



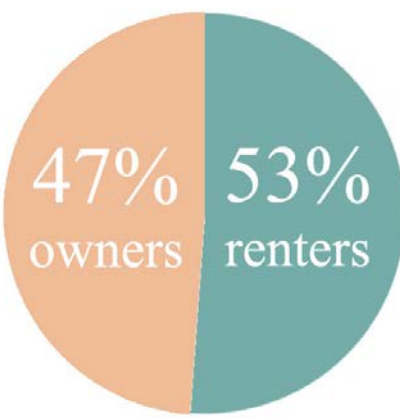
Market Analysis

Financial Summary

Site Details



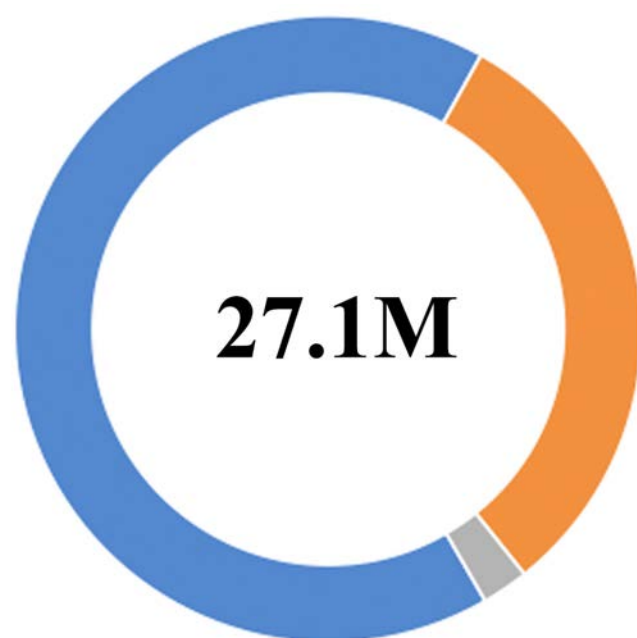
22,433



41



\$45,690



Sources:

- HUD221(d)(4) \$18M
- LIHTC \$8.4M
- Dev. Equity \$654K

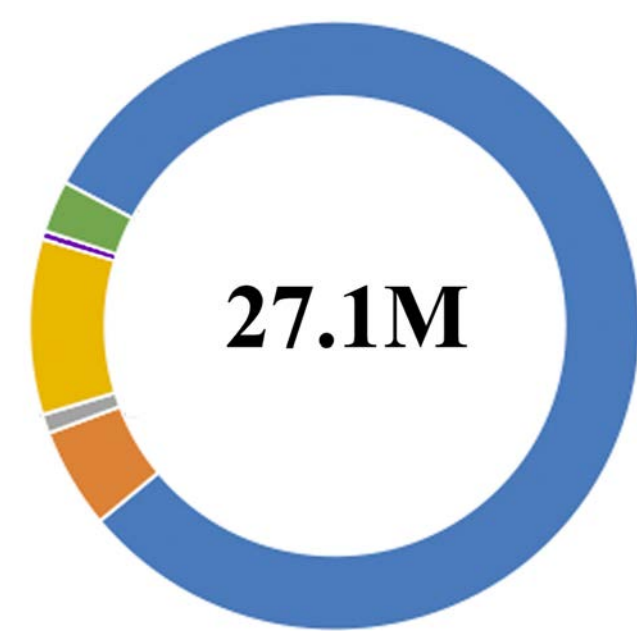
Address:
5345 Sheriff Road
Fairmount Heights, MD

Size:
4.4 AC

Zoning:
M-U-I

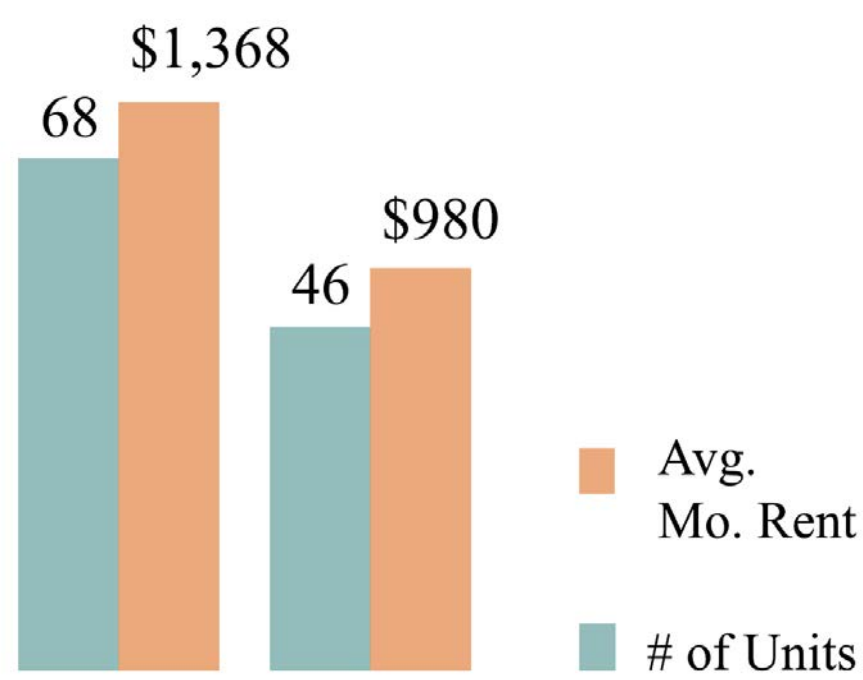


Unit Mix



Uses:

- Construction \$22M
- Fees \$1.4M
- Acquisition \$275K
- Developer Fee \$2.5M
- Syndication \$119K
- Reserves \$742K



Return on Investment

IRR \$650K 28.3%

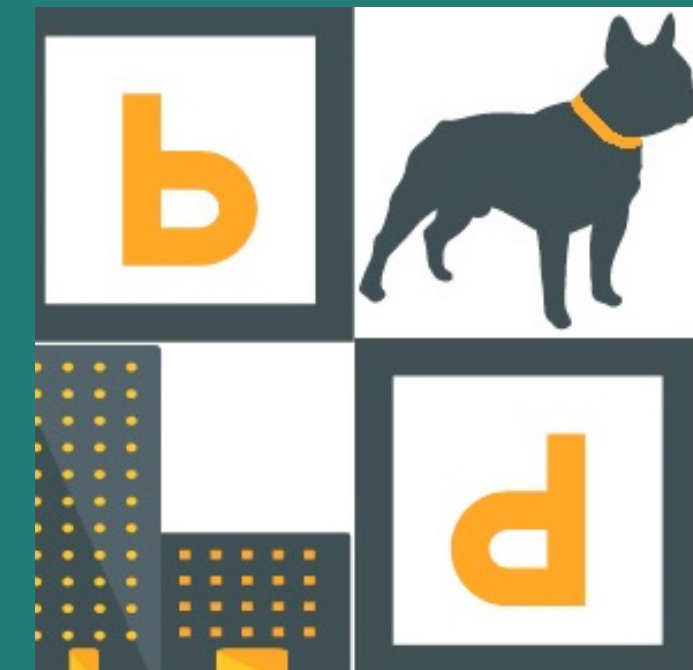


WRED

Spring 2018

Marker Eight

Healthy Living in Fairmount Heights



Michael Horwitz: Bulldog Development

Marker Eight is a 114 unit, mixed-use, mixed-income community along Sheriff Road in Fairmount Heights, Maryland. The development promotes healthy living, engagement with the outdoors, and community interaction. Marker Eight

includes a culinary arts school, market place, playground, walking paths, and a dog park to encourage citizens throughout the region to get together to learn, exercise, and collaborate. Marker Eight will provide a high quality living to low income

families as well as market rate units to enhance the social capital of residents all over town. The development is home to a culinary arts school aimed to provide work force education and host food education seminars for the region.

