



EMBRY DEVELOPMENT COMPANY LLC

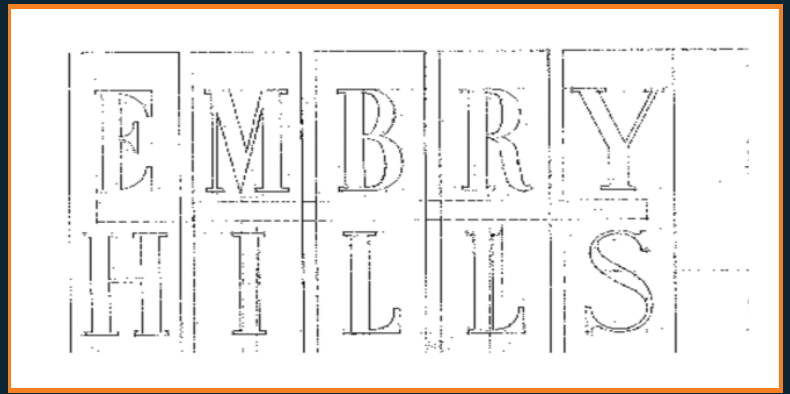
70 YEARS IMPROVING GREATER ATLANTA



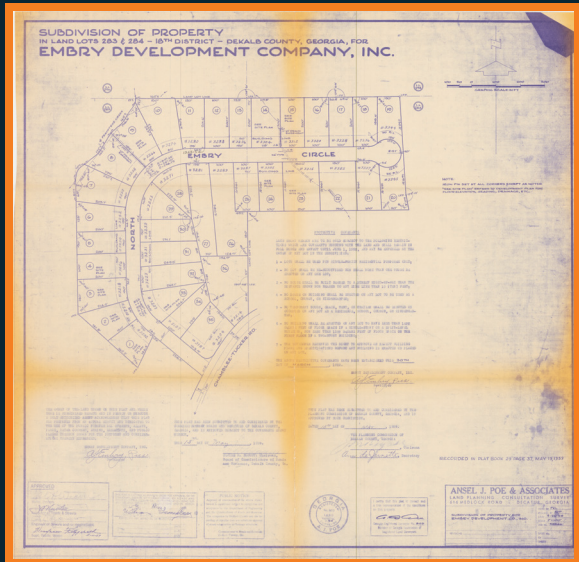
RECOGNIZED & AWARDED BY



The Embry Family has been involved in real estate, land development, construction and banking for over 70 years in Atlanta. Starting with the four brothers after **WORLD WAR II**, they helped change Atlanta and how Atlantans lived. From building one of the first Planned Unit Developments, Embry Hills, to owning and investing in community banks.



Embry Hills was a planned community built in the 1950's. Located in Chamblee in northwest Dekalb County, the community is bound by Henderson Mill Road, Chamblee-Tucker Road, and Northcrest Road. Embry Hills was among the first of many planned communities built following **WORLD WAR II** in Dekalb County as the area saw a boom in industrial development. Chamblee in particular was home to a substantial increase in subdivision and suburban growth as industries such as Frito-Lay, Eastman Kodak, and General Electric moved plants and offices into the area. The Embry Real Estate Company saw an opportunity to develop a suburban housing community which would be convenient to the businesses in Chamblee.



 Original concept for Embry Hills development from 1957



 A split-level home in Embry Hills

The Embry Brothers formed a partnership and founded Embry Realty in the late 1940's. They began building houses in East Lake, Decatur, and East Atlanta before purchasing the 600 acres of farmland on which they would build Embry Hills. Construction began in 1956 with Poe and King as land planners and engineers. The architecture firm Heery and Heery was hired as subdivision consultants and architects. They started paragraph designed 999 Peachtree Street, the Georgia Dome, and Turner Field. Heery and Heery designed the contemporary ranch and split-level homes. Many of the houses in Embry Hills featured unique and cutting-edge designs, which were a sharp contrast to the more traditional designs often shown in housing plans of that era. Embry Hills was much more than a residential subdivision. Along with houses, there were apartments, offices, a medical building, and retail space. Embry Hills became a thriving and fully developed community within only a few years. The Embry Hills Club, established in 1958, featured swimming and tennis facilities along with a clubhouse. In 1963, the Embry Hills Shopping Center was constructed. It housed a hardware store, drug store, laundromat, and the Embry Hills Barber Shop.

COMPLETED DEVELOPMENTS

● HARVEST PARK

INVESTED: \$150,000

PROFIT: \$890,000 COMPLETED IN 2 YEARS

● PEACHTREE CREEK TOWNSHIP

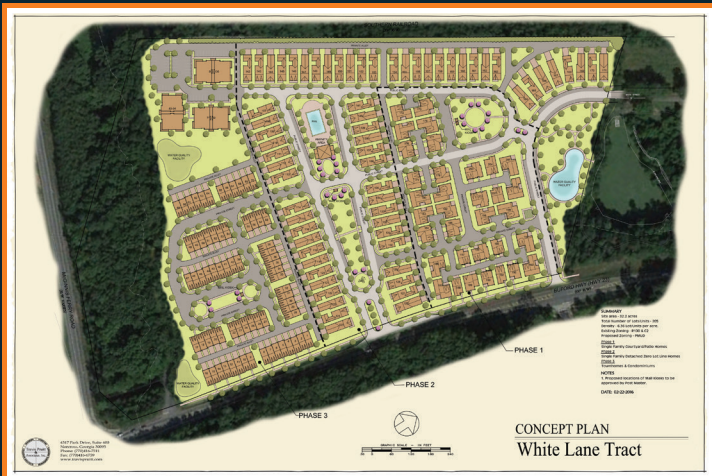
INVESTED: \$35,000

PROFIT: \$390,000 COMPLETED IN 10 MONTHS

● SUGAR HILL (NORTHMARK)

INVESTED: \$125,000

PROFIT: \$850,000 COMPLETED IN 16 MONTHS



📍 Harvest Park - Suwanee GA 371 units - Single Family / THs

📍 Peachtree Creek Township 37 Townhomes



The Embry family now has the third generation working in the business. Projects spanning seventy years in the Atlanta and metro area, with nominations and awards from the Urban Land Institute, Atlanta Regional Commission and the Greater Atlanta Homebuilders.

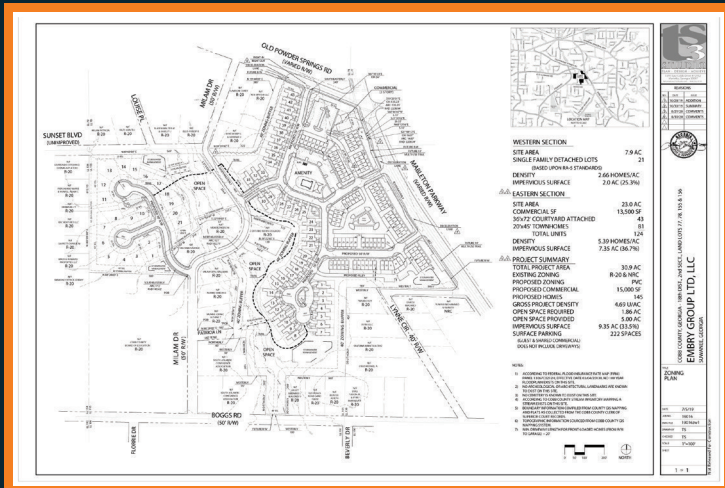
Embry plays an active role in creating residential and commercial projects for the Greater Atlanta area, from redeveloping areas in towns such as East Lake, Kirkwood, Scottsdale and East Atlanta to suburban TND (Traditional Neighborhood Development) projects in Gwinnett County, Suwanee, Sugar Hill, and Cobb County.

📍 Sugar Hill, GA 145 units - Single Family / Townhomes

WITH THOUSANDS OF SINGLE FAMILY AND TOWNHOME LOTS, MULTI-FAMILY SITES, COMMERCIAL AND RETAIL, WE HAVE OVER 70 YEARS OF EXPERIENCE TO TAKE PROJECTS FROM THE GROUND UP. WE PRIDE OURSELVES ON HAVING GREAT RELATIONSHIPS WITH LOCAL MUNICIPALITIES AND WORKING WITH THEM TO MAKE SURE EVERY PROJECT IS SUCCESSFUL AND AN ASSET TO THE COMMUNITY.

CURRENT PROJECTS

- **MALLORY PARK IN MABLETON**
INVESTED: \$75,000 EXPECTED PROFIT: \$505,000
- **NORTHERN AVE**
INVESTED: \$150,000-\$200,000 EXPECTED PROFIT \$1,000,000.
- **BARISH PROPERTY**
EXPECTED INVESTMENT: \$150,000 EXPECTED PROFIT: \$750,000



📍 Mableton, GA 145 Units PVC



📍 Northern Ave - Decatur, GA 95 Units MR2



📍 Barish Property - Douglas County 250+ Units PRD

AWARD WINNING PROJECTS

- Hillside : Oakhurst
- Parkside : Oakhurst
- Olmstead : East Lake Enclave
- Barrington : Atlanta

AWARD WINNING DEVELOPMENT PROJECTS SPANNING 70 YEARS IN THE ATLANTA AND METRO AREA.