

Baldwin Lofts

117 West Hancock Street
Milledgeville, Georgia 31069



4PM, as a consultant to Partners In Dine, LLC, managed the financing, design and construction of this mixed use historic renovation. The project included 3,400 square feet of retail space and 16 residential apartment units. Funding included \$900,000 in historic tax credit equity and over \$1 Million in low interest subordinated debt from various programs.

The Georgia Trust

**2013 Award
of Excellence
Gold Medal**



GA Downtown Association

**2014 Award
for Excellence
in Rehabilitation**

 **Public-Private
Partnership
Project
Management, Inc.**

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Client:

Partners In Dine, LLC

Tenant:

In Negotiation

Project Type:

Historic Renovation
Residential & Retail Space

General Contractor:
Turner Construction Co.

Architect:
Atelier Architecture

Cost:
\$3,500,000

Funding:
Local Lender
Development Loan
Historic Tax Credits
Subordinated Low
Interest Debt Loans