> </tr> <tr> <td>Location</td> <td>22-26 S. Royal Street</td> </tr> <tr> <td>Developer</td> <td>Hargrove &amp; Associates</td> </tr> <tr> <td>Completion</td> <td>2007</td> </tr> <tr> <td>Investment</td> <td>\$1,500,000</td> </tr> </table>	Project	<b>Neisner Building</b>	Description	Renovation of former retail space into office space for engineering firm	Size	25,000 SF	Location	22-26 S. Royal Street	Developer	Hargrove & Associates	Completion	2007	Investment	\$1,500,000
Project	<b>Neisner Building</b>														
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Size	25,000 SF														
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Developer	Hargrove & Associates														
Completion	2007														
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Description	Reconstruction of burned building into an art house theatre and residential units above														
Size	9000 SF on three floors														
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Size	6000 SF on two floors														
Location	210 Dauphin Street														
Developer	Max Morey/John Switzer														
Completion	2008														
Investment	\$500,000														



Project	<b>202 Project</b>
Description	Rehab of office space with parking on ground floor for use by advertising agency.
Size	10,000 SF office space, 10,000 SF interior parking
Location	202 Government Street
Developer	202 Project LLC
Completion	2008
Investment	\$1,100,000



Project	<b>Central Optical</b>
Description	Renovation of 1904 building for 8 office condominium units
Size	21,000 square feet
Location	54-56 St. Emanuel Street
Developer	Peebles and Cameron
Completion	Summer 2008
Investment	\$1,400,000




Project	<b>Parkside Home and Garden</b>
Description	Renovation of former bar into home and garden retail store with two apartments above
Size	4800 SF
Location	Conti and St. Emanuel Streets
Developer	Tim Burt
Completion	2008
Investment	\$500,000




Project	<b>Hampton Inn</b>
Description	New construction of hotel and parking facilities
Size	155 Rooms
Location	Royal Street
Developer	Cowart Hospitality Services, LLC; Owner—Windwood-Mobile, LLC
Completion	2008
Investment	\$15,000,000

	Project	<b>The O'Gwynn</b>
	Description	Renovation of office and commercial space into condominium units
	Size	10 units, 17,000 square feet
	Location	16-20 S. Conception Street
	Developer	O'Gwynn LLC
	Completion	Summer 2008
	Investment	\$2,000,000

	Project	Senior Bowl Headquarters
	Description	Renovation of restaurant space for offices and Hall of Fame display
	Size	8200 square feet
	Location	151-153 Dauphin Street
	Developer	Mobile Arts and Sports Association
	Completion	Summer 2008
	Investment	\$750,000


	Project	<b>The Carriage Works</b>
	Description	Conversion of original carriage house into condominiums with adjacent new construction
	Size	7 condos in existing building, 4 townhouses in new building. 10,000 square feet total
	Location	709 Dauphin Street
	Developer	Carriage House LLC
	Completion	2007
	Investment	\$2,500,000


 <p style="font-size: small;">PERSPECTIVE Centre for the Living Arts</p> <p style="font-size: small;"><b>Mathes Brierre</b> ARCHITECTS</p>	Project	<b>Space 301</b>
	Description	Phase 2 of conversion of former newspaper facility into a contemporary arts center
	Size	35,000 SF
	Location	301 Conti Street
	Developer	Centre for the Living Arts
	Completion	2008
	Investment	\$5,000,000




Project	<b>St. Emanuel Project</b>
Description	Conversion of former Lerner's Department Store into mixed-use commercial & residential project
Size	6200 SF
Location	10 St. Emanuel Street
Developer	MDM LLC
Completion	2008
Investment	\$1,000,000

## 2008 Projected

	Project	<b>Gayfers</b>
	Description	Renovation of vacant department store into ground floor commercial space and condominiums above
	Size	82,000 SF
	Location	Dauphin Street
	Developer	Bo Wilson and Shaul Zislin
	Completion	2008-09
	Investment	

	Project	<b>River City Granite Residential Project</b>
	Description	Renovation of a cluster of abandoned houses into multi-family units
	Size	3 duplexes, 1 4-plex, 1 shotgun house
	Location	Corner of Congress and Washington Streets
	Developer	Bob Rogers
	Completion	2008
	Investment	

	Project	<b>Spear-Barter</b>
	Description	Renovation of historic house for use as office space
	Size	6250 square feet
	Location	163 St. Emanuel Street
	Developer	Larry Posner
	Completion	2008
	Investment	\$1,200,000



Project	<b>753 St. Louis Project</b>
Description	Renovation of former wholesale florist warehouse into 16 condominiums
Size	18,500 square feet
Location	753 St. Louis Street
Developer	Victor Helmsing
Completion	2008
Investment	Not Available




Project	<b>Dauphin Street Bakery</b>
Description	Renovation of vacant building into a specialty bakery on the ground floor and a residence above
Size	3800 square feet
Location	451 Dauphin Street
Developer	Jan Irwin
Completion	2008
Investment	Not Available




Project	<b>Dauphin Street Wine Bar</b>
Description	Renovation of vacant building into a wine bar on the ground floor and two residences above
Size	4000 square feet
Location	453 Dauphin Street
Developer	Luke Fondren
Completion	2008
Investment	Not Available

## Projected

	Project	<b>250 St. Francis Street: A Condominium</b>
	Description	New construction of 32 condominium units with central courtyard
	Size	840—2000 SF
	Location	250 St. Francis Street
	Developer	St. Francis Street Partners, LLC
	Completion	2008
	Investment	\$9,000,000

	Project	<b>Buick Building</b>
	Description	Conversion of auto parts building into residential units
	Size	30 units, 32,000 SF total
	Location	St. Louis Street
	Developer	JTB Group
	Completion	2009
	Investment	\$2,000,000

	Project	<b>Federal Courthouse Project</b>
	Description	New construction of federal court facility on 3.7 acre site including 10 courtrooms & chambers
	Size	347,000 square feet
	Location	St. Louis Street
	Developer	General Services Administration
	Completion	2010
	Investment	\$75,000,000



Project	<b>Maritime Museum</b>
Description	Construction of new Maritime Museum on the waterfront
Size	90,000 SF
Location	Mobile Landing
Developer	Maritime Museum of the Gulf of Mexico
Completion	2008-09
Investment	\$40,000,000



Project	<b>Water Street Landing</b>
Description	New retail and condo high rise on the waterfront
Size	150 units, 60,000 SF of retail
Location	Water Street
Developer	Oliver and Associates
Completion	2009
Investment	\$90,000,000