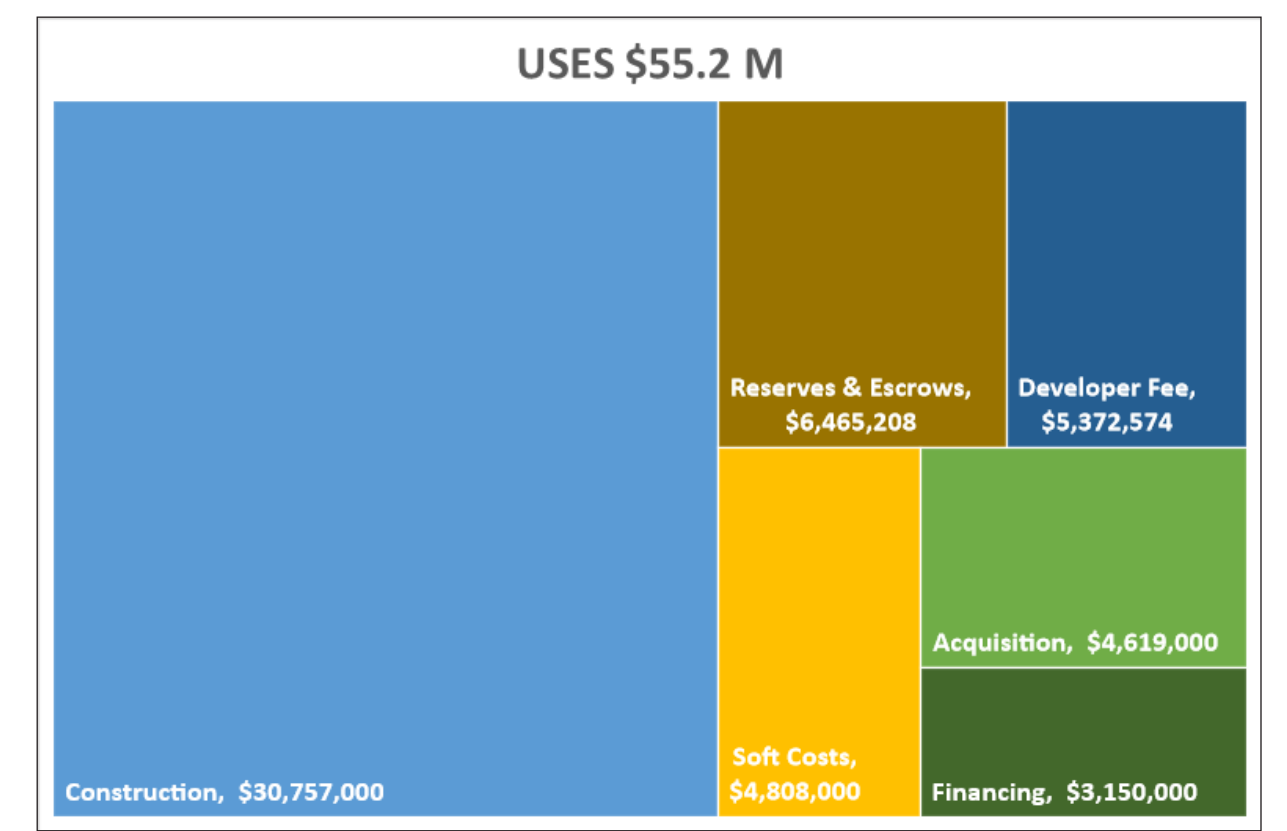
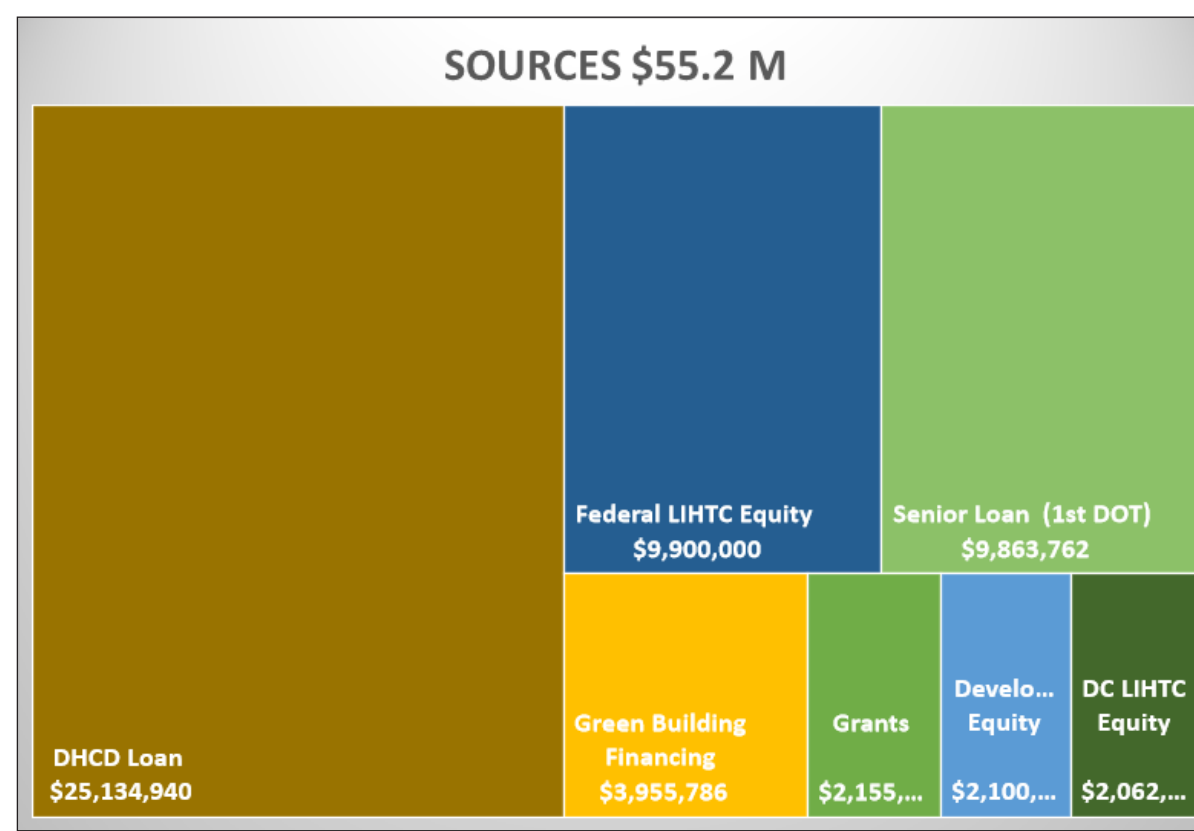


Unit Type	# of Units	Mix	30% AMI	50% AMI	60% AMI	80% AMI
1 Bed	35	46.7%	8	10	15	2
2 Bed	29	38.7%	8	8	11	2
3 Bed	11	14.7%	4	4	3	0
Total	75	100.0%	20	22	29	4

	Year 1	Year 5	Year 10	Year 15	Year 20
Residential Income	1,587,262	1,712,366	1,883,347	2,072,123	2,280,547
Retail Income	173,135	187,407	206,912	228,448	252,225
EGI	1,614,662	1,742,426	1,917,042	2,109,832	2,322,689
OP EX	761,780	853,271	983,515	1,133,973	1,307,810
NOI	852,882	889,155	933,527	975,859	1,014,878
Debt Service	733,708	733,708	733,708	733,708	733,708
Cash Flow	119,174	155,448	199,820	242,152	281,170
DCR	1.16	1.21	1.27	1.33	1.38



MRED
Fall 2023

East End Overlook

Socially Responsible, Sustainable, Vibrant, Affordable Housing for Southeast DC

GOALS:

- Housing
- Food Equity
- Mobility
- Sustainability

Sylke S. Knuppel, PE

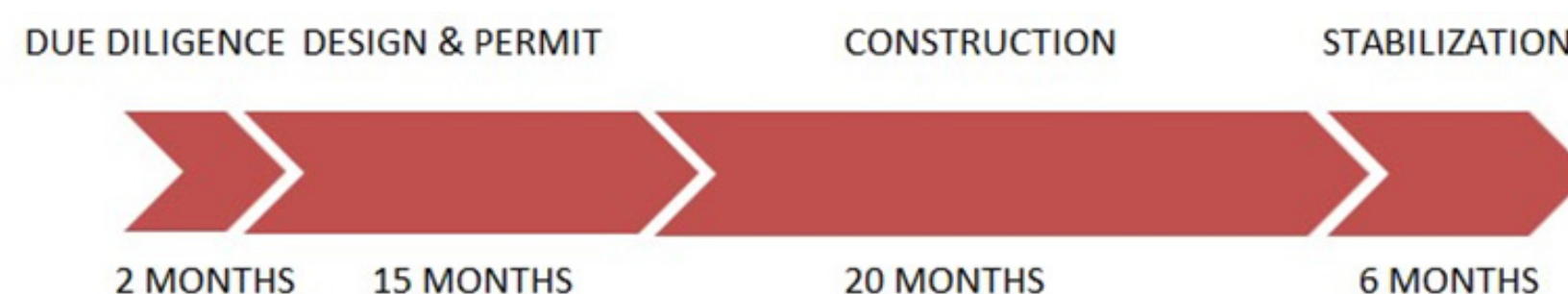
Washington DC is a premier investment market, and District leadership is intensely focused on DC becoming a world class waterfront city. Fifteen years since the Anacostia Waterfront Initiative enactment, the new Jefferson Douglass bridge is transforming the South Capitol Street Corridor. A window to east of the river has created opportunities for economic development and to fulfill key policy initiatives for Equity, Affordable Housing,

Mobility, Food Access, Small Business & Retail and Sustainability.

The partnership of NHP Foundation and Kreativ Communities present East End Overlook, a mixed-use, sustainable, transit-oriented development. Designed to provide 100% affordable housing adjacent to the Anacostia Metro station and support DC's commitment to housing, equity, and prosperity.

Demographics of Sub-Market:
 •Median Income of \$44,726
 •Median Rent of \$1,369
 •15.4% Poverty Rate
 •55% of renters are paying over 35% of HH income on rent
 40% are between 25-55 years of age

•Marital Status
 20% Married HH
 76% Single HH (22% Male / 54% Female)
 •Average renter HH size is 2.4
 •Education
 29% Bachelor's degree or higher



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