

the BALANCE

MARKET INFORMATION

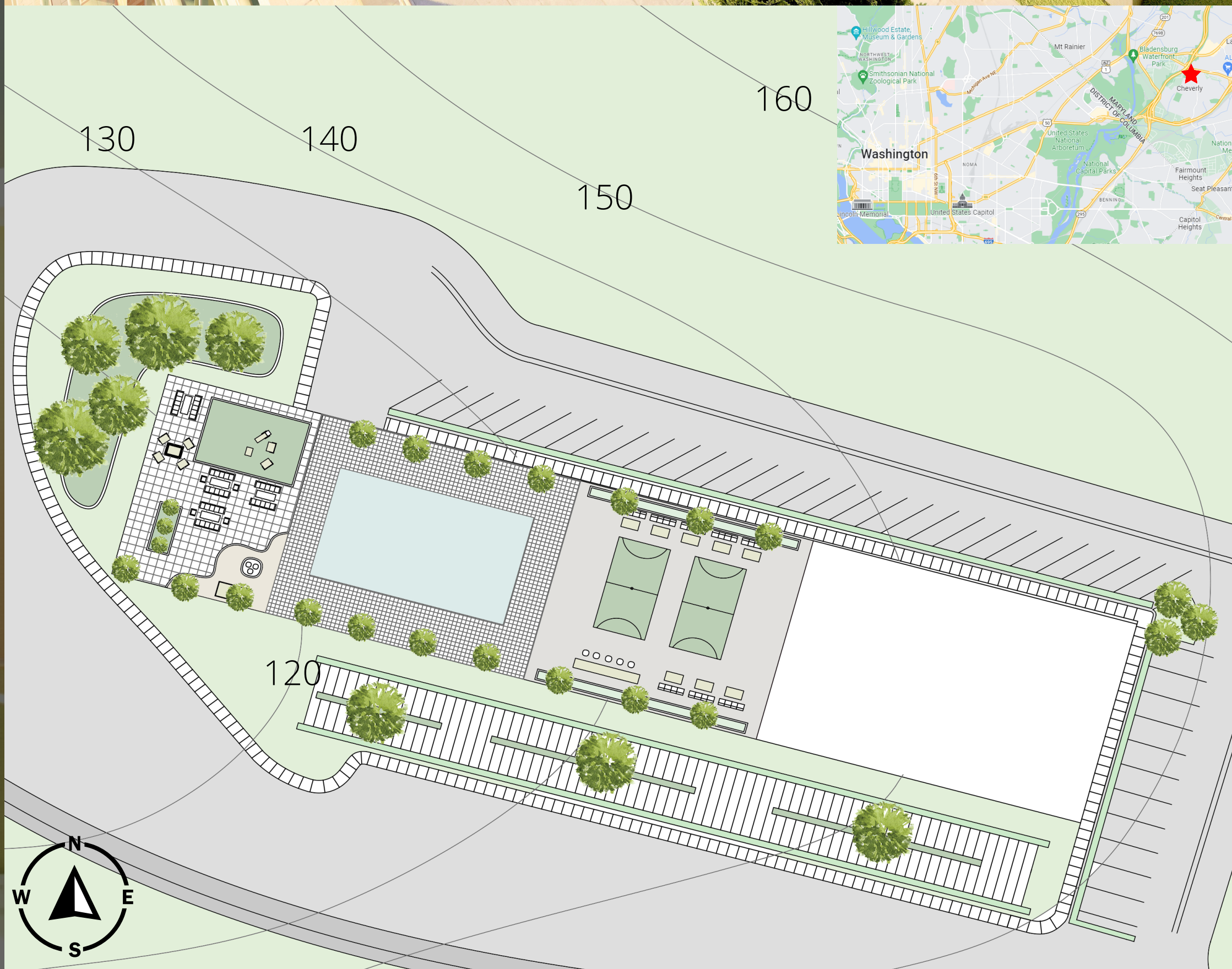
MED. INCOME: \$99,200



AVERAGE AGE: 37 YEARS



COLLEGE DEGREE: 51%
BACHELORS DEGREE OR HIGHER



NOI PROJECTIONS



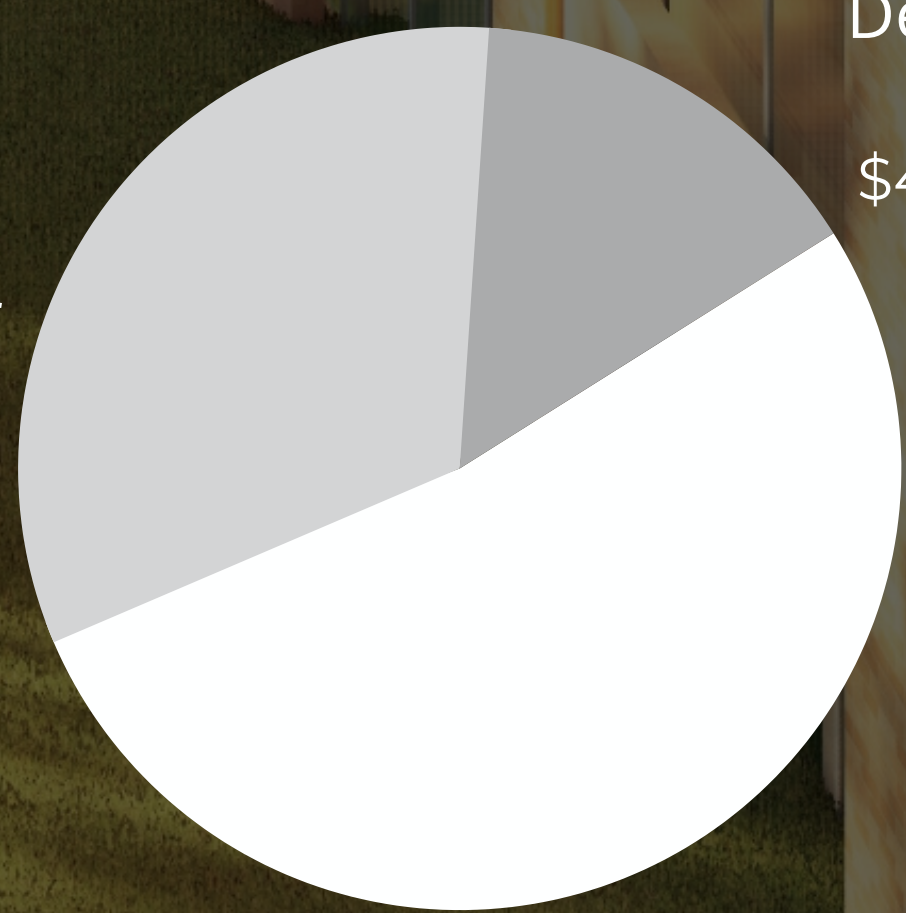
PROJECT COST | PROJECT SALE
\$49,584,495.00 | \$61,708,640



IRR & DISTRIBUTION

IRR: 13.07%

Limited Partner
32.5 %
\$6,934,104



Developer
15 %
\$4,962,511

General Partner
52.5 %
\$10,278,211



MR
Spring 2022

The Balance

Bringing balance to the lives of tenants and city residents

Ezra Griffith

The James Development Group is proposing *The Balance*, a LEED Certified \$49,694,680 luxury development located in Cheverly, Maryland. This mixed-use development will be 165,750 square feet spanning 7-stories with several amenities such as two outdoor terraces, a rooftop pool, athletic center and elevated lounge.

The development will contain ground floor retail such as a boutique grocery, flexible office space and a family entertainment center for tenants and community residents. Residential units will be comprised of studios, 1 bedrooms, 2 bedrooms and luxury penthouse suites. High quality materials will be used in

the units such as luxury vinyl tile, level 5 wall finishes, timber and high-end stone. The Balance will serve the community of Cheverly, Maryland by enhancing the character of the town and adding amenities that are currently absent from the city.

CONSTRUCTION TIMELINE

PRE-CON: 1 YEAR

CONSTRUCTION: 2 YEARS

3 YEARS