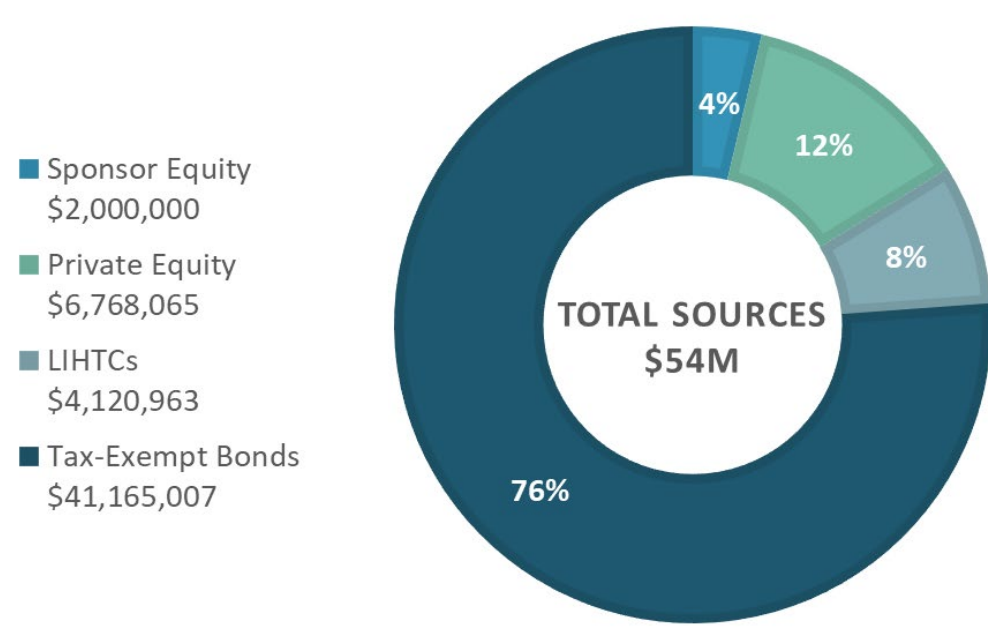
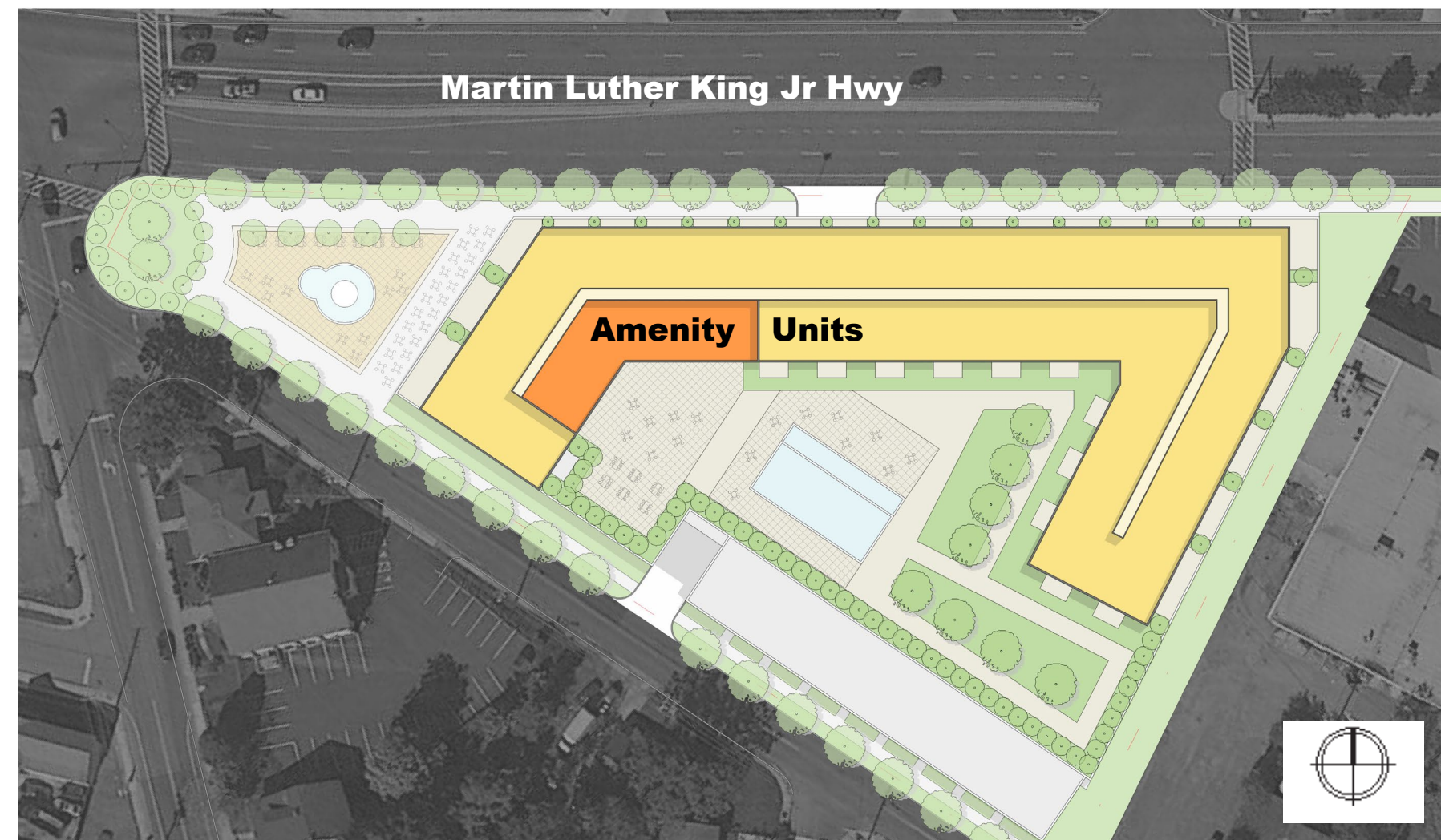
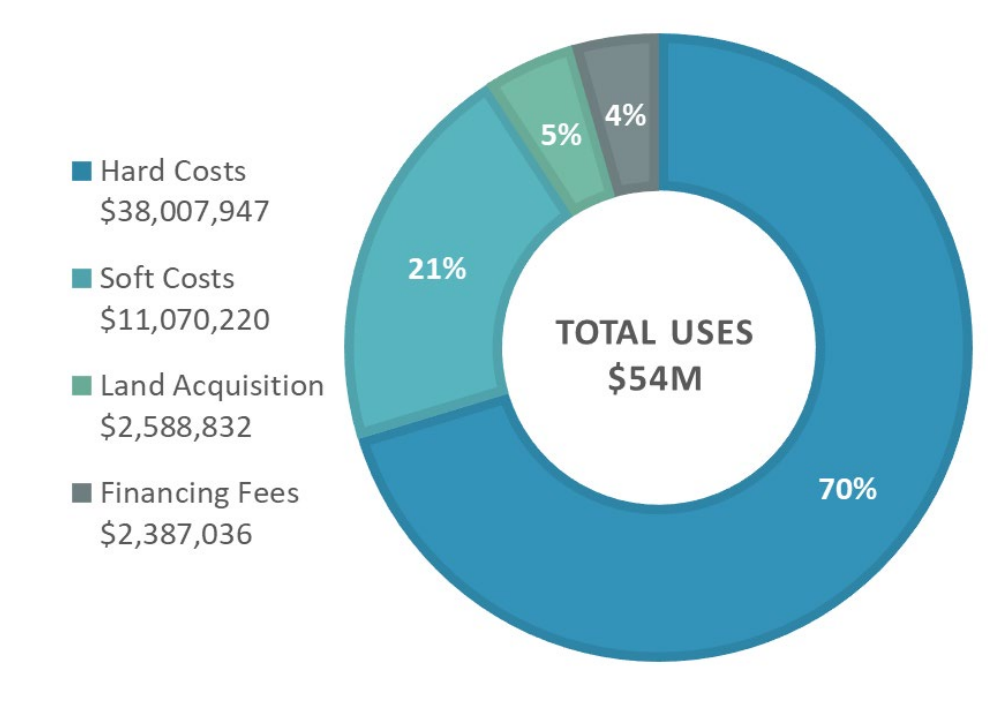




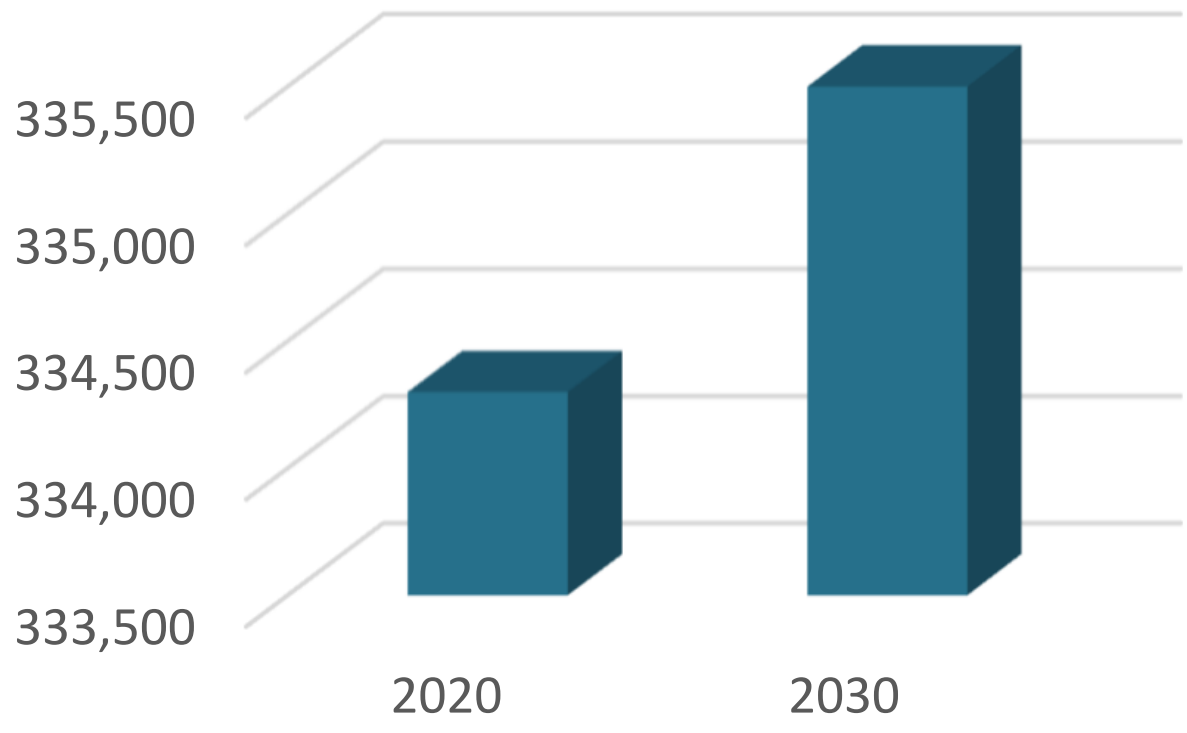
DEVELOPMENT SUMMARY	
Location	5909 Seat Pleasant Dr Seat Pleasant, MD 20743
Lot Area	124,886 SF
Use	Mixed-Income Residential/Retail
Gross Building Area	253,180 SF
Units	138
Parking Spaces	190
Retail SF	25,000



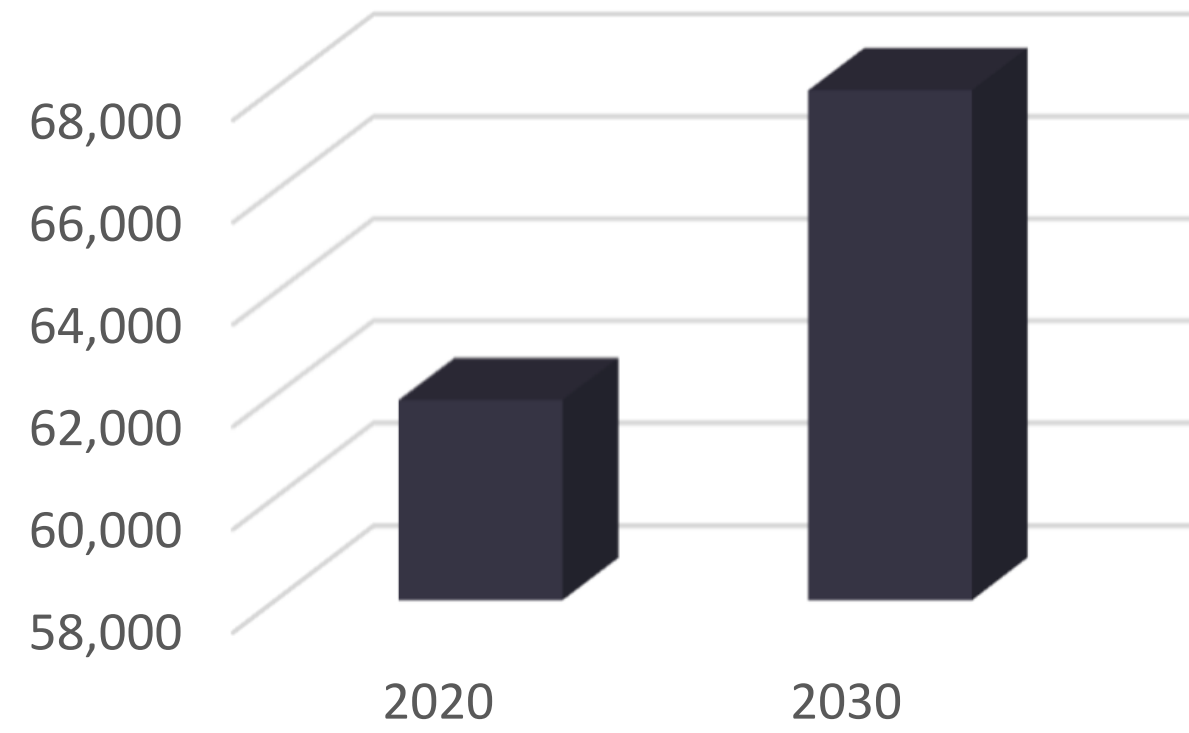
UNIT MIX					
		Market Rate		Affordable 50% AMI	
# of Units		110		28	
Unit Mix	Avg. SF	Avg. Rent	\$/SF	Avg. Rent	\$/SF
1 Bed	750	\$1,550	\$2.07	\$1,181	\$1.57
2 Bed	950	\$1,875	\$1.97	\$1,417	\$1.49
3 Bed	1,500	\$2,300	\$1.53	\$1,638	\$1.09
Total	1,066	\$1,908	\$1.85	\$1,412	\$1.38
Retail	NNN Rent		\$21		



Prince George's HH Growth



Market Area HH Growth



RETURNS ON YEAR 15 SALE

Cash-on-Cash Return	17.20%
IRR	13.38%
Equity Multiple	4.75
Return on Cost	6.28%
Development Fee	\$2,965,352



MR
SPRING 2021

The Verge

A Best of Both Worlds

Nathan Veliz

As the center of revitalization for the city of Seat Pleasant, MD, The Verge is a mixed-use and mixed-income community with a focus on connectivity, health and wellness, and style. Acting as a gateway to Maryland and Washington D.C., it will offer a feature-rich environment for residents looking for convenience

and comfort. The designated public plaza and curated retail create a much-needed focal point for the neighborhood and breathe life into the city.

Get your sweat on at the fitness center, work from home at one of the private nooks, or soak up some sun at the resort style pool. A short walk to the

nearby Blue Line provides everything downtown DC has to offer, and at the end of the day, come home to the apartment you deserve. Living on The Verge means you don't have to choose.

