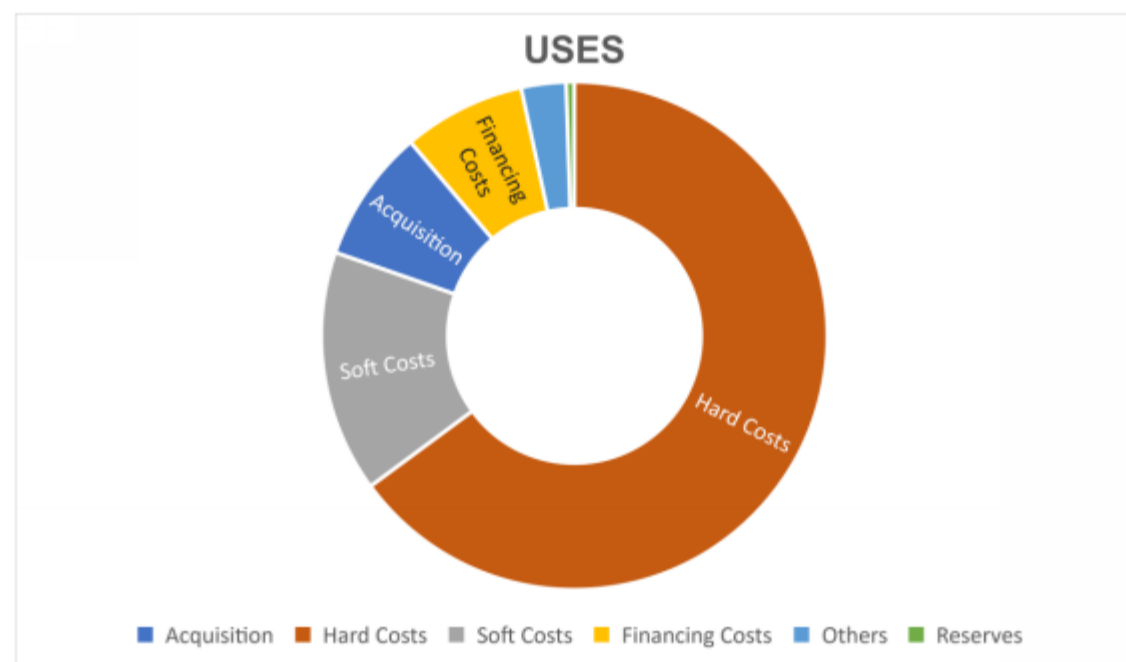


| FINANCIAL SUMMARY | AMOUNT |
|-----------------------|---------------------|
| Equity-Investor Group | \$7,649,948 |
| Equity Sponsor | \$849,994 |
| Conventional Loan | \$19,833,197 |
| TOTAL | \$28,333,139 |

DISTRIBUTION OF PROCEEDS

| PROGRAM SUMMARY | |
|--|--------------|
| Sale Year | 2024 |
| Sale Price | \$43,381,945 |
| Net Proceeds (Less Loan Balances/ Sales Tax) | \$23,047,905 |
| 8% Investor Preferred Returns | \$679,995 |
| Return Of Total Equity Invested | \$8,499,941 |
| Remaining Balance To Be Distributed | \$14,547,963 |
| Distribution to Investors (50%) | \$7,273,982 |
| Break Up - to Sponsor Developer (5%) | \$727,398 |
| Break Up - to Investor Group (45%) | \$6,546,583 |
| Distribution To Sponsor Developer (50%) | \$7,273,982 |
| Annual Rate of Return (Non compounded) | 30.91% |



| FINANCIAL SUMMARY | AMOUNT |
|-------------------|---------------------|
| Acquisition | \$2,400,000 |
| Hard Costs | \$18,392,063 |
| Soft Costs | \$4,365,961 |
| Financing Costs | \$2,215,117 |
| Others | \$810,111 |
| Reserves | \$149,886 |
| TOTAL | \$28,333,138 |

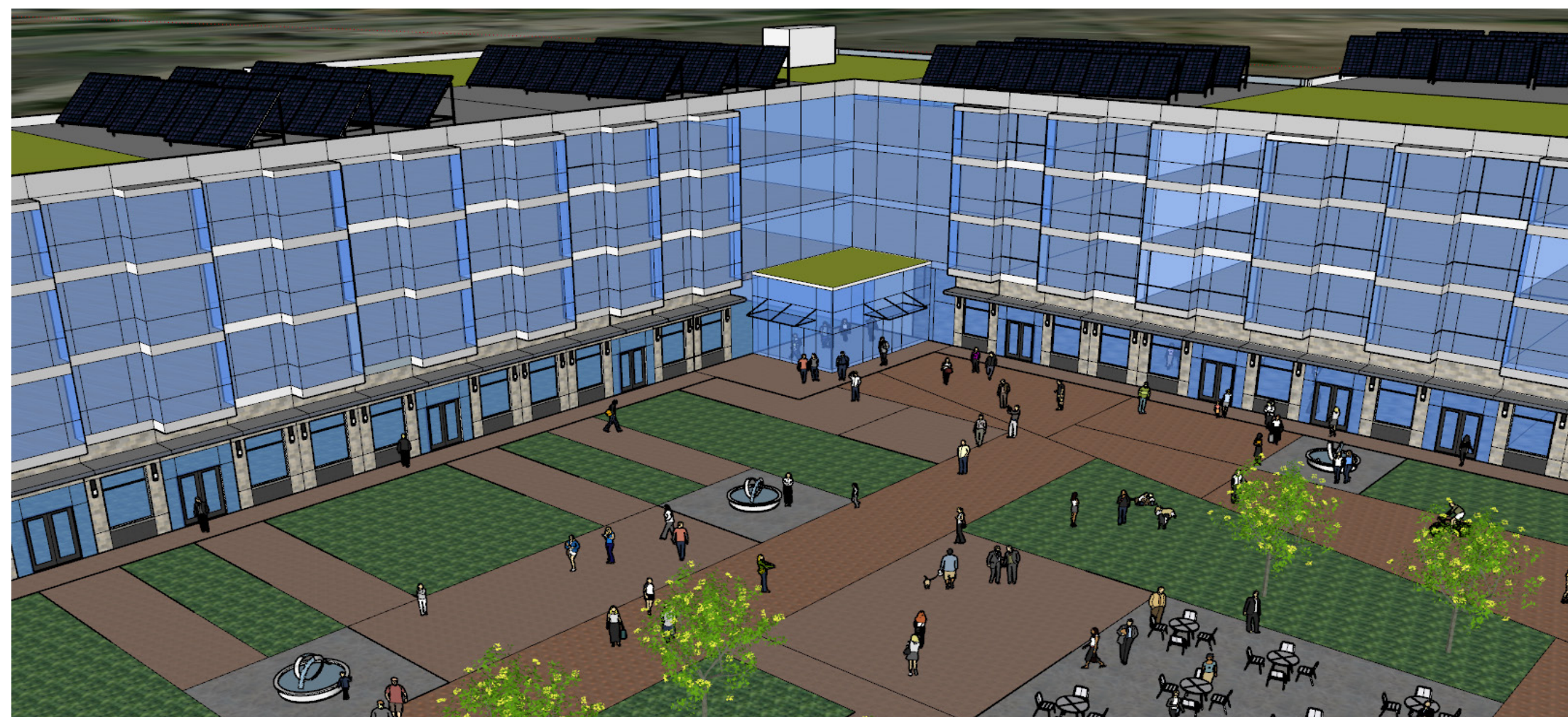
DEVELOPMENT SUMMARY

| GENERAL | |
|---------------------|------------------------------------|
| Location | 1 Brightseat Road, Hyattsville, MD |
| Lot Size | 4.50 Acres |
| Zoning | MXT |
| Program | Med Use Medical Office with Retail |
| Total size of Devp | 117,612 SF |
| Open Parking | 410 |
| Ground Floor Retail | 27,612 SF |



FINANCIAL RETURNS SUMMARY

| FINANCIAL PARAMETER | AMOUNT |
|-----------------------|-----------|
| Developer Fee (5%) | \$727,398 |
| Annual Rate of Return | 30.91% |
| Cap Rate | 6.50% |
| Levered IRR | 22.44% |
| Unlevered IRR | 3.60% |
| Cash-on-cash Return | 15.30% |
| Equity Multiple | 1.97 |



MRED
Fall 2019

Landover Medical Park

Landover Medical Park - Enhancing Healthcare in Prince George's County

Rahul Chawla

Ecostruct Development sees an excellent opportunity for real estate development for Medical Office and Healthcare at Landover. As a result of futuristic vision between the Prince George's County and Ecostruct Devp, we are proud to present the Medical Office Hub at Landover.

The Landover Medical Park is the combination of green building and green space. With over 2 million SF of hospital hub within the 5 miles of Landover Medical Park, it is the perfect address for any medical and health care related offices. A step-up green building that connects health care and office environment in a smart set up with low carbon footprint.

LMP comprises of 117,612 SF of Office Development with Retail and F&B on the first floor.

Our goal is to enable Medical offices to work in world class offices and LMP is a step in that direction.



Architect: Jack Devilbiss, AIA
Bonstra | Haresign ARCHITECTS

