



# Major Investment Report

2011 Completed

3rd and 4th Quarter 2011



**Project:** Fort Conde Inn

**Description:** The historic Hall-Ford House which sat vacant for many years was restored to its grandeur and is now home to the 9 bedroom, 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:** Kress Department Store Redevelopment

**Description:** The former Kress Department store was redeveloped to feature an interior courtyard and serve as office space and is now home to RBC Wealth Management.

**Size:** 14,640 SF

**Location:** 115 Dauphin Street

**Developer:** RA Hargrove Properties

**Completion:** January 2011

**Investment:** Not disclosed



**Project:** Candlewood Inn & Suites

**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



Project:	<b>DeTonti Square Townhomes</b>
Description:	These four new construction townhomes fit beautifully into 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>453 Dauphin Street</b>
Description:	This long vacant building was renovated and is now the home of Entre Arts, an arts cooperative.
Size:	3,840 SF
Location:	453 Dauphin Street
Developer:	453 Dauphin Street LLC
Completion:	November 2010
Investment:	N/A



Project:	<b>Cathedral Place Apartments Renovation</b>
Description:	An entire floor to ceiling renovation which entailed re-sealing the exterior, mold removal, 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:	N/A

## 2011 Underway



Project:	<b>Renovation 225 Dauphin Street</b>
Description:	The renovation of the former Hurricane Brewery into a mixed use development with a restaurant on the first floor and office on the second and third floors.
Size:	11,193 SF
Location:	225 Dauphin Street
Developer:	Brew Port LLC
Completion:	Late 2011 or early 2012
Investment:	N/A



Project:	<b>RSA BankTrust Building</b>
Description:	An extensive ground-up renovation of an antiquated office building 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



Project:	<b>National Maritime Museum of the Gulf of Mexico—GulfQuest</b>
Description:	The construction of GulfQuest has been established to celebrate the historical, economic and cultural significance of “America’s Sea” and its coastal region.
Size:	90,000 SF
Location:	Mobile River, due south of the Convention Center
Developer:	GulfQuest’s Board of Trustees
Completion:	Late 2012
Investment:	\$52,000,000

2011-2012 Projected



Project:	<b>Combined Waterfront Rescue Mission and 15 Place</b>
Description:	The construction of a combined purposed-built facility to house both the Waterfront Rescue Mission's faith-based drug and alcohol rehab facility and 15 Place's meal for homeless program.
Size:	
Location:	279 N. Washington Street
Developer:	Waterfront Rescue Mission and 15 Place
Completion:	2013
Investment:	\$3,500,000



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

## 2010 Completed



Project:	<b>Renovation of 451 Dauphin Street</b>
Description:	The renovation of a vacant building into commercial space for a wine bar on the ground floor and a residence on the second floor.
Size:	3,800 SF
Location:	451 Dauphin Street
Developer:	Jan Irwin
Completion:	2010
Investment:	Not Available

## 2009 Completed



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:	2009
Investment:	\$2,000,000



Project:	<b>Posner Office Project</b>
Description:	Renovation of deteriorating historic houses in Fort Conde Village into office space
Size:	6,250 SF
Location:	163 S. St. Emanuel Street
Developer:	Larry Posner
Completion:	Spring 2009
Investment:	\$1,200,000



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: 2009  
Investment: \$2,000,000



Project: **The Carriage Works**  
Description: Conversion of a original, historic carriage house into 7 condominiums and adjacent new construction of 4 townhomes  
Size: 10,000 square feet total  
Location: 709 Dauphin Street  
Developer: Carriage House LLC  
Completion: 2009  
Investment: \$2,500,000



Project: **Pollock Building**  
Description: Remodel of historic building for professional office space  
Size: 5,000 SF  
Location: 501 Government Street  
Developer: Altmayer Investments, LLC  
Completion: Fall 2008  
Investment: \$50,000



Project: **Mobile Bar Pilots Office**  
Description: Construction of new office space for area bar pilots  
Size: 2,400 SF  
Location: 201 N. Jackson Street  
Developer: Mobile Bar Pilots, LLC  
Completion: 2009  
Investment: \$300,000



Project: **Leavell Investment Management Headquarters**  
Description: Conversion of former Metals USA building into offices for an investment banking firm  
Size: 8,000 SF  
Location: 210 St. Joseph Street  
Developer: Leavell Investment Management, LLC  
Completion: 2009  
Investment: \$2,000,000



Project: **Delashment and Marchand**  
Description: Renovation of vacant former bar into class A office space for law offices of Delashment & Marchand  
Size: 4,500 SF  
Location: 462 Dauphin Street  
Developer: DEL-MAR Holdings, LLC  
Completion: 2009  
Investment: \$600,000



Project: **Church Street East Housing Development**  
Description: 12 new homes with historic architecture are being built on vacant lots  
Size: 15,00 SF average  
Location: Monroe, Scott and S. Jefferson Streets  
Developer: Mobile Housing Board  
Completion: Summer 2009  
Investment: \$2,400,000



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: Early 2009  
Investment: \$1,750,000



Project:	<b>7-9 N Conception Street</b>
Description:	Park Building Phase 2
Size:	6,000 SF
Location:	7 & 9 N Conception Street
Developer:	Renovation for use as retailer-Inside Up and professional use-A&M Forest Consultants
Completion:	Summer 2009
Investment:	\$160,000