




Major Investment Report

2008 Completed

August 2008

	Project	Parkside Home and Garden
	Description	Renovation of former bar into home and garden retail store with two condominiums above
	Size	4800 SF
	Location	51 South Conception Street
	Developer	Tim Burt
	Completion	2008
	Investment	\$500,000

	Project	The Carriage Works
	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	2008
	Investment	\$2,500,000

	Project	Space 301
	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	\$5,200,000

Please note: The Downtown Mobile Alliance makes no representation as to the accuracy of the information contained herein. Data was obtained from a variety of sources including, but not limited to, public record, owner estimates and comparable project comparisons.



Project	Red Square Agency
Description	Renovation of empty office space with ground floor parking for use by advertising agency
Size	10,000 SF
Location	202 Government Street
Developer	202 Project LLC
Completion	2008
Investment	\$1,100,000



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	\$1,000,000



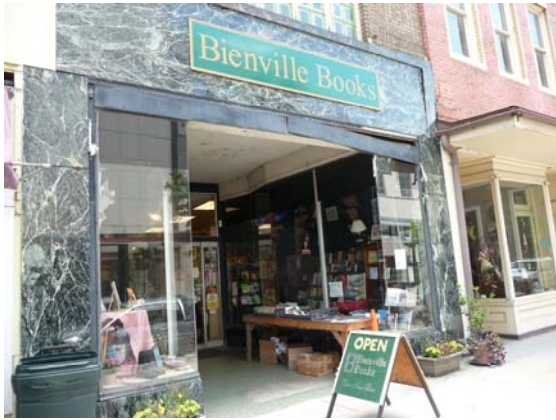
Project	809 Government Street
Description	Renovation of vacant building, now leased as a copy shop.
Size	1173 SF
Location	809 Government Street
Developer	Mobile Housing Board
Completion	2008
Investment	\$125,000



Project	Hannah Houses
Description	Stabilization of two historic houses that will be part of the proposed Federal Court House complex
Size	6000 SF
Location	157 & 159 Conception Street
Developer	GSA & Basulto Management Consulting
Completion	2008
Investment	\$200,000



Project	Manhattan Club
Description	Renovation of live music night club into a more upscale dance club
Size	2600 SF
Location	216 Dauphin Street
Developer	David Cadren
Completion	Summer 2008
Investment	\$50,000




Project	Bienville Books Expansion
Description	Expansion of retail bookstore into additional upstairs loft space.
Size	1600 square feet
Location	109 Dauphin Street
Developer	DOMO, LLC
Completion	September 2008
Investment	\$70,000




Project	Pollock Building
Description	Remodel of historic building for professional office space
Size	5000 SF
Location	501 Government Street
Developer	Altmayer Investments, LLC
Completion	Fall 2008
Investment	\$50,000

2008 Underway

	Project	The O'Gwynn
	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	Crescent Theatre
	Description	Reconstruction of burned building into an art house theatre and residential units above
	Size	9000 SF on three floors
	Location	208 Dauphin Street
	Developer	Max Morey/John Switzer
	Completion	Fall 2008
	Investment	\$1,600,000

	Project	210 Dauphin
	Description	Renovation of fire damaged building into banquet hall and condos; part of Crescent Theatre project
	Size	6000 SF on two floors
	Location	210 Dauphin Street
	Developer	Max Morey/John Switzer
	Completion	2008
	Investment	\$500,000



Project	Hargrove & Associates
Description	Renovation of two large, former department stores into office space for growing engineering firm
Size	30,000 SF
Location	22-26 S. Royal Street
Developer	Hargrove & Associates
Completion	Fall 2008
Investment	\$2,000,000



Project	St. Emanuel Office Condo Project
Description	Conversion of vacant 1904 building into 8 office condominium units
Size	21,000 SF
Location	54-56 St. Emanuel Street
Developer	Peebles % Cameron
Completion	Spring 2009
Investment	\$1,400,000



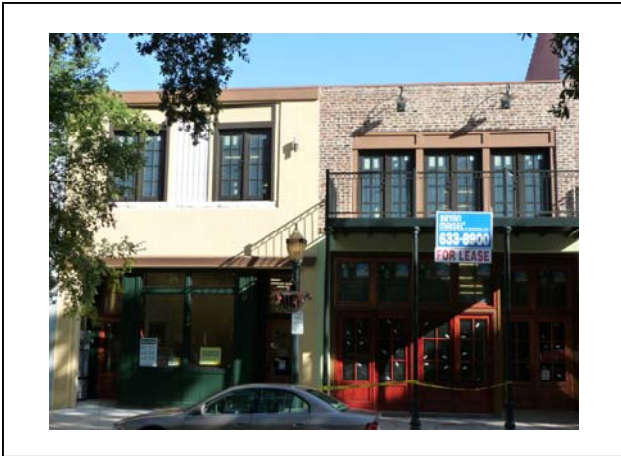
Project	Hampton Inn
Description	New construction of hotel and parking facilities
Size	155 Rooms
Location	Royal Street
Developer	Cowart Hospitality Services, LLC; Owner—Windwood-Mobile, LLC
Completion	December 2008
Investment	\$15,000,000



Project	Posner Office Project
Description	Renovation of deteriorating historic houses in Fort Conde Village in premier bed and breakfast
Size	6250 SF
Location	163 S. St. Emanuel Street
Developer	Larry Posner
Completion	Spring 2009
Investment	\$1,200,000



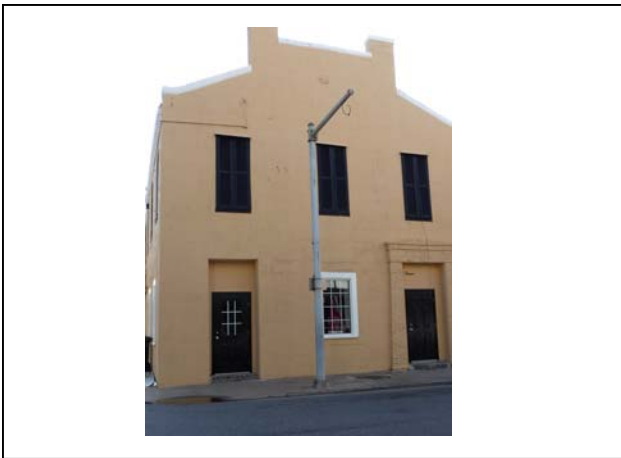
Project	Leavell Investment Management Headquarters
Description	Conversion of former Metals USA building into offices for an investment banking firm
Size	8000 SF
Location	210 St. Joseph Street
Developer	Leavell Investment Management, LLC
Completion	December 2008
Investment	\$2,000,000



Project	159 & 161 Dauphin Street
Description	Renovation of two buildings into premium office and retail space on Bienville Square
Size	6600 SF
Location	159 & 161 Dauphin Street
Developer	Bienville Properties
Completion	Fall 2008
Investment	\$200,000



Project	Coastal Bank and Trust
Description	Renovation of ground floor storage space in the Athelston Club for retail bank
Size	8000 SF
Location	170 St. Francis Street
Developer	Athelston Club/Coastal Bank & Trust
Completion	December 2008
Investment	\$500,000



Project	Michael's Downtown Café
Description	Renovation of vacant restaurant space into café serving brunch, lunch and dinners-to-go
Size	1200 SF
Location	101 N. Conception Street
Developer	Michael Ivy
Completion	Fall 2008
Investment	



Project	El Toro
Description	Renovation of vacant building into a Southwestern restaurant
Size	2000 SF
Location	609 Dauphin Street
Developer	Wendell Quimby
Completion	Fall 2008
Investment	



Project	Church Street East Housing
Description	12 new homes with historic architecture are being built on vacant lots
Size	1500 SF average
Location	Monroe, Scott and S. Jefferson Streets
Developer	Mobile Housing Board
Completion	Summer 2009
Investment	\$2,400,000



Project	Delashment and Marchand
Description	Renovation of vacant former bar into class A office space for law offices of Delashment & Marchand
Size	4500 SF
Location	462 Dauphin Street
Developer	DEL-MAR Holdings, LLC
Completion	Winter 2008
Investment	\$600,000



Project	Mobile Bar Pilots Office
Description	Construction of new office space for area bar pilots
Size	2400 SF
Location	201 N. Jackson Street
Developer	Mobile Bar Pilots, LLC
Completion	Fall 2008
Investment	\$300,000



Project	10 St. Emanuel
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	2009
Investment	\$1,000,000



Project	Baptist Oaks Apartments
Description	Major renovation of 53-unit senior living apartment complex
Size	53-units
Location	800 Conti Street
Developer	BREC Development
Completion	December 2008
Investment	\$1,750,000



Project	Dunbar Middle School
Description	Renovation of interior and exterior of 2-story building on middle school campus
Size	
Location	500 St. Anthony Street
Developer	Mobile County Public School System
Completion	December 2008
Investment	\$1,900,999



Project	The Muddy Vine
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

2009 Projected

	<table border="1"> <tr> <td>Project</td> <td>Gayfers</td> </tr> <tr> <td>Description</td> <td>Renovation of vacant department store into ground floor commercial space and condominiums above</td> </tr> <tr> <td>Size</td> <td>82,000 SF</td> </tr> <tr> <td>Location</td> <td>Dauphin Street</td> </tr> <tr> <td>Developer</td> <td>Gayfer Ventures, LLC</td> </tr> <tr> <td>Completion</td> <td>2009</td> </tr> <tr> <td>Investment</td> <td></td> </tr> </table>	Project	Gayfers	Description	Renovation of vacant department store into ground floor commercial space and condominiums above	Size	82,000 SF	Location	Dauphin Street	Developer	Gayfer Ventures, LLC	Completion	2009	Investment	
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Size															
Location	7, 9, 11 Cedar Street														
Developer	Casey Ginn														
Completion	2008														
Investment	\$250,000														



Project	753 St. Louis Project
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	Dauphin Street Bakery
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	DeTonti Square Condominiums
Description	New construction of 4 condominium units
Size	6933 SF total
Location	Congress Street
Developer	Etsie Foreman
Completion	Summer 2009
Investment	\$750,000

Projected

	Project	250 St. Francis Street: A Condominium
	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	Buick Building
	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	Federal Courthouse Project
	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 **Maritime Museum**

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

2007 Completed

	Project	7 North Royal
	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	St. Emanuel Place
	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	Mobile Public Library Expansion
	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	RSA Battle House Hotel and Office Tower
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	Clarkson Townhouses
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	Olensky Brothers Office and School Supply
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	Woodlands Bank
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	Lafayette Plaza Hotel
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	Riverview Plaza Hotel
Description	Renovation of hotel into a Renaissance property
Size	374 Rooms
Location	64 S. Water Street
Developer	Retirement Systems of Alabama
Completion	2007
Investment	\$70,000,000



Project	Mattress Factory Lofts
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	St. Louis Lofts
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	Samurai J
Description	Sushi restaurant
Size	3500 square feet
Location	Dauphin Street
Developer	Naman Properties
Completion	2007
Investment	\$100,000



Project	Market at 219
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	Bishop Portier House
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	\$250,000



Project	Christ Church Cathedral
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