

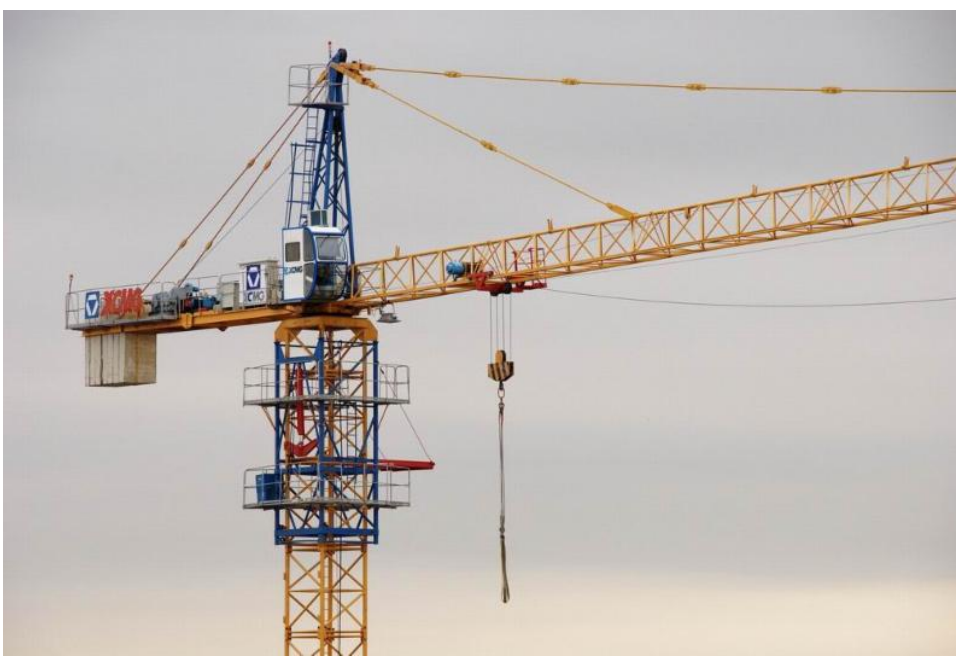
## WHAT IN THE WORLD IS THAT?

Greetings!



Atlanta is undergoing a fantastic and sometimes overwhelming construction surge that is difficult to overlook. Whether it's a new hospital building on Peachtree, a new apartment building or simply housing in your neighborhood, there are strange looking vehicles and equipment that you see every day that prompts you to say "What is that". This article is a fun primer on some bits and pieces of the commercial construction process.

### **Construction Cranes**



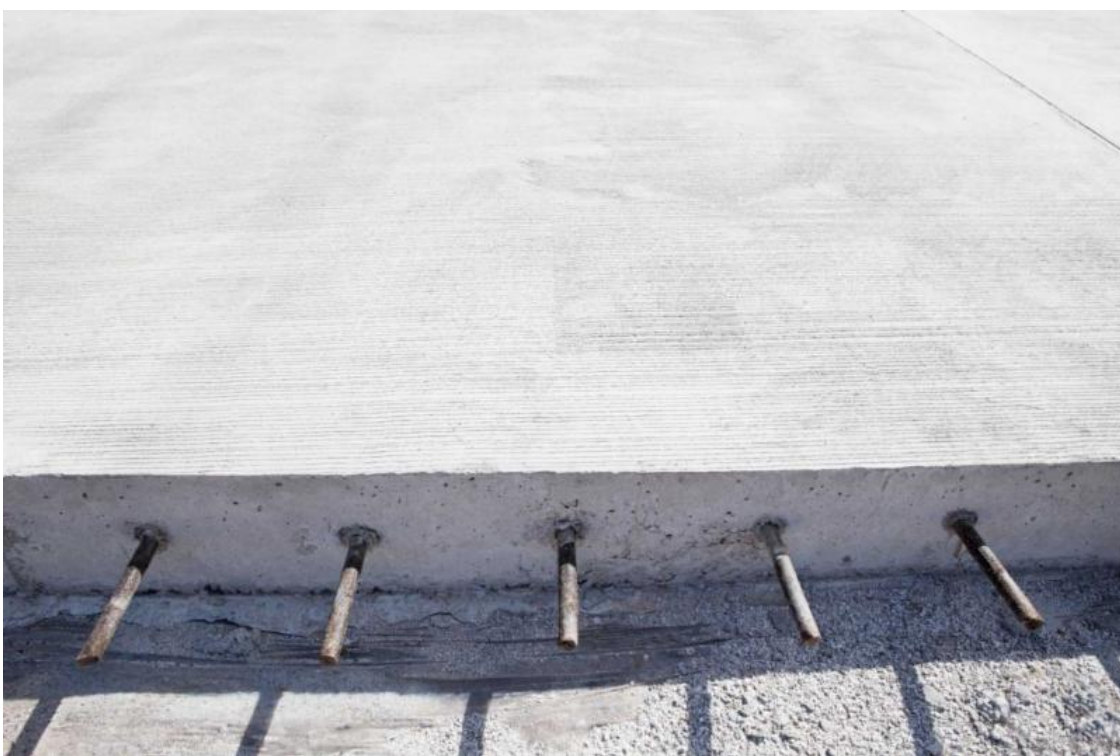
This is usually the first thing you will notice in the air as you drive by new construction sites. It is typically constructed to the highest floor of the anticipated building. It is needed to lift very heavy items quickly to the top of the upper floors of a building. Notice the counter weights at the top that are designed to balance the maximum load being hauled.

### **Footers**



Even in Georgia's hard red clay, it is imperative that any high-rise building, or your house for that matter, have footings that keep the building from sinking into the ground. This is the foundation of any building. In high-rise commercial construction, the footers go deep, usually until they come against bedrock to ensure there is stability in the structure.

### **Re-Bar**



Also known as reinforcement bars, these steel rods are inserted with wet concrete to give strength or "reinforcement" to the concrete that is in place.

### **Construction Pump**



A construction site is a large and very complicated place with people and equipment everywhere. Simply said, things get in the way. Sometimes, to build your building, you need to get wet concrete into hard to access areas. That means getting from one side of the site to the other side or 10 stories up in the air. The concrete pump works with concrete trucks to get the wet cement where it needs to go to speed the pace of construction.

### **Construction Nets**



Several stories up, along Peachtree Street there are heavy workers and equipment which if lost over the side could wreak havoc down below. The nets are there to catch debris and equipment from falling off the open floors under construction. True Story - this writer watched a demonstration at what is now the Bank of America Plaza in Midtown, after a "topping off celebration." During construction, at the top of the building, with no railings or boundaries other than a construction net one floor below, a superintendent demonstrated the capacity of the net by jumping off the ledge and bouncing his 250 lb frame 50 stores above ground to the nausea of all in the group afraid of heights.



Take a look during your commute this week and see if you can recognize some of these items in the changing skyline.

**Investment Profile of the Month (deals we've looked at and passed on):**

## **Suwanee Village Suwanee Town Center, Georgia**



### **What we Liked:**

- Strong retail tenants.
- Located at entrance to Suburban, urban center in downtown Suwanee, GA.
- New Construction.
- Good Traffic count.

### **What we didn't like:**

- The 6% cap. pricing on the property is not reflective of rapid increase in interest rates.
- Stores sales not yet proven to support very high suburban rent.
- Modest leverage produces high single digit yield.

### **Are You an Investor?**

We are in pursuit of several investments. If you are an accredited investor and want to be considered for one of these offerings, please reach out to us. Call us today to learn more at 404-698-3535 or [dgibbs@tristarinvest.com](mailto:dgibbs@tristarinvest.com).

Sincerely,

TriStar Real Estate Investment

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