



<b>Property Information</b>		County	Fulton (atlanta )
Property Name	Atlantic Station Retail/town Center Retail	Market Area	51
Address	261,etc Nineteenth St Connector/19th S	District	17
City	Atlanta	Landlot	0108
State / Zip	Ga/30363	Parcel	073-1
Cross Road	Market St/state St/eighteenth		
Insider Date	01/28/2011		
Insider Description	Retail Sale-town Center Atlantic Station	Property Sale	Amount Date \$75,300,000.00 12/31/2010
Rent Range	\$0.00 - \$0.00	Land Sale	\$0.00 No Date
Tax Owner	Atlantic Town Center/cbre/north Amer Props/cb Rich	Foreclosure	\$0.00 No Date
Acres / \$ Per Acre	7.11 / \$0	Equity	\$75,300,000.00
Year Built	12/31/2005	Down Payment	\$75,300,000.00
Square Ft	586000	Purchase Note	\$0.00
Loan Amount	\$0.00	Monthly Income	\$0.00
Attorney Name	Dla Piper,shawn Lanier	Yearly Income	\$0.00
Attorney Telephone	(404) 736-7800		
<b>Property Photograph Currently Not Available</b>			
<b>Comments</b> 12/31/2010 PART OF MULTI-SALE*),AIG,ETAL TO CBRE STRAT- EGIC PNRS/NORTH AMERICAN PROPS;BROKER:EASTDIL(E.ZIMMERMANN); 586,000 SF,BLT 2007; 7.1125 ?ACS;OCCP:?:NO INFO:CAP,NOI; PRICE:\$75.3MIL(\$128/SF); ?EQUITY+? NEW LOAN AMOUNT. LENDER:WELLS FARGO?;DDBK49713,PG424; *IS PART OF MULTI-USE SALE(\$165.3MIL TOTAL)INCLUDED WERE: \$75MIL(\$141/SF)FOR BB&T OFFICE BLDG(534,300 SF);\$75.3MIL(\$128/SF) THE TOWN CENTER RETAIL CENTER(586,000 SF);AND \$15MIL FOR THE APRX 14.5-ACS UNDEVELOPED MIXED-USE LAND;DEAL INCLUDES 7000-PARK SPACE DECK;ERIC ZIMMERMAN(EASTDIL-SECURED) BROKERED.			
<b>Owner Information</b>		<b>Leasing Company Information</b>	
Owner Name	Cb Richard Ellis/north Amer Props/north American Properties	Leasing Company	North American Props
Telephone	(213) 683-4200	Telephone	(770) 645-6566
Rep 1	Vance Mattocks,etal	Rep Name	Ron Pfohl
Rep 2		EMail	
EMail		Website	
Website		Address	
Address	515 South Flower St	Suite	
Suite	#3100	P.O. Box	
P.O. Box		City	
City	Los Angeles	State/Zipcode	ST
State/Zipcode	Ca/90071		
<b>Broker Information</b>		<b>Seller / Foreclosure Information</b>	
Broker Name	Eastdil Secured	SellerFC Name	Atlantic Town Ctr/aig/american International Group/jacoby,et
Telephone	(404) 487-1100	Telephone	(404) 876-2616
Rep 1		Rep Name	John Whitaker
Rep 2		EMail	
EMail		Website	
Website		Address	181 Maiden Ln
Address		Suite	41ST FLR
Suite		P.O. Box	
P.O. Box		City	New York
City		State/Zipcode	Ny/10038
State/Zipcode	ST		
<b>Construction Information</b>		<b>Lender Information</b>	
Company Name		Lender Name	
Telephone		Telephone	
Rep Name		Rep Name	
EMail		EMail	
Website		Website	
Address		Address	
Suite		Suite	
P.O. Box		P.O. Box	
City		City	
State/Zipcode		State/Zipcode	
		Lender 2	Lender2