



DANIEL

New Apartment Tower to Rise in Midtown Atlanta

Northwestern Mutual joins the 12th & Midtown development team for next phase of Atlanta's Premier Mixed-Use Development

ATLANTA (Sept. 29, 2011) – Daniel Corporation, a full-service real estate development, acquisition and management organization, is joining Selig Enterprises Inc., a full-service Atlanta-based real estate firm, in partnering with Northwestern Mutual to develop the fourth high-rise tower of 12th & Midtown, a \$1 billion mixed-use development in Atlanta. Northwestern Mutual is the team's equity partner and lender for the new phase.

Aptly named 77 12th Street, the newest phase of 12th & Midtown will rise on the corner of 12th Street and Crescent Avenue. The 23-story mixed-use tower will consist of 330 luxury one-bedroom and two-bedroom apartments. Aligning with Midtown Alliance's blueprint and 12th & Midtown's vision, 77 12th Street will include a 20,000 square foot retail component, slated to feature a unique and exciting collection of restaurants and sidewalk cafés, as well as pedestrian and pet-friendly streetscapes. Projected rents for the sustainably-oriented apartments start at \$1,500 for one-bedroom units and \$2,250 for two-bedroom units. High-end features will be similar to those found in the 1010 Midtown high-rise condominiums, including ten-foot ceilings, granite and stone kitchens and baths, stainless steel appliances, and full-size washers and dryers.

Amenities on the top level include a 5,000 square foot club room, game room and sky deck adjacent to a 4,000 square foot fitness center that overlooks the Midtown and Atlanta skylines. A private terrace level with a zero entry salt water pool, as well as multiple grilling and outdoor function areas, includes unique spaces for large gatherings or more private retreats. 77 12th Street will offer 24-hour concierge and security services as well as secured and controlled parking. The first units are expected to deliver in early 2013, after a construction start this October. The project's total completion time is twenty months.

Located in the most dynamic submarket in Atlanta, 77th 12th Street is poised to continue to balance residential and retail, as well as maintain the beacon of high quality at 12th & Midtown that residents and retailers have come to expect.

ABOUT 12TH & MIDTOWN

12th & Midtown is a mixed-use master-planned development featuring Class A office towers, luxurious hotels, signature residences and flagship retail. The project is the single largest contributor to the Midtown Mile and the cornerstone of this dynamic new district. The development encompasses the intersection of Peachtree and 12th Streets and extends along 12th from Juniper to West Peachtree Street. The master plan in the heart of Midtown offers generous sidewalks, vibrant storefronts, outdoor cafés, luxurious residences and bustling commerce. Each phase has been carefully

planned to maximize view corridors and to enhance the pedestrian streetscape with details such as landscaped sidewalks, decorative street lamps, hardscape, and signage.

Momentum for 12th & Midtown began in 2006 with the \$200 million dollar signature tower 1010 Midtown. The 35-story tower boasts 425 luxury condominiums rising high above 50,000 square feet of street-level retail and restaurant space. The second and third high-rise towers, 1065 and 1075 Peachtree, are integrated mixed-use structures. The towers include 725,000 square feet of Class A office space, 60,000 square feet of flagship retail space, the 414-room Loews Atlanta Hotel and 52 signature residences, 10 Sixty Five Midtown. Equity partners with Daniel Corporation include Selig Enterprises, Inc., Canyon-Johnson Urban Funds and Metropolitan Life Insurance Company; and financiers for this project include Citicorp USA, Inc., Hypo Real Estate Capital Corporation and now Northwestern Mutual.