

# American foreclosed homes for sale

## WHY ATLANTA FOR YOUR PROPERTY INVESTMENT



# *Keys to Atlanta's Success*

- I. Economic Engine for the Southeast
- II. Global Image
- III. World Class Talent
- IV. Competitive Business Climate
- V. Superior Quality of Life



# I. Atlanta: The Economic Engine of the Southeast

- Southeast is the leading market for economic growth in U.S.
- 7<sup>th</sup> largest economy (GDP) in the world at \$2.2 trillion
- Population: 55 million
- Population increase of 7.7 million people in last 10 years
- Over \$720 billion in retail sales
- 24.9 million workers
- Georgia is economic leader in the region



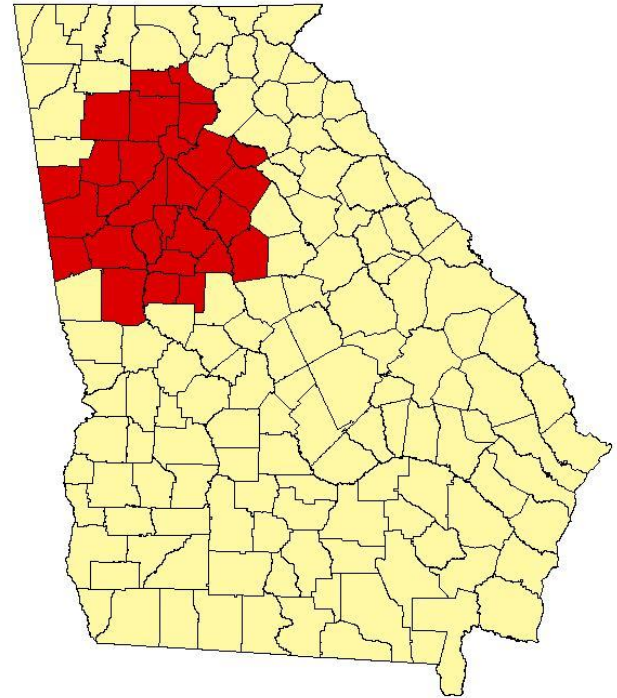
*Southeast states include Florida, Georgia, Alabama, Mississippi, North Carolina, South Carolina, Tennessee*

# Atlanta: At the Center of an Industry



# I. Atlanta: The Economic Engine of the Southeast

- Atlanta is 8th Largest U.S. Population Center & fastest growing
- Federal Government a big player in the economy
- #1 in the world in Air Passenger Traffic
- 4<sup>th</sup> largest Fortune 500 headquarters concentration in U.S.
- Population: 5.3 million (2008)
- Annual retail sales: almost \$100 billion
- Atlanta would rank 31<sup>st</sup> in the world in terms of GDP - \$257 Billion



# I. Fortune 500 Headquarters – 4<sup>th</sup> Nationally



*The Coca-Cola Company*



*Coca-Cola Enterprises Inc.*



**Newell Rubbermaid**



Source: FORTUNE magazine, May 4, 2009

# I. Major Corporate Headquarters & Large Manufacturers



Source: Metro Atlanta Chamber of Commerce Listing of HQ Locations

# I. 2008 - 2009 Georgia & Metro Atlanta Rankings

## MASTERCARD "Worldwide Centers of Commerce"

1. New York, NY
2. Chicago, IL
3. Los Angeles, CA
4. Philadelphia, PA
5. Boston, MA
- 6. ATLANTA, GA**
7. San Francisco, CA
8. Miami, FL
9. Houston, TX
10. Dallas, TX

Source: MasterCard Worldwide Centers of Commerce Index, June 2008

## "Best U.S. City for Lowest Relative Costs of Doing Business"

KPMG's Guide to International Business Locations, 2008

"2<sup>nd</sup> America's Most Wired City"  
Forbes Magazine, January 2009

"Best City for Business & Careers"  
Forbes Magazine, March 2009

"Atlanta is #6 in Best Performing Cities in America's 10 Largest Metros"  
Milken Institute, September 2008

## FORTUNE MAGAZINE "Top Cities with the Most FORTUNE 500 Headquarters"

- |           |                         |          |
|-----------|-------------------------|----------|
| 1.        | New York, NY            | 43       |
| 2.        | Houston, TX             | 27       |
| 3.        | Dallas, TX              | 14       |
| <b>4.</b> | <b>ATLANTA, GA</b>      | <b>9</b> |
|           | (tie) Chicago, IL       | 9        |
|           | (tie) Minneapolis, MN   | 9        |
| 5.        | (tie) St. Louis, MO     | 7        |
|           | (tie) San Francisco, CA | 7        |
| 6.        | (tie) Charlotte, NC     | 6        |
|           | (tie) Los Angeles, CA   | 6        |
|           | (tie) Philadelphia, PA  | 6        |
|           | (tie) Pittsburgh, PA    | 6        |

Source: FORTUNE Magazine, May 2009

## FOREIGN POLICY MAGAZINE "Global Cities Index"

1. New York, NY
2. Los Angeles, CA
3. Chicago, IL
4. Washington, DC
5. San Francisco, CA
6. Boston, MA
7. Miami, FL
- 8. ATLANTA, GA**

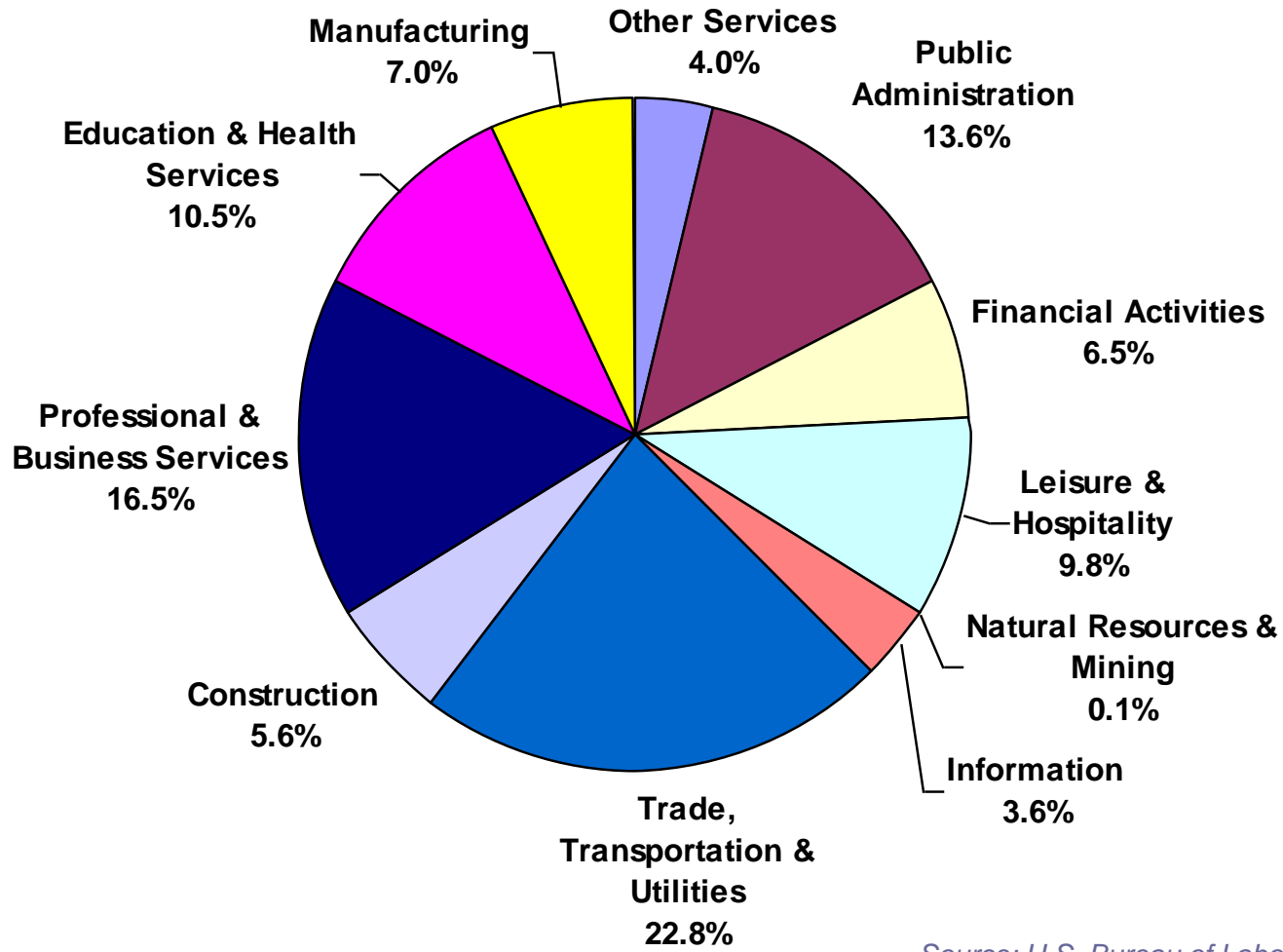
Source: Foreign Policy Magazine, November/December, 2008

"Atlanta ranks 7<sup>th</sup> in U.S. High-Tech Metros"  
Milken Institute, June 2009

"#3 in U.S. Top Cities for Regional Headquarters"  
Fdi Magazine, February/March 2009

"Among Top 10 U.S. Metro Areas with Highest 2006 Gross Domestic Product (GDP)"  
U.S. Bureau of Economic Analysis, September 2008

# I. A Balanced Economy Fuels Metro Atlanta Jobs



Source: U.S. Bureau of Labor Statistics, 2008

## II. Atlanta: A Global Image with International Presence

### Top Ten Countries

	<u>of Firms</u>	<u># of Employees</u>	<u>Consulate</u>	<u>Chamber *</u>
• Japan	352	33,246	✓	✓
• United Kingdom	345	25,601	✓	✓
• Germany	395	17,534	✓	✓
• The Netherlands	164	15,092	✓	✓
• Canada	212	12,723	✓	✓
• France	239	11,288	✓	✓
• Switzerland	126	9,318	✓	✓
• Sweden	128	8,587	✓	✓
• Belgium	46	3,081	✓	✓
• Italy	75	2,416	✓	

\* Includes trade offices and business offices

Source: Georgia Department of Economic Development September 2009

## *II. A Global Image: Strategic Location*

Located in the southeastern portion of the U.S., more than 80% of U.S. consumers can be reached from Atlanta in two flight hours or two truckload delivery days



*Source: Georgia Power Company*

## *II. A Global Image: Hartsfield-Jackson Atlanta International Airport*

- #1 in the world in passenger volume (over 90 million)
- 80% of the U.S. market within a 2-hour flight
- 35 passenger carriers
- Over 2,700 daily departures and arrivals
- Direct flights to more than 90 international destinations in 55 countries
- 18 cargo-only carriers
- Maynard H. Jackson International Terminal to be completed by 2011
- Undergoing \$6 billion-plus expansion



*Source: HJAIA 2008 Annual Stakeholder Report*

## II. A Global Image: Strategic Location for Highways, Rail & Sea

### Highways

- Three major interstate highways (I-75, I-85, I-20)

### Rail

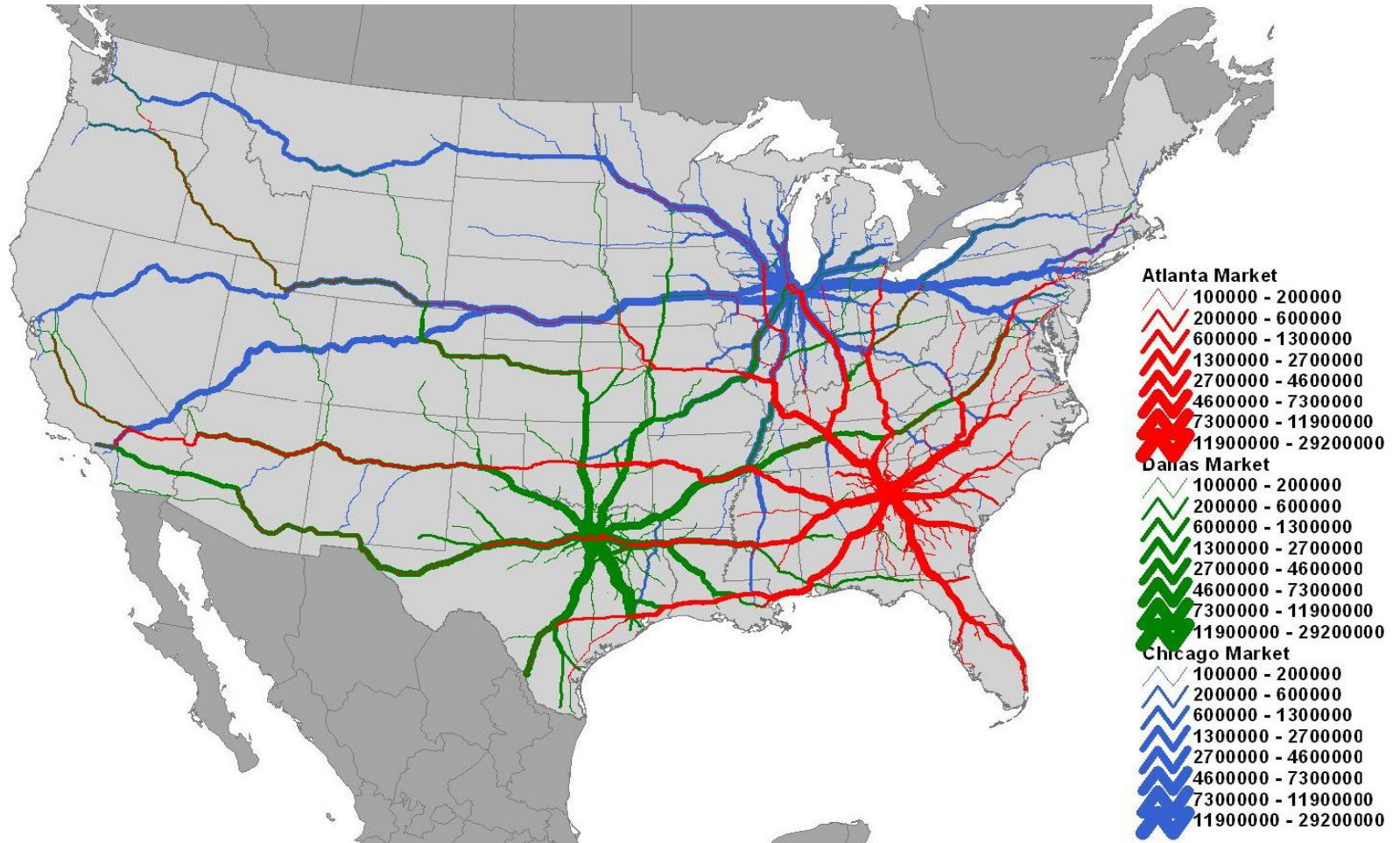
- The Rail center of the South and one of the five most important distribution centers in the U.S.
- CSX Transportation and Norfolk Southern each operate more than 100 freight trains daily
- Overnight “piggy-back” freight service is available from the ports of Savannah and Brunswick, GA; Jacksonville, FL; New Orleans, LA and Charleston, SC
- One of the largest inland ports in the world

### Sea

- Atlanta is 400 kilometers from the Port of Savannah, the nation’s fastest growing and 4<sup>th</sup> largest container port



## II. Largest Distribution Markets in the U.S.: Atlanta, Chicago, & Dallas



Source: Global Insight Inc.

## *II. Bioscience & High-Technology Hub*

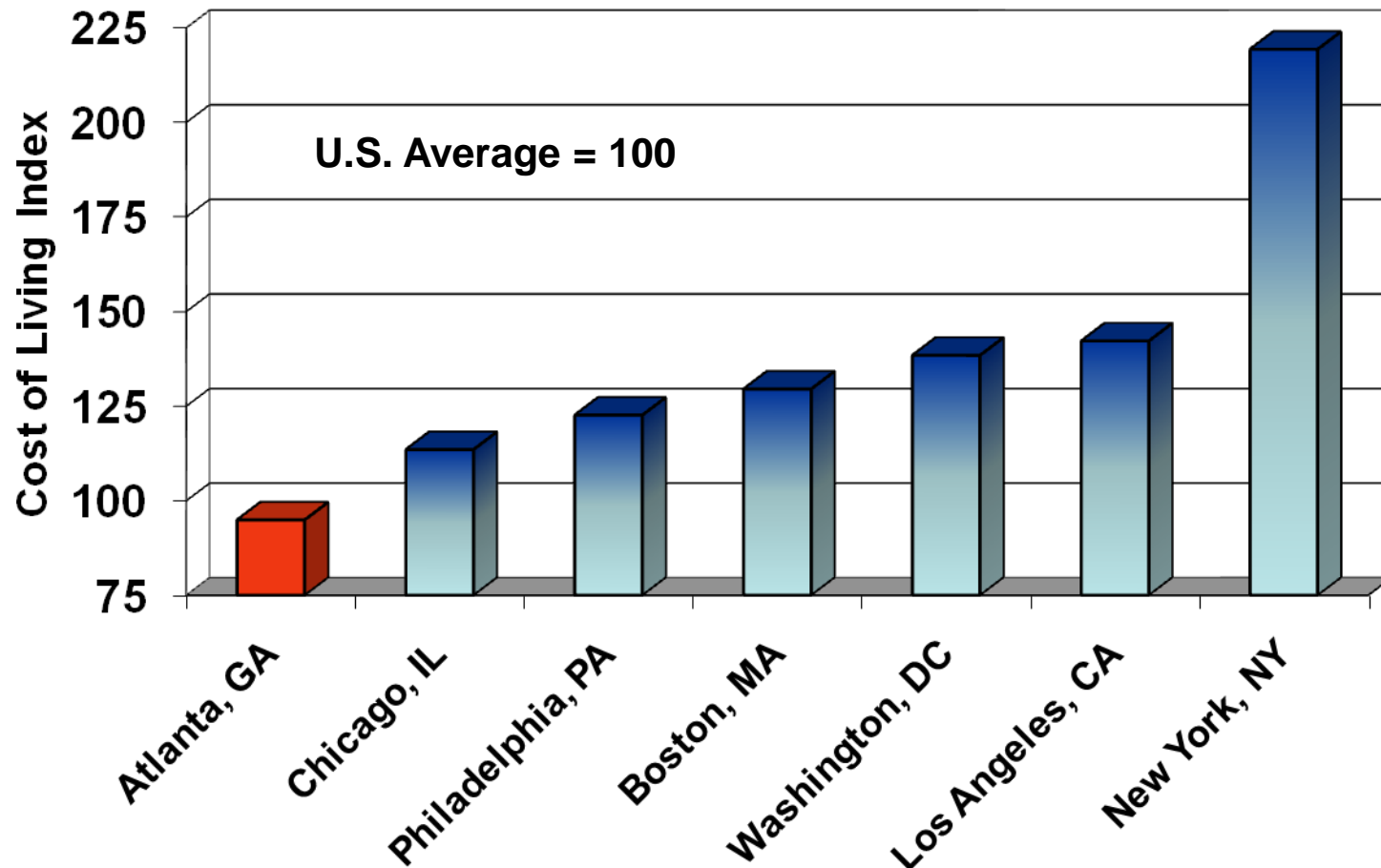
- Bioscience:
  - Southeast is #2 U.S. region for biotech industry development
  - 7<sup>th</sup> in Biotech companies
  - Over 300 Bioscience companies
  - Over \$1 billion in R&D with over 50 Eminent Scholars
  - Over \$500 million in capital investments representing a 500% growth
- High-Technology:
  - 1<sup>st</sup> in Telecommunications industry
  - 5<sup>th</sup> in Data Processing industry
  - 9<sup>th</sup> in Computer Systems Design and related services
  - Atlanta's top 25 technology employers generate more than \$622 billion in annual revenue

### *III. World Class Talent with an Outstanding Workforce*

- Ranked 7th in the nation for the percent of its population having completed college (33.3% of adults 25 years and older)
- 2.7 million in the workforce
- 5.4% unionization rate in 2007 – Georgia is a right to work state
- Outstanding colleges and universities with over 270,000 students enrolled
- Leading research facilities
- Leads the nation in its gain in overall U.S. market share of college-educated 25- to 34-year olds – *the most coveted demographic in the nation*

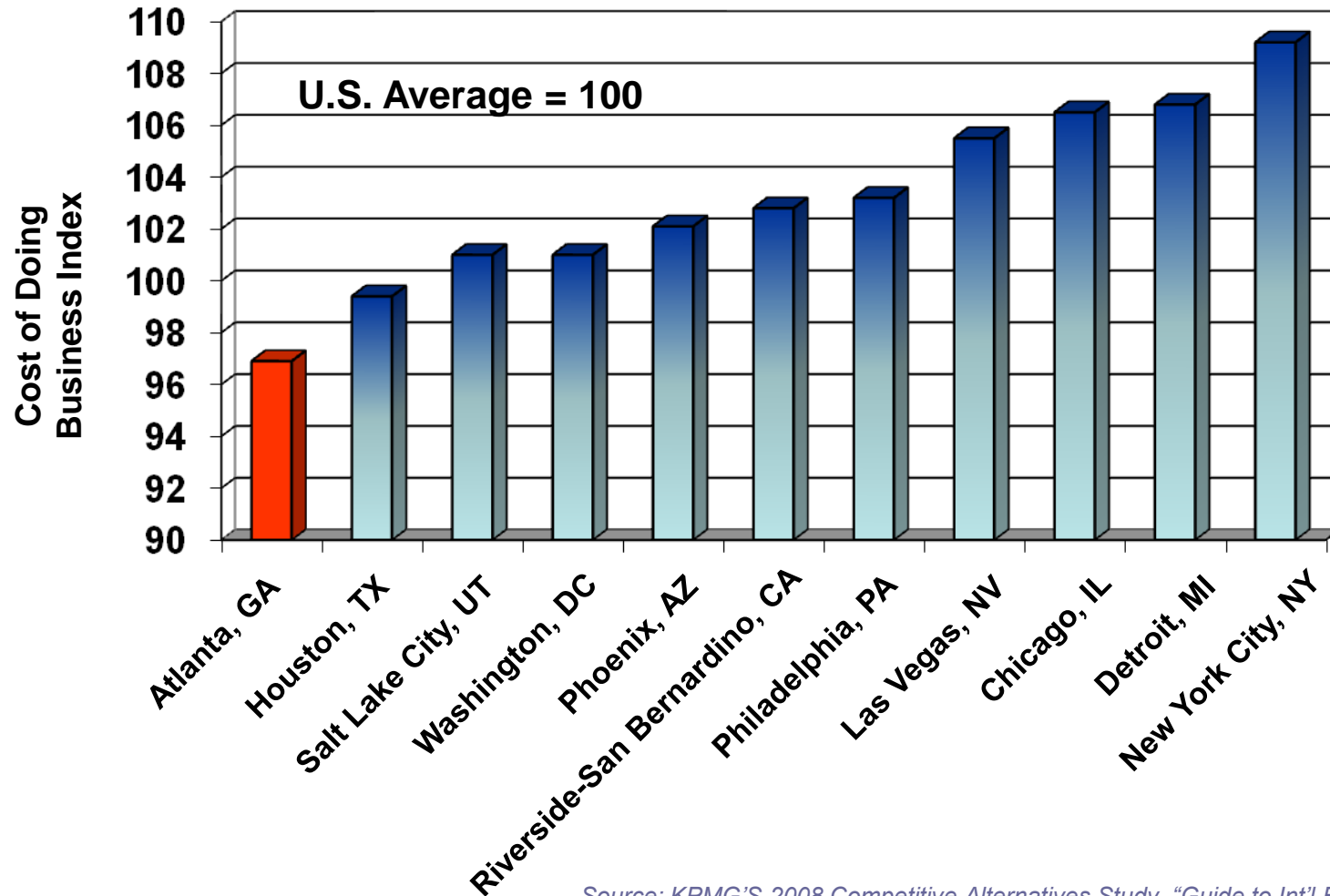
*Source: GA Department of Labor; Bureau of Labor Statistics, 2007; Board of Regents, University System of Georgia, Fall 2007*

## *IV. Competitive Business Climate: An Affordable Place to Live*



Source: ACCRA Cost of Living Index, Qtr 1, 2009

## IV. Atlanta: A Competitive Place to Do Business



Source: KPMG'S 2008 Competitive Alternatives Study, "Guide to Int'l Business Locations"

# V. Quality of Life with Much to See and Do



- 64 state parks, historic sites & lakes
- World class concert venues, museums & aquarium
- World class shopping & restaurants
- Multiple festivals & active communities representing your country & culture
- Olympic Centennial Park
- Martin Luther King, Jr. Center
- Carter Center & Presidential Library
- State of the Art Sports Facilities with six professional franchises
- 100 Beautiful Sites for Golf
- Home of the Atlanta Lawn Tennis Association (ALTA)



# *Business Incentives*

- **The State of Georgia**
  - **Single Factor Apportionment income tax formula**
  - **Job creation tax credits**
    - Job Tax Credit
    - Quality Jobs Tax Credit
    - Mega Project Tax Credit
  - **Research and Development Tax Credit**
  - **Additional Tax Credits or Exemptions**
    - Port Tax Credit
    - Sales & Use Tax Exemption
  - **Employee Training**
    - Georgia *QuickStart*
    - ICAPP (Intellectual Capital Partnership Program)
    - Local Work Force Development programs
- **Additionally, local and municipal incentives exist throughout the state, and vary according to location**

Source: GA Department of Economic Development, 2009