



Environmental Benefits

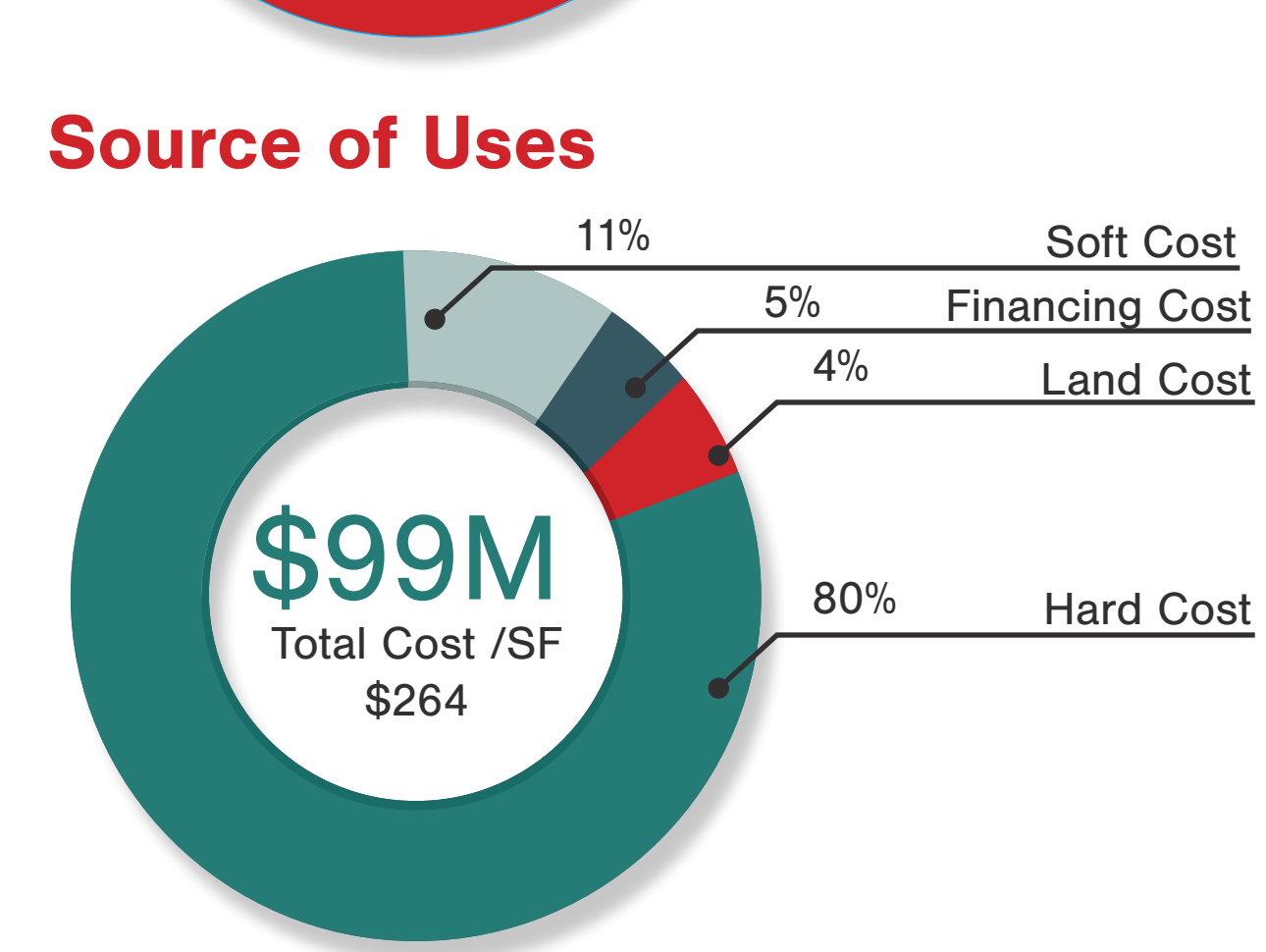
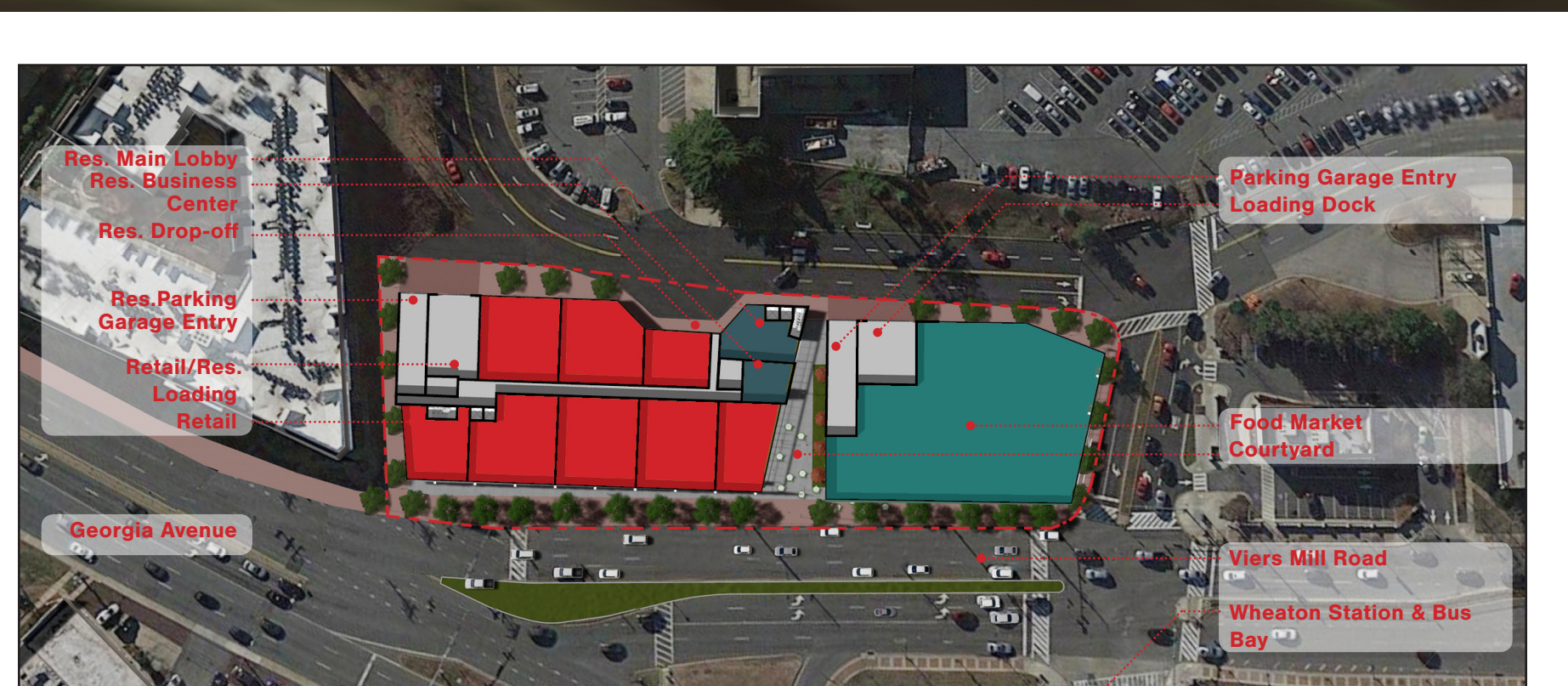
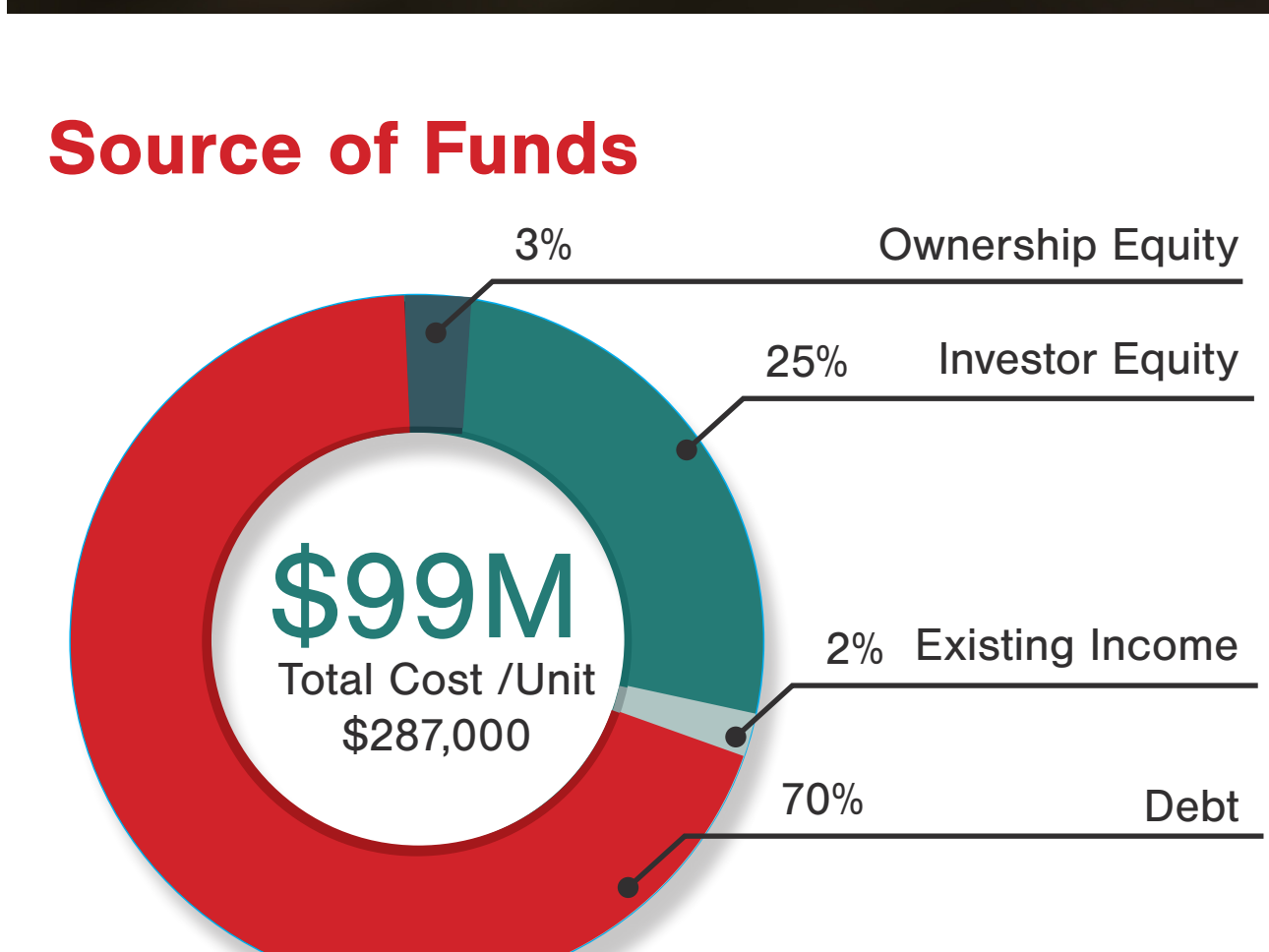
- Stormwater Management
- Green Roof/Walls/Terrace
- Transit Oriented
- Materiality
- Energy Efficiency

Economic Benefits

- Jobs
- Property Tax Credits
- Shareholder Returns

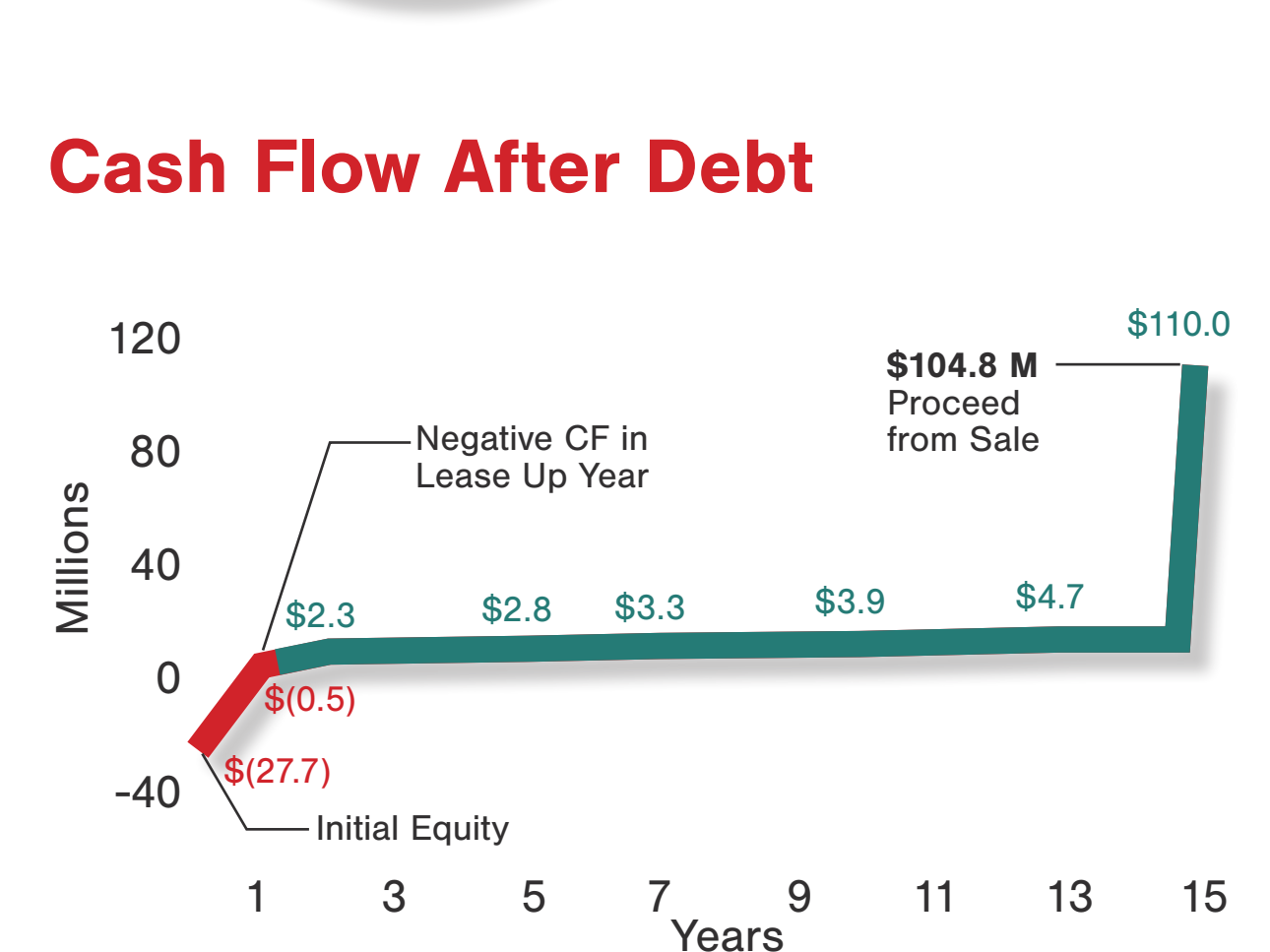
Social Benefits

- Affordable Housing
- Open Space
- Enhanced Safety
- Improved Streetscape



Investment Summary

Holding Period	15 Years
Leveraged IRR	15.0%
Leveraged NPV	\$18.2M
Return on Cost	9.6%
Sales Value	\$161.2M



MRED

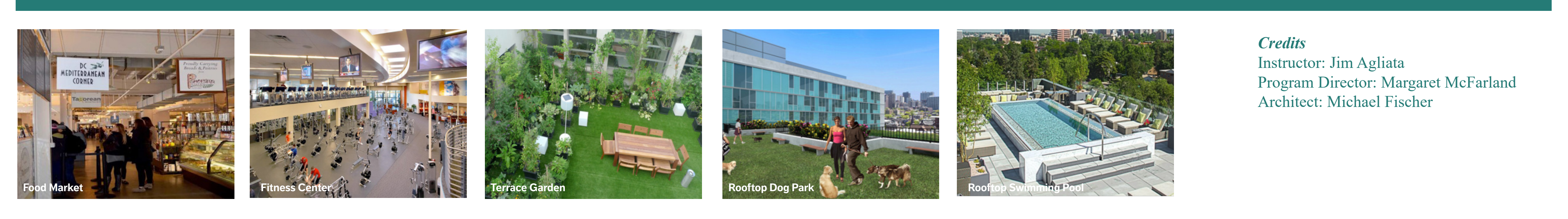
The V @ Wheaton

A Transit-Oriented Mixed-Use Development

Celine Liang

Welcome to **The V** - a high visibility, transit-oriented development at the heart of Downtown Wheaton. The “V” represents its position at the point where two lines, Veirs Mill Road and Georgia Avenue, meet to form a V. Occupying a prime location between Westfield Mall and the Wheaton metro station, The V provides easy access to transportation and is just steps away from a wealth of shopping, restaurant, and recreation offerings. At the street level a food hall provides an alternative to the standard supermarket, including farmers’ market style vendors and ethnic food options that reflect the diverse character of Wheaton. A beer garden invites friends to relax and enjoy the sunshine while sampling acclaimed local beers and tasty food. Luxury amenities such as the fitness center, outdoor pool, terrace garden, and rooftop dog park will exceed your expectations. We invite you to come explore The V, an exciting new place to live and play.

Visibility
Vitality
Value



Credits
 Instructor: Jim Agliata
 Program Director: Margaret McFarland
 Architect: Michael Fischer