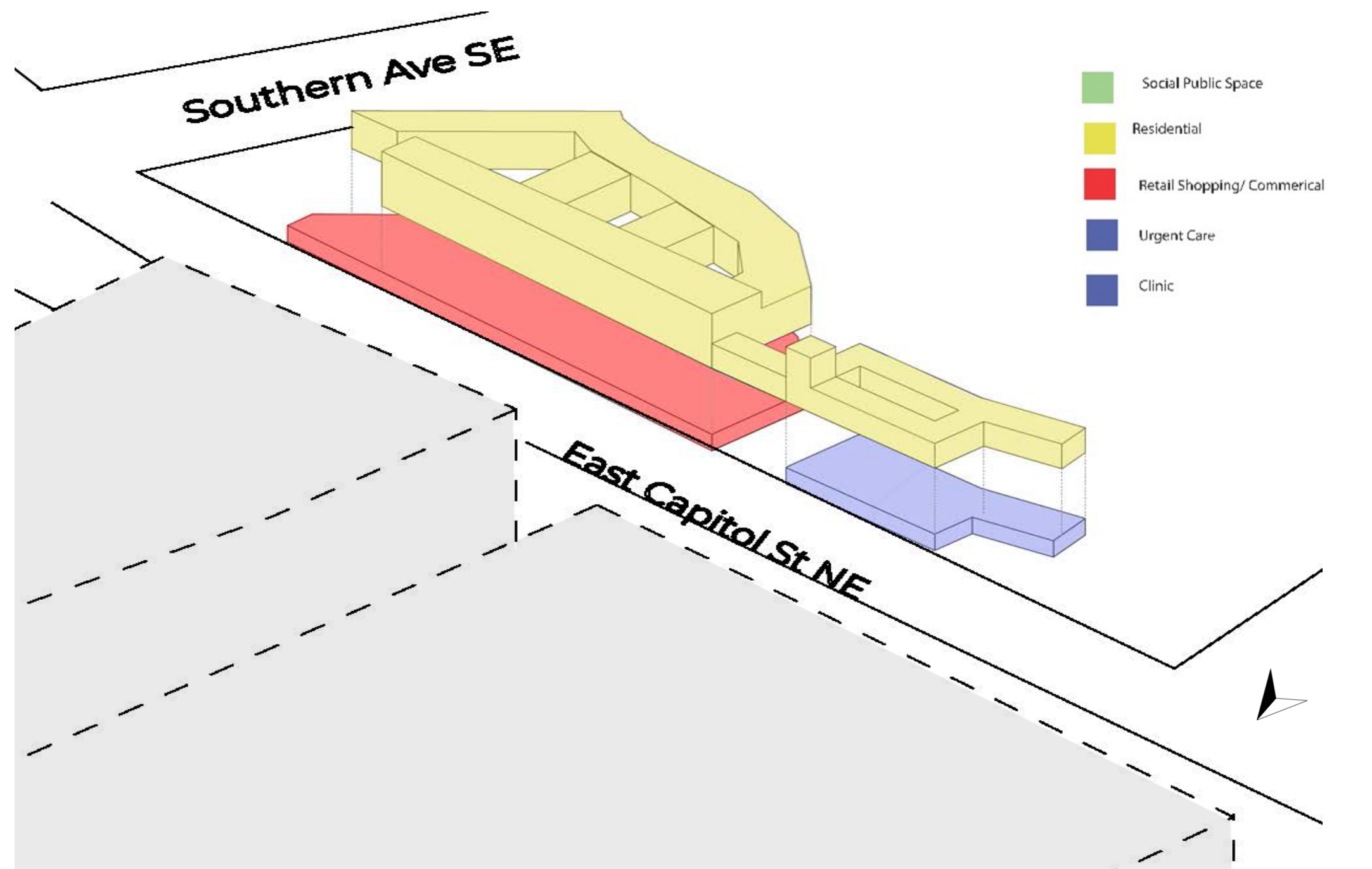
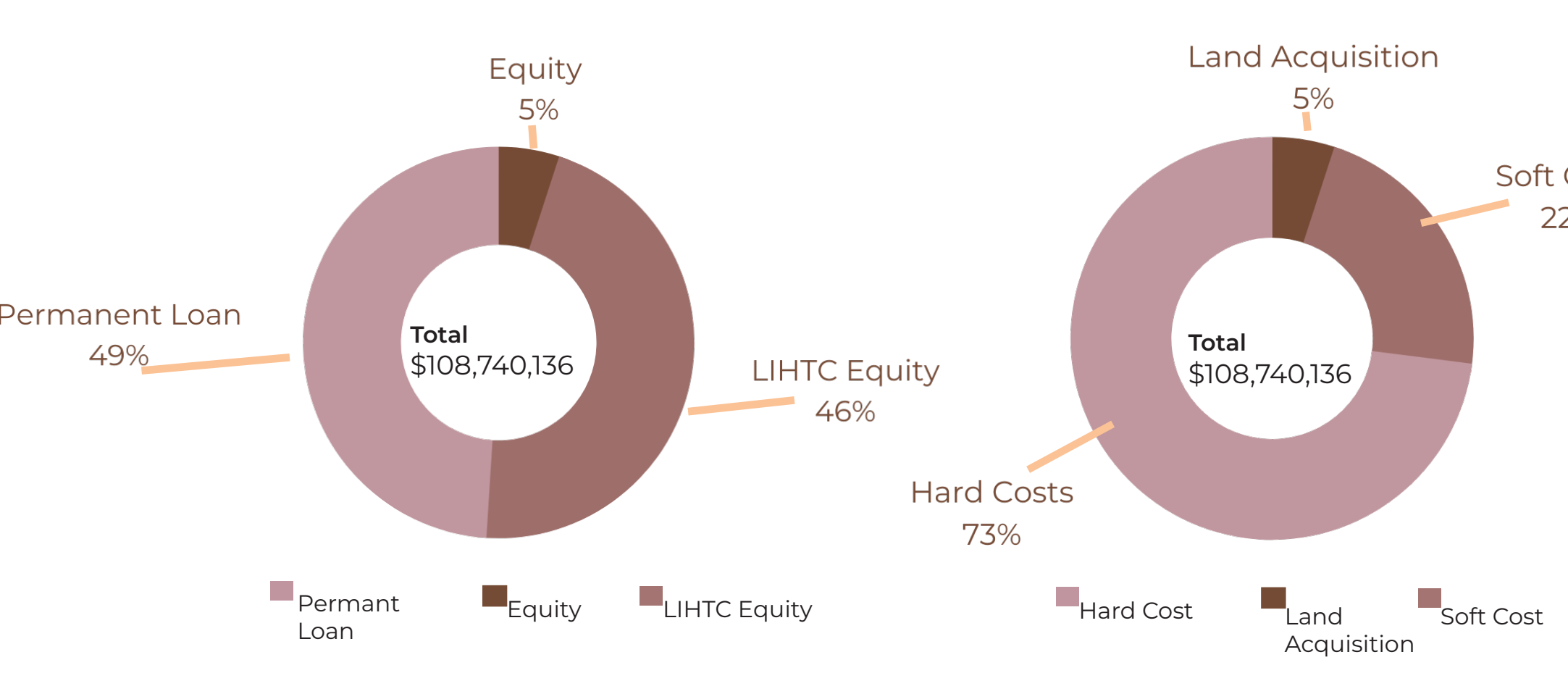




**Economic Benefits**

**Social Benefits**

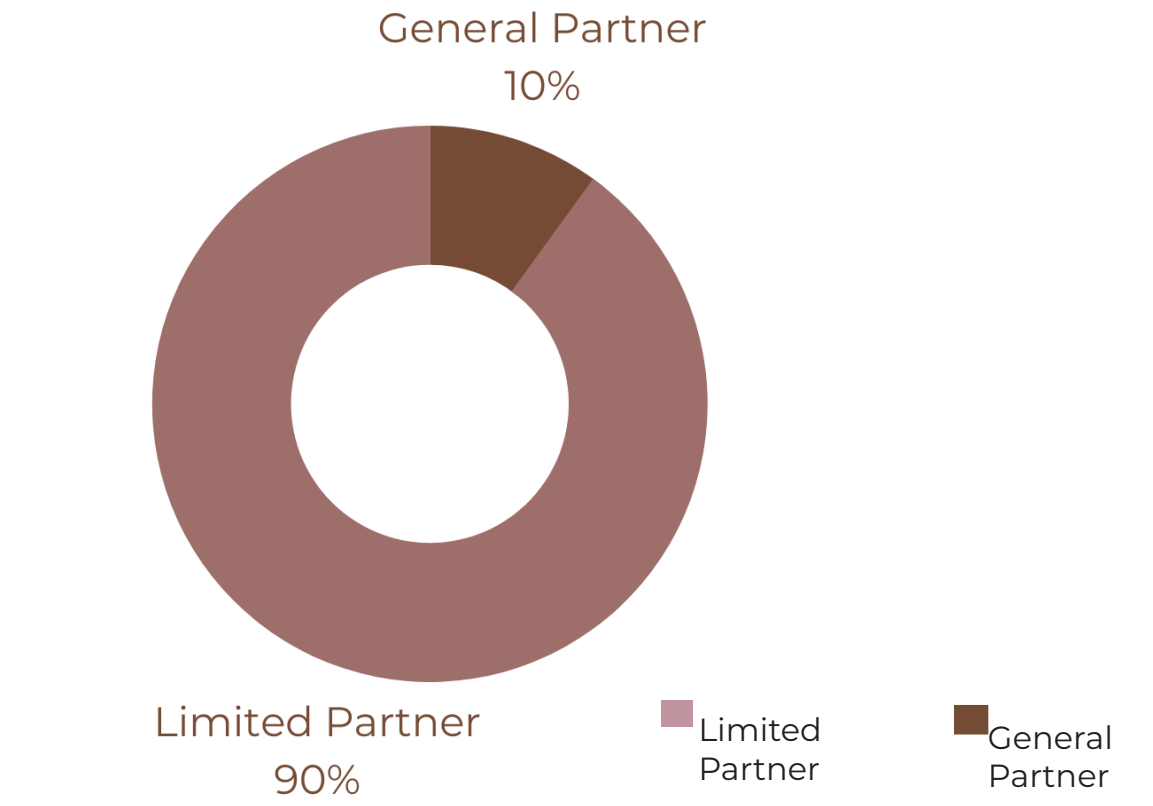
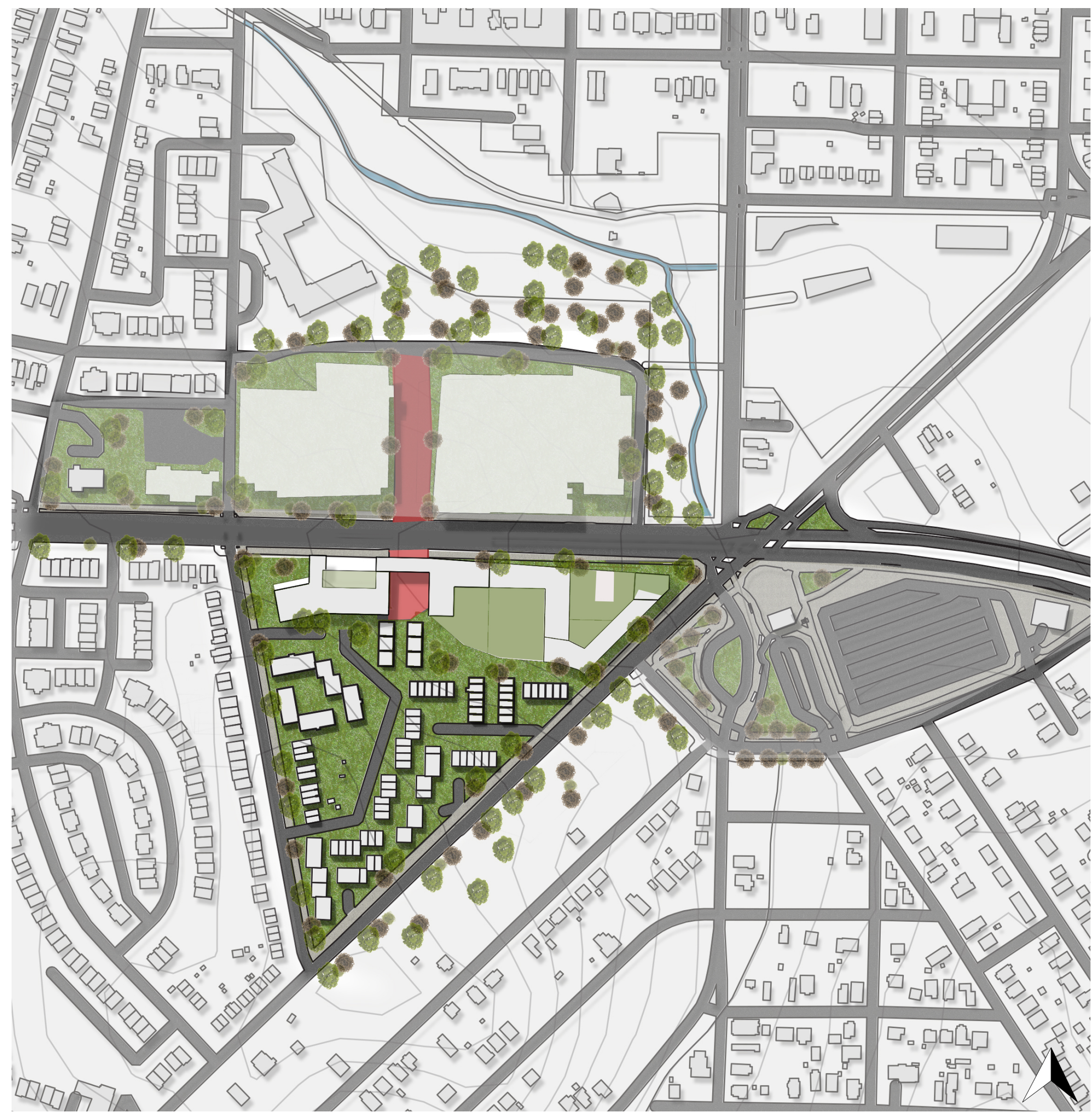
**Environmental Benefits**



Affordable Residential						
# of Units	Unit Type	SF	Avg. Sq Ft	Rent/Month	Rent/SF	Total/Year
178	1BR - 1BA		550	\$ 1,245.25	\$ 2.26	\$ 2,659,854
148	2BR - 2BA		825	\$ 1,421.50	\$ 1.72	\$ 2,524,584
18	3BR - 2BA		1,366	\$ 1,709.00	\$ 1.25	\$ 369,144
<b>344</b>			<b>914</b>			<b>\$ 5,553,582</b>

Commerical ( Retail)						
# of Units	Unit Type	SF	Avg. Sq Ft	Rent/Month	Rent/SF	Total/Year
1	Open Market	13,362.00		\$ 18,929.50	\$ 17.00	\$ 227,154.00
1	Community	7,116.00		\$ 11,860.00	\$ 20.00	\$ 142,320.00
1	Type B	7,116.00		\$ 14,825.00	\$ 25.00	\$ 177,900.00
1	Type C	7,116.00		\$ 14,825.00	\$ 25.00	\$ 177,900.00
1	Type D	7,116.00		\$ 14,825.00	\$ 25.00	\$ 177,900.00
<b>5</b>		<b>41,826.00</b>				<b>\$ 903,174.00</b>

	Year 1	Year 5	Year 10	Year 15	Year 19	Year 20
Net Rental Income	\$6,068,850	\$6,314,031	\$7,252,837	\$8,007,718	\$8,667,812	\$8,841,168
Total Other Income	\$ 98,737	\$ 106,876	\$ 117,999	\$ 130,281	\$ 141,020	\$ 143,841
Total Operating Expenses	\$ 2,455,634	\$ 2,763,837	\$ 3,204,045	\$ 3,714,366	\$ 4,180,552	\$ 4,305,969
<b>Net Operating Income</b>	<b>\$ 3,711,953</b>	<b>\$ 3,912,156</b>	<b>\$ 4,166,792</b>	<b>\$ 4,423,633</b>	<b>\$ 4,628,280</b>	<b>\$ 4,679,040</b>
Total Debt Service	(\$3,007,294)	(\$3,007,294)	(\$3,007,294)	(\$3,007,294)	(\$3,007,294)	
DSCR	1.20	1.3	1.4	1.5	1.5	
Total Levered Cash Flow	\$601,459	\$801,663	\$1,056,298	\$1,313,139	\$67,597,363	
LP Distribution	\$ 541,312.90	\$ 676,134.77	\$ 904,583.90	\$ 787,884.88	\$40,558,420.76	
GP Distribution	\$ 60,145.88	\$ 721,496.32	\$ 107,627.99	\$ 525,254.14	\$27,038,942.26	
Cash on Cash	11%	15%	20%	25%	1267%	



MRED

# CAPITOL PASSAGE

A CATALYST FOR MENDING DILAPIDATED COMMUNITIES IN WASHINGTON D.C.

**CAPITOL PASSAGE**

Amor Group  
Love in Every Development

**DAVID P. MOORE II**

Capitol Passage is a mixed-use, 100% affordable modern development located in Southeast Washington D.C. Being located at the corner of East Capitol St. and Southern Ave the site becomes an important gateway to Washington D.C. and Maryland. With its proximity to Capitol Heights Metro station, Capitol Passage and the amenities provided by the development help the community at large heal its lack of resources. This development supports the needs and wants

of the Capitol View Civic Association (CVCA). CVCA wants to strengthen and serve the community from the youngest to the oldest. Centering the development around this concept, Capitol Passage will capitalize on the support of the community to make a development that will bring resources that the community needs such as modern residential, fresh food (Market), medical institutions (Howard University & University of District of Columbia),

public support space for small businesses, workforce development centers, and sustainability (Rooftop Urban Farm). Capitol Passage will generate jobs; provide space for small businesses; entice various talents; and offer affordable housing, all of which are needed in contributing to mending this community.

