



# Major Investment Report

## 2013 Completed

## First Quarter 2014



**Project:** Combined Mobile Rescue Mission and 15 Place

**Description:** The construction of a combined purposed-built facility to house both the Mobile Rescue Mission and 15 Place. Mobile Rescue Mission is a 165-bed, faith-based drug and alcohol rehab facility and 15 Place is a day service center for the homeless.

**Size:** N/A

**Location:** 279 N. Washington Street

**Developer:** Waterfront Rescue Mission

**Completion:** 2013

**Investment:** \$3,500,000



**Project:** Bank of the Ozarks

**Description:** The purchase and renovation of a former law office building into a bank branch and regional headquarters.

**Size:** 2,700 SF +/-

**Location:** 7 N. Royal Street

**Developer:** Bank of the Ozarks

**Completion:** 2013

**Investment:** \$625,000



**Project:** Panini Pete's

**Description:** The renovation of the vacant, former Little Kitchen Restaurant into a vibrant, modern café.

**Size:** 2,700 SF +/-

**Location:** 102 Dauphin Street

**Developer:** Panini Pete's and Pete Blohme

**Completion:** 2013




**Investment:** N/A

2013 Completed– Competed



Project:	<b>Club Xcite</b>
Description:	Renovation of a vacant building into a nightclub and hookah bar.
Size:	6000 SF +/-
Location:	270 Dauphin Street
Developer:	David Naman—Property Owner and Club Xcite—
Completion:	Tenant 2013
Investment:	N/A

## 2014 Underway

	<p>Project: <b>National Maritime Museum of the Gulf of Mexico—GulfQuest</b></p> <p>Description: GulfQuest has been established to celebrate the historical, economic and cultural significance of “America’s Seas and Regions.”</p> <p>Size: 90,000 SF</p> <p>Location: Mobile Waterfront Landing, due south of the Convention Center</p> <p>Developer: GulfQuest’s Board of Trustees and The City of Mobile</p> <p>Completion: Summer 2014</p> <p>Investment: \$52,000,000</p>
	<p>Project: <b>Van Antwerp Renovation</b></p> <p>Description: The acquisition and renovation of the historic Van Antwerp building. The 10-story building suffered from deferred maintenance and was vacant on floors 2-10 at the time of purchase.</p> <p>Size: 58,00 SF +/-</p> <p>Location: 101 Dauphin Street (Intersection of Dauphin/Royal Sts)</p> <p>Developer: Retirement Systems of Alabama</p> <p>Completion: Early 2014</p> <p>Investment: \$6,000,000—\$12,000,000</p>
	<p>Project: <b>DeBrier Building Renovation</b></p> <p>Description: The 30-year vacant building will be renovated into multi-tenant Class A office space that will be home to Red Square Agency and NAI Mobile.</p> <p>Size: 20,000 SF +/-</p> <p>Location: 52-54 St. Emanuel Street</p> <p>Developer: Central Optical LLC</p> <p>Completion: Fall 2014</p> <p>Investment: N/A</p>

## 2014 Underway



Project:	<b>358-360 Dauphin Street</b>
Description:	The conversion of vacant and underutilized space into a mixed use complex. The renovation and new construction will feature residential and commercial uses.
Size:	8,000 SF
Location:	358-360 Dauphin Street
Developer:	Lighthouse Partners, LLC
Completion:	First Quarter 2015
Investment:	\$800,000





Project:	<b>Broad Street Retail Centers</b>
Description:	Construction of an attractive, well-landscaped and well-maintained retail facility on long undeveloped commercial property.
Size:	38,807 SF
Location:	Broad Street
Developer:	MLK Avenue Redevelopment Corporation
Completion:	First Quarter 2015
Investment:	\$3,200,000




Project:	<b>Noble South</b>
Description:	The acquisition and renovation into an upscale restaurant featuring updated southern entrees.
Size:	2,800 SF
Location:	203 Dauphin Street
Developer:	Robert Yarbrough and Chris Rainosek
Completion:	April 2014
Investment:	\$75,000

## 2014 Underway – Continued

	Project:	<b>Fire House Wine Bar</b>
	Description:	Renovation of office space into mixed-use space with a vibrant wine bar on the ground floor and residential space on the second floor.
	Size:	1,800 SF
	Location:	216 St. Francis Street
	Developer:	Alma Associates LLC—Property Owner and Firehouse Bar Inc—Tenant
	Completion:	2014
Investment:	N/A	

	Project:	<b>Renovation of Gass Building</b>
	Description:	Renovation of long vacant commercial building into a mixed-use space.
	Size:	5,500 SF
	Location:	558 Dauphin Street
	Developer:	Marc Jackson
	Completion:	2014
Investment:	N/A	

## 2014-2015 Projected

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

## 2012 Completed



Project:	<b>Pita Pit</b>
Description:	The renovation of an unused restaurant space into the Pita Pit, a beautiful, fast-casual restaurant.
Size:	2,500 SF
Location:	211 Dauphin Street
Developer:	Pita City, LLC
Completion:	October 2012
Investment:	N/A



Project:	<b>Union Steakhouse</b>
Description:	The conversion of the International Union of Painters and Allied Trades office building into Downtown Mobile's upscale steak house.
Size:	2,100 SF
Location:	659 Dauphin Street
Developer:	Woodrow and Jim Walker
Completion:	November 2012
Investment:	N/A



Project:	<b>RSA TrustMark Building</b>
Description:	An extensive ground-up renovation of an outdated office building with deferred maintenance that was originally constructed in 1965.
Size:	280,000 SF
Location:	107 St. Francis Street
Developer:	Retirement Systems of Alabama
Completion:	Fall 2011
Investment:	\$45,000,000

## 2012 Completed– Continued



Project:	<b>TP Crockmier's</b>
Description:	The renovation of 250 Dauphin Street at a key intersection in Downtown Mobile and the relocation of TP Crockmier's, a well known restaurant to a key intersection in Downtown Mobile.
Size:	9,850 SF
Location:	250 Dauphin Street
Developer:	Bill and Mary Margaret Monahan
Completion:	October 2012
Investment:	\$800,000



Project:	<b>Alford Bolin Dowdy</b>
Description:	A long-vacant Dauphin Street storefront was renovated into office space for the law firm of Alford Bolin Dowdy.
Size:	3,100 SF
Location:	224 Dauphin Street
Developer:	David Naman—Property Owner and Alford Bolin Dowdy—Tenant
Completion:	June 2012
Investment:	\$50,000



Project:	<b>Cabo Coastal Cantina</b>
Description:	The renovation of the former Hurricane Brewery into a mixed use development with Cabo Coastal Cantina on the first floor and offices above.
Size:	11,193 SF
Location:	225 Dauphin Street
Developer:	Brew Port LLC—Property Owner and Cabo Coastal Cantina—Tenant
Completion:	First Quarter 2012
Investment:	\$75,000

## 2012 Completed– Continued



Project: **Pollman's Bakery**

Description: As a part of the renovation of the RSA Battle House Tower, Pollman's and the RSA reconfigured the bakery to overlook Bienville Square.

Size: 2,500 SF

Location: 107 St. Francis Street

Developer: Pollman's Bakery

Completion: April 2012

Investment: \$60,000



Project: **Freedom Court Reporting**

Description: Freedom Court Reporting renovated this long vacant building in DeTonti Square for an office building.

Size: 3,500 SF

Location: 260 N. Joachim Street (DeTonti Square Historic District)

Developer: Freedom Court Reporting

Completion: January 2012

Investment: \$60,000



Project: **Moe's Original BBQ**

Description: The renovation of a former Ford dealership into a Moe's Original BBQ restaurant and live music venue at the intersection of Dauphin Street and Springhill Avenue.

Size: 11,000 SF

Location: 701 Springhill Avenue

Developer: Wendell Quimby—Property Owner and Mark White and Moe's Original BBQ—Tenant

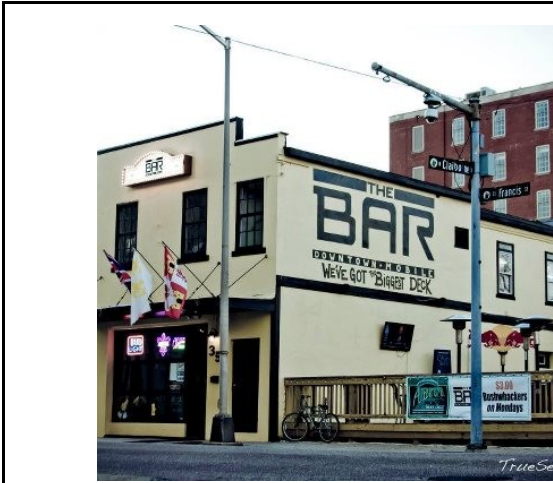
Completion: December 2012

Investment: \$200,000

## 2011 Completed



Project:	<b>DeTonti Square Townhomes</b>
Description:	These four town houses were recently constructed in the DeTonti Square neighborhood.
Size:	6,933 SF; 4-1,700 +/- SF townhomes
Location:	254 Congress Street
Developer:	Etsie Foreman
Completion:	May 2011
Investment:	\$750,000



Project:	<b>The Bar</b>
Description:	A former hair salon was renovated into a welcoming, neighborhood bar.
Size:	1,150 SF +/- plus a large deck
Location:	352 St. Francis Street (corner St. Francis and Claiborne Streets)
Developer:	The Bar
Completion:	Late 2011
Investment:	\$30,000



Project:	<b>Candlewood Inn &amp; Suites</b>
Description:	The new construction of an 81-room extended stay hotel at the corner of N Royal and St. Louis Streets.
Size:	54,000 SF
Location:	121 N. Royal Street
Developer:	Royal Street Hotel LLC
Completion:	December 2010
Investment:	\$9,000,000

## 2011 Completed- Continued



Project:	<b>Fort Conde Inn</b>
Description:	The historic Hall-Ford House which sat vacant for many years was restored to its grandeur and is now home to the 13-room Fort Conde Inn.
Size:	7,000 SF
Location:	165 St. Emanuel Street
Developer:	Ft. Conde Restoration Venture LLC
Completion:	July 2011
Investment:	\$2,700,000



Project:	<b>Kress Department Store Redevelopment</b>
Description:	Now home to RBC Wealth Management, the former Kress Department store was redeveloped for office space and now features an interior courtyard.
Size:	14,640 SF
Location:	115 Dauphin Street
Developer:	RA Hargrove Properties
Completion:	January 2011
Investment:	Not disclosed

## 2010 Completed



Project:	<b>Renovation of 451 Dauphin Street-The Haberdasher</b>
Description:	The renovation of a vacant building into mixed-use residential and commercial space. The Haberdasher is a lively, up scale bar featuring specialty cocktails that is located on the ground floor.
Size:	3,800 SF
Location:	451 Dauphin Street
Developer:	Jan Irwin—Property Owner and Naude Gouws—Tenant
Completion:	2010
Investment:	\$250,000

## 2010 Completed



Project: **Cathedral Place Apartments Renovation**

Description: An entire floor to ceiling renovation which entailed resealing the exterior, removing the mold, installing new flooring, and replacing the heating and air conditioning system.

Size: 192 units and a total of 84,000 SF

Location: 351 Conti Street

Developer: Catholic Housing of Mobile

Completion: July 2010

Investment: \$200,000