



THE
Integral
GROUP LLC

Realizing the Full Potential of Urban Living





The Integral Group LLC

presented to

**Multigenerational Communities for healthy
Aging Symposium**



**A Private, For-Profit,
Mission-Driven
Real Estate Development &
Investment Management Company**

Mission

To create value in cities by (re)building the fabric of communities through thoughtful, responsible and economically viable real estate solutions.

Core Values

- ❖ **Excellence**
- ❖ **Collaboration**
- ❖ **Integrity**
- ❖ **Discipline**
- ❖ **Innovation**
- ❖ **Achievement**

Integral Statistics

- ❖ **15th Year in Business**
- ❖ **300 employees**
- ❖ **Operating in 10 Major Urban Markets in the US**
- ❖ **Expertise & Experience in** - Master-planned communities, Community development & revitalization, Mixed-Use Development, Investment Management and Public-Private Partnerships
- ❖ **Project types include** – Multi-family rental & for-sale, senior/assisted living, single family, retail, office, mixed-use, planned community revitalization
- ❖ **Structured and lead over 40 successful Public-Private Partnerships**
- ❖ **Over \$2 Billion of Real Estate Projects Implemented**
- ❖ **Over \$750 Million of Equity Capital Raised**
- ❖ **Over 9,000 Residential Units**
- ❖ **Over 400,000 square feet of Commercial / Retail**

Office



Multi-Family Rental



Mixed-Use Development



Independent Senior Living



Single-Family For-Sale



Hospitality

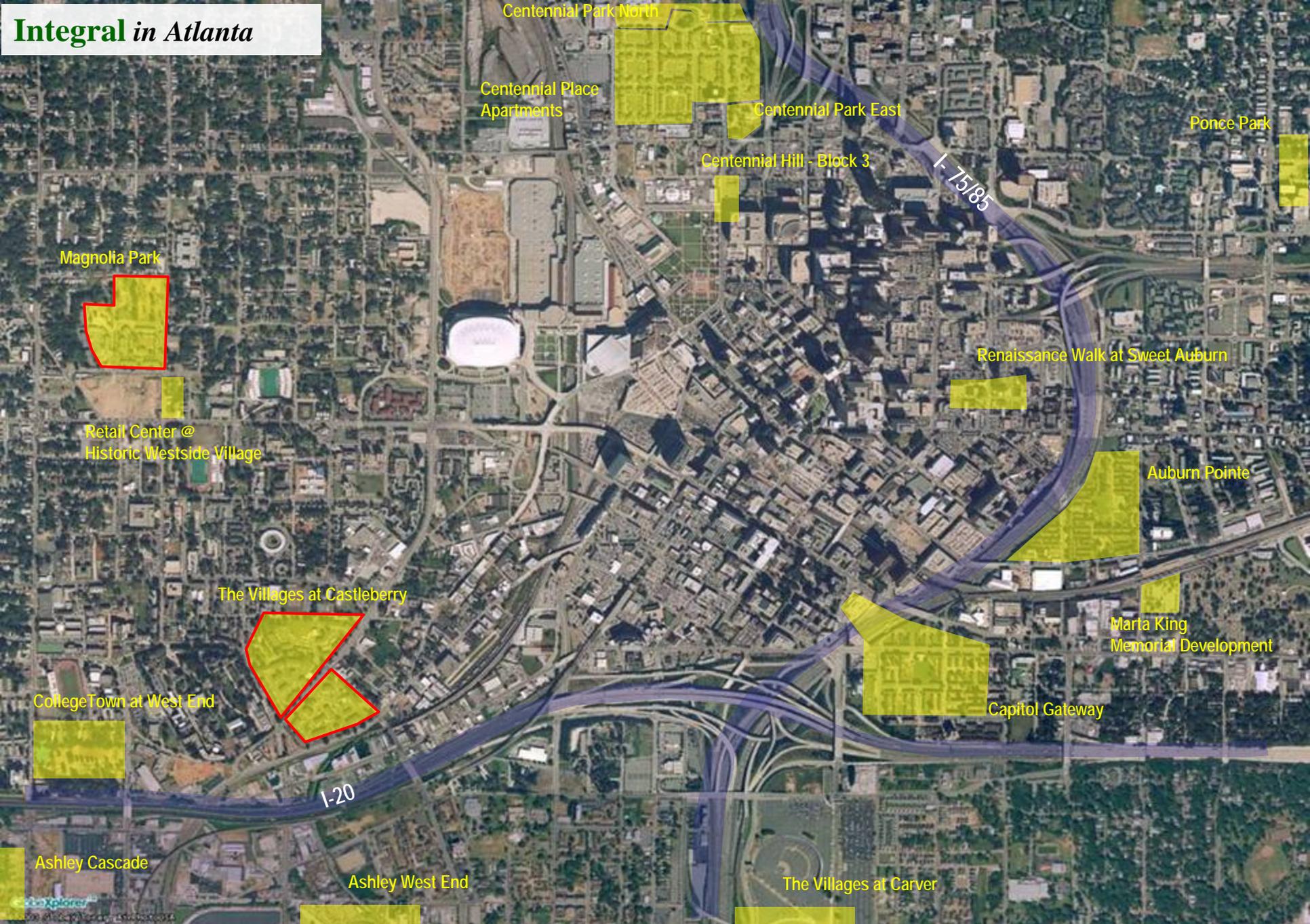


Retail



School/Recreation/Wellness/Park
Quality of Life Infrastructure

Integral in Atlanta



Master Developer | Program Manager - Consultant

Centennial Place

Atlanta, GA

- Development Type**
- Urban Revitalization
 - Mixed-use
 - Market & Affordable Residential
 - HOPE VI

Development Components

- 1 – Rental Units
- 2 – Branch Bank
- 3 – Elementary School
- 4 – YMCA
- 5 – Community Center
- 6 – Condominiums and Town Homes
- 7 – Sewer Upgrades
- 8 – Historic Building
- 9 – Lighting/Streetscapes
- 10 – Police Mini-Precinct
- 11 – Mixed-Use Center



Centennial Place

Atlanta, Georgia

An Urban Mixed-Use Community



Centennial Park North

Atlanta, Georgia

An Urban Town Homes and Condominiums Community



The Veranda at Midtown

Savannah, GA



CollegeTown at West End

Atlanta, Georgia

An Urban Mixed-Use Community



Development Components

1. Ashley CollegeTown
800 Apartment Homes
2. 74 single family homes
3. Scholar's Square
4. 80 condominiums
5. 100 room hotel
6. Structured parking deck
7. Multi-purpose community center
8. The Veranda at CollegeTown
100-unit senior living facility
9. 15,000 square feet of retail space
10. Dean Rusk Park w/ Water Feature



The Veranda at CollegeTown

Atlanta, GA



John O. Chiles Annex Rehabilitation

Atlanta, GA



Capitol Gateway

Atlanta, GA

Development Type

- Urban Revitalization
- Mixed-use
- Market & Affordable Residential
- HOPE VI

Development Components

- 1 – Residential Rental Units
- 2 – Cook Elementary School
- 3 – Community Park
- 4 – Community Center
- 5 – Interstate Flyover & Mall
- 6 – Greenbelt
- 7 – Residential / Retail Mixed-use Project
- 8 – Public Improvements (Enhanced Lighting & Streetscapes)
- 9 – Parking Decks



The Veranda at Auburn Pointe

Atlanta, GA



IBG Construction Services

Veranda at Auburn Pointe

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