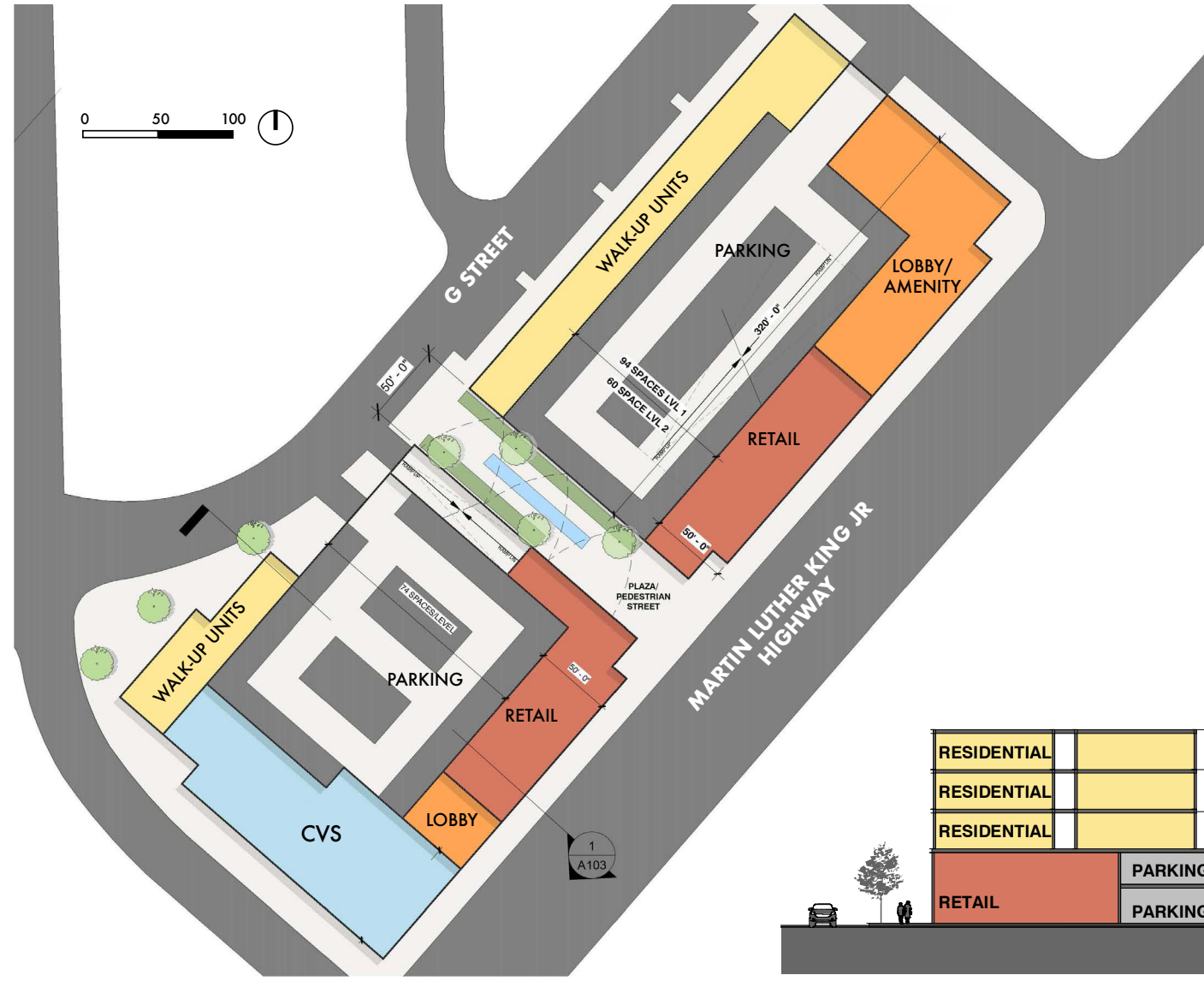
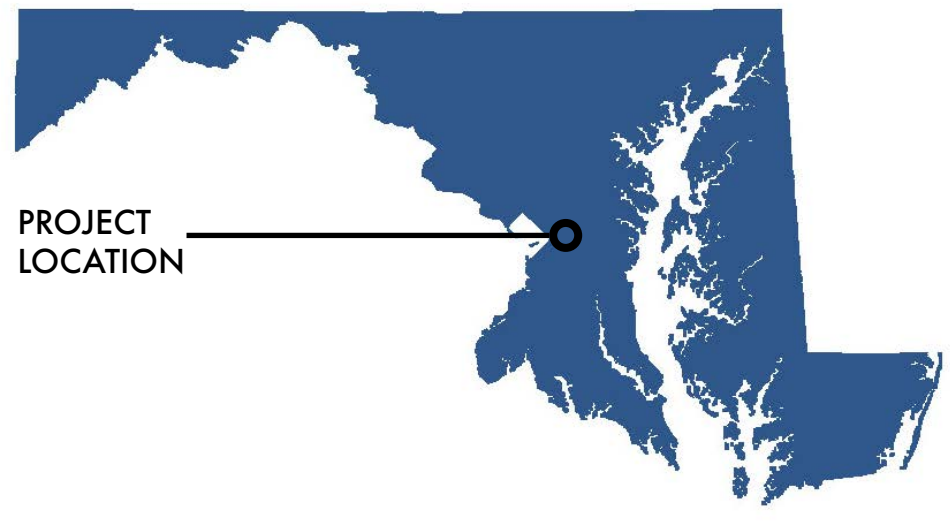




SEAT PLEASANT, MD



Unit Mix			
Unit Type	No. of Units	SF/Unit	Total
Phase 1			
Studio	25	550	13,750
1 Bedroom	115	700	80,500
Retail	4	Variable	12,500
Gross SF*			123,382
Parking	166	350	58,100
Phase 2			
1 Bedroom	50	700	35,000
2 Bedroom	55	850	46,750
Retail	4	Variable	25,510
Gross SF*			121,686
Parking	148	350	51,800

*GSF=Residential/Core Factor of 85% + Retail SF

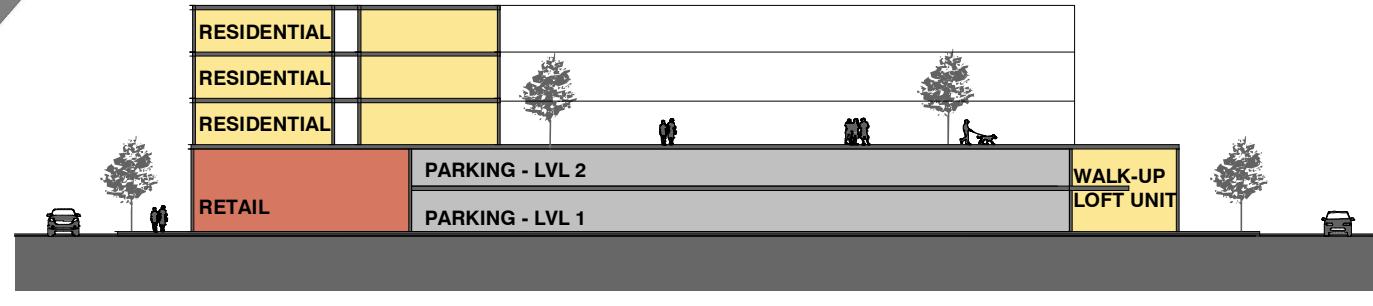
POPULATION
4,739

MEDIAN HOUSEHOLD SIZE
2.56

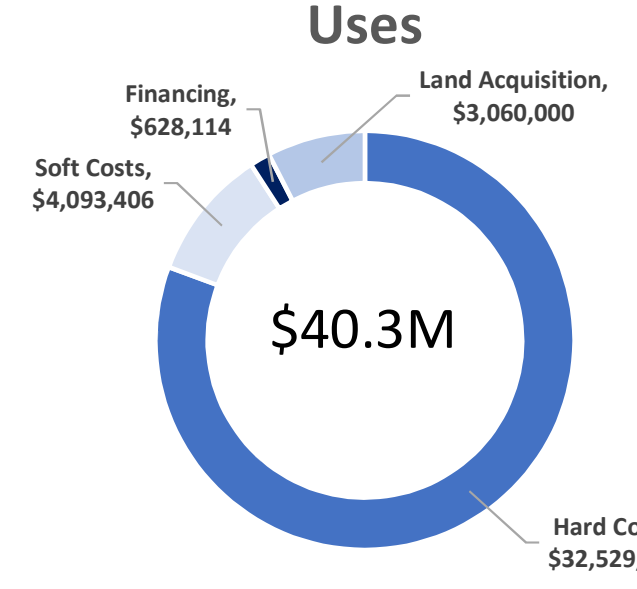
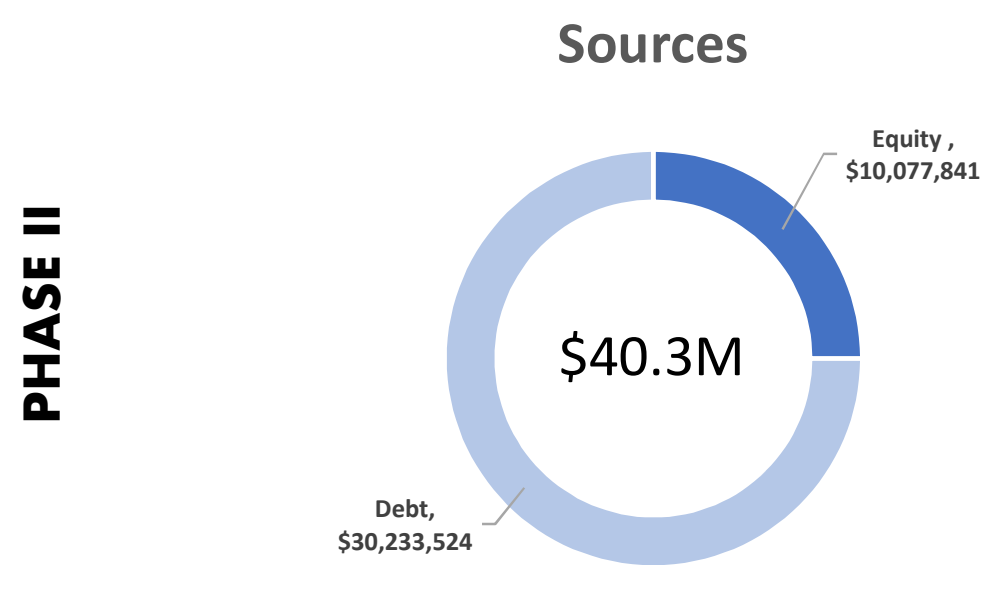
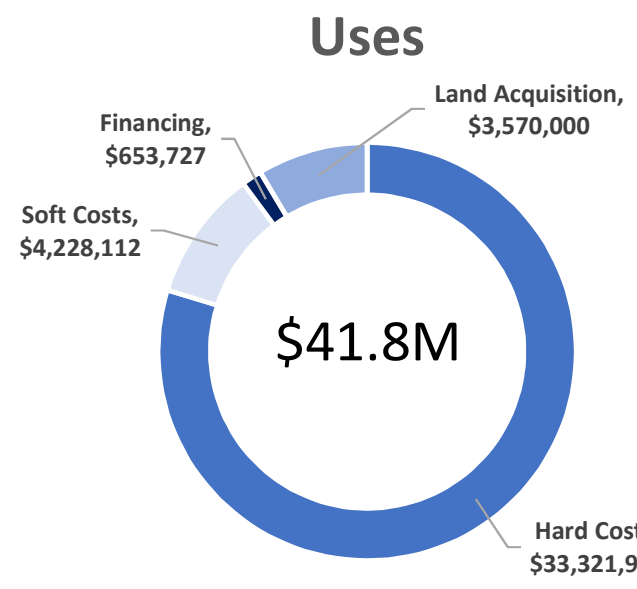
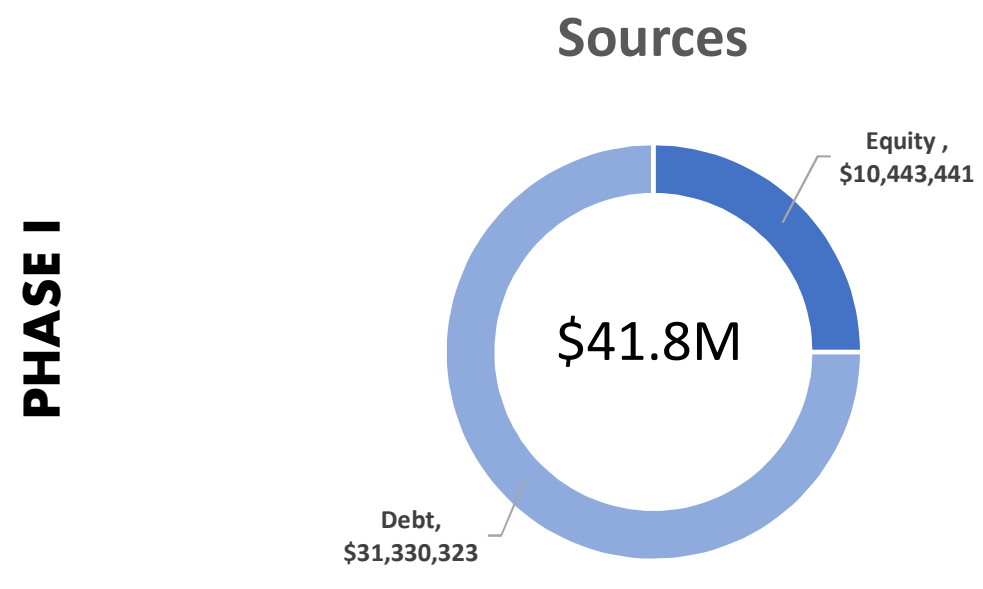
MEDIAN HOUSEHOLD INCOME
\$55,570

CALCULATED DEMAND

177 HOUSEHOLDS/YEAR



	Development Timeline															
	Year 1				Year 2				Year 3				Year 4			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1																
Due Diligence	█															
Design & Permits	█															
Financing	█															
Site Work	█															
Construction	█				█											
Lease Up	█				█											
Operating	█				█				█							
Sale	█				█				█				█			
Phase 2																
Due Diligence									█							
Design & Permits									█							
Financing									█							
Site Work									█							
Construction									█				█			
Lease Up									█				█			
Operating									█				█			
Sale									█				█			



	Phase 1	Phase 2
Targeted Investor IRR	17.34%	24.06%
Targeted Equity Multiple	1.62	1.82
Targeted Cash-on-Cash	7.38%	8.20%
Targeted Investment Period	4 Years	4 Years

WRED

Spring 2021

DISTRICT LINE

Don't Miss Your Connection

Steven Bernard

District Line is an exciting new destination coming to Seat Pleasant, Maryland, just across the DC border. These new apartment homes will offer the advantages of city living with the comfort of a more suburban location. Choose from a loft-style townhome or one of the thoughtfully designed upper-floor units. Head downstairs to grab a bite from the café and enjoy it on the landscaped roof terrace. Break a sweat in the on-site fitness center before meeting a friend in the

promenade for happy hour. Connect with the community in engaging public spaces. The promenade may transform into a craft fair one afternoon or a farmers' market on another. The café could transition into a gallery space in the evening as part of a local art walk. The publicly accessible roof terrace will have an internet enabled projection screen to stream a group workout class, have a neighborhood movie night, or even make a zoom call with a language teacher from

across the globe for a group lesson. Easily connect with the greater DMV region with two Metro stations within 1.5 miles and easy access to the beltway. All units have an assigned off-street parking spot and access to a bike storage room.

District Line, where connection meets convenience.

