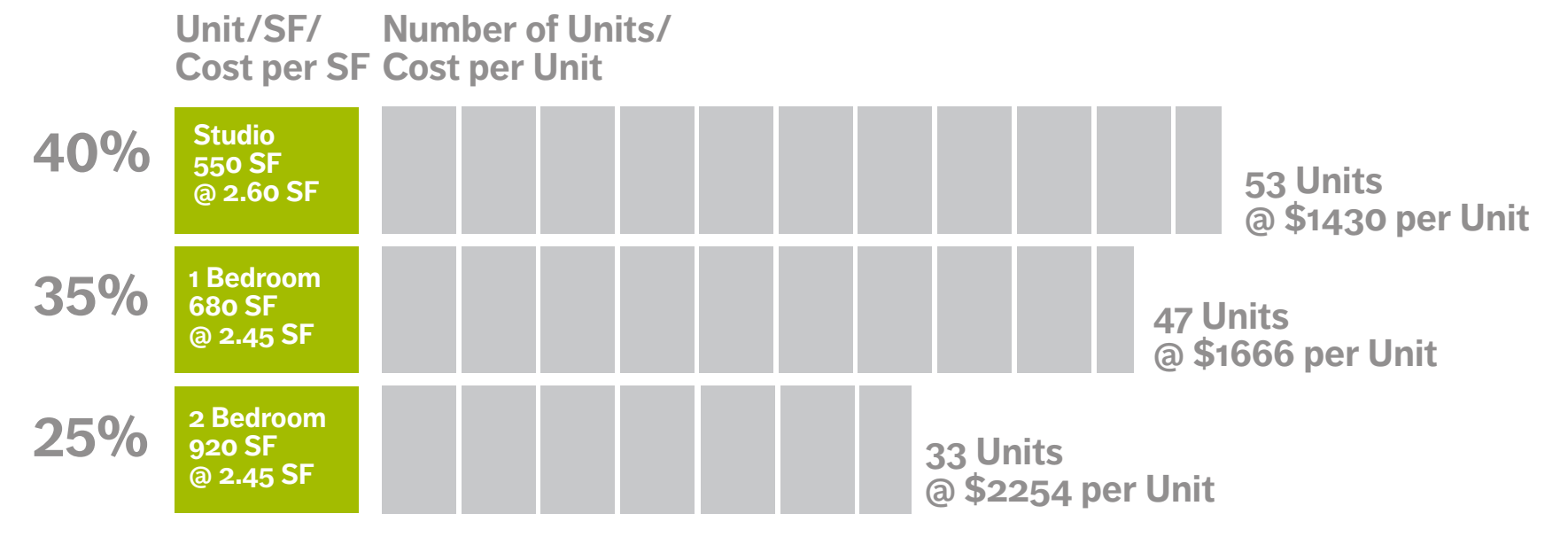
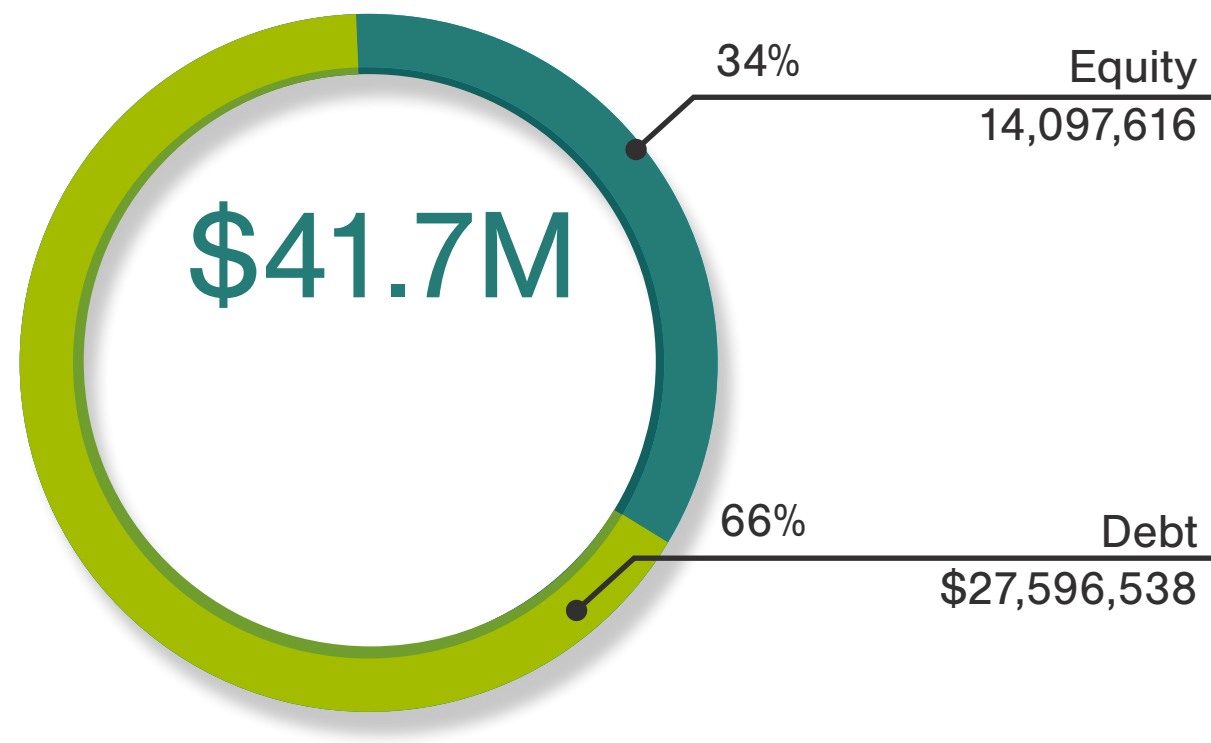
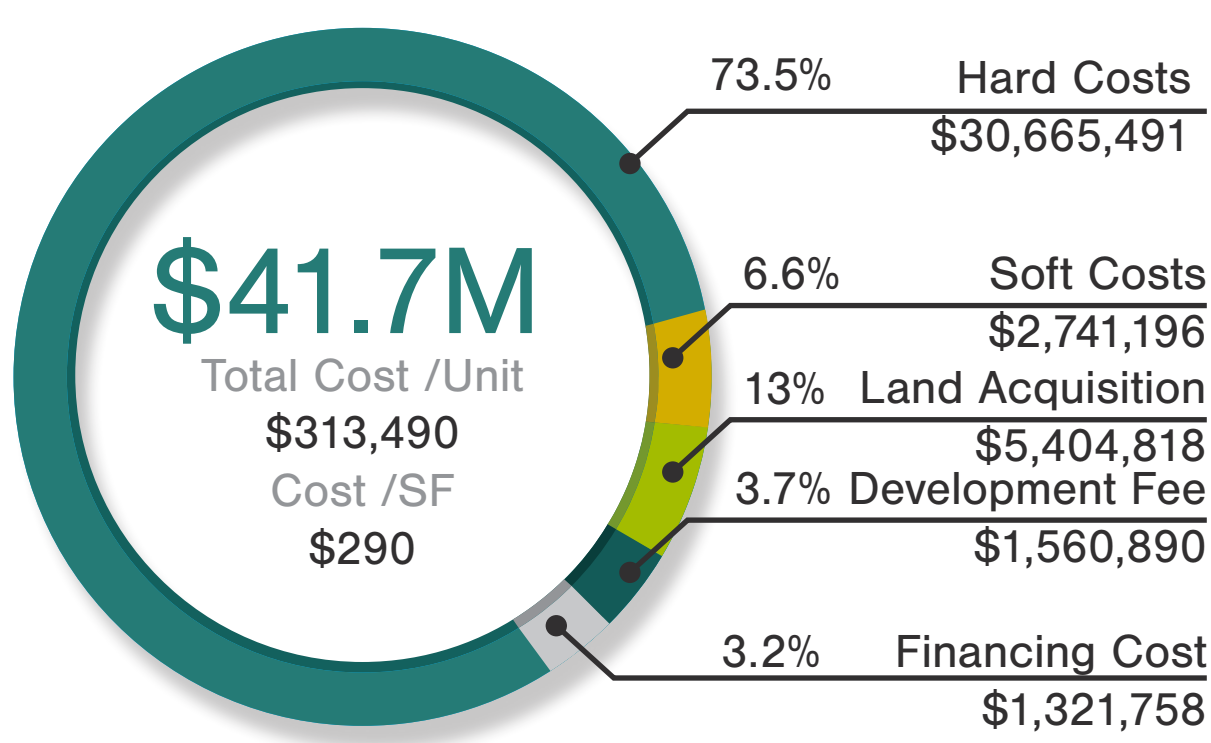




Uses of Capital

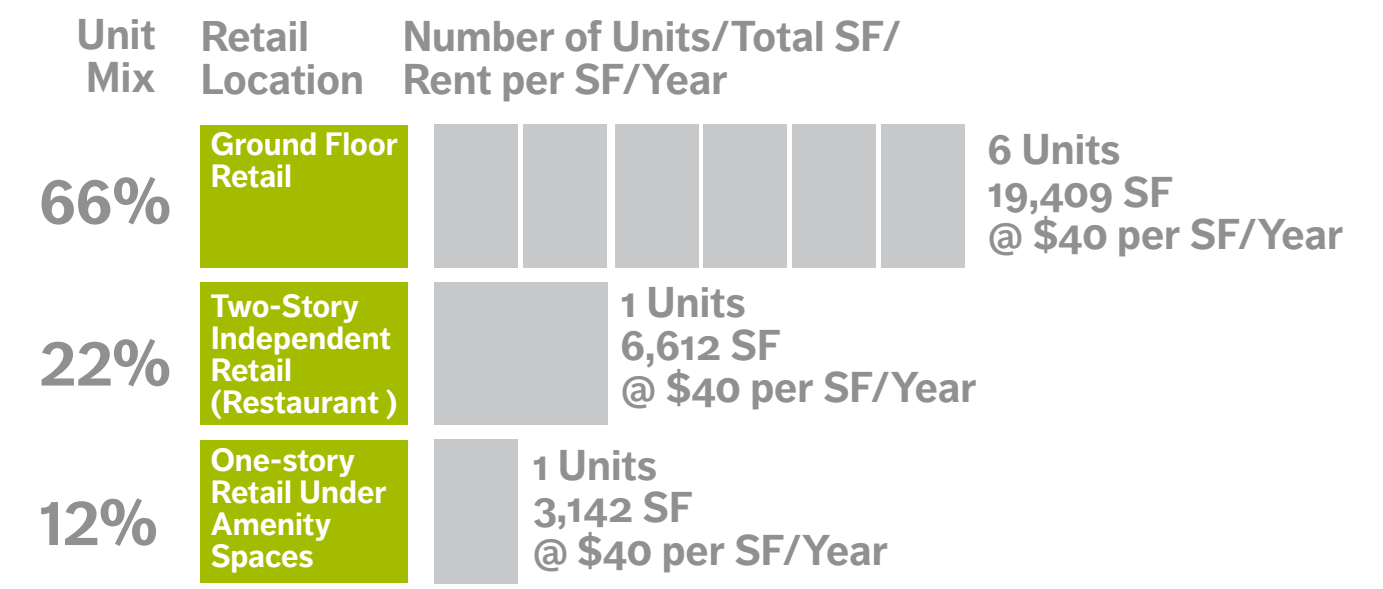
Sources of Capital

Residential Unit Mix



100% Total 133 Units
@ 2.50 SF

Retail Mix



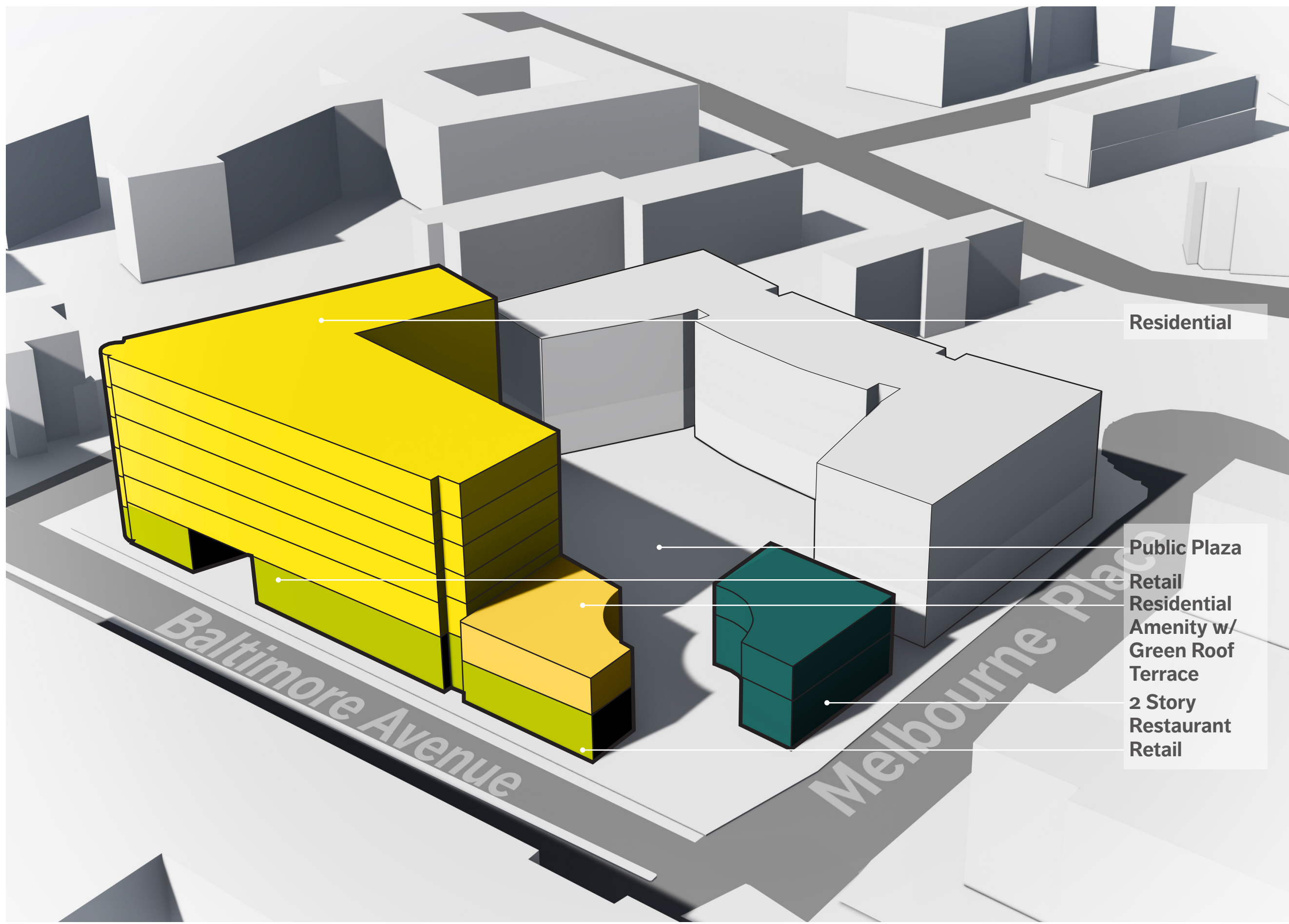
100% Total 29,163 SF
@ \$40 per SF/Year

Cashflow

Proforma	2020	2021	2022	2023	2024
EGI	\$2,876,145	\$4,444,657	\$4,583,611	\$4,726,930	\$4,874,752
OpEx	\$1,640,980	\$1,683,992	\$1,738,370	\$1,794,220	\$1,837,183
NOI	\$1,235,165	\$2,760,665	\$2,845,241	\$2,932,710	\$3,023,170
DS	(\$957,830)	(\$1,476,917)	(\$1,476,917)	(\$1,476,917)	(\$1,476,917)
CashFlow	\$252,232	\$4,638,020	\$1,423,687	\$1,511,156	\$1,601,616

Community/Investor Benefits

- Attractive Retails
- New Plaza
- Affordable Rent
- New Sidewalks & Bike Lanes
- Connected w/University and Community
- Leverage IRR 18.32%
- Return on Cost 7.48%
- Cash on Cash return 11%
- Equity Multiplier 3.54
- Value Creation \$57,692,538



Midtown Village

Sustainable redevelopment in College Park, Maryland

Jingjing Liu

Midtown Village is a sustainable mixed-use development includes 133 Class A rental units and 27,663 square feet retail. The street level retail will include a high visible university bookstore, a destination restaurant, and several beauty retailers, providing all of your favorite shops and dining within moments of your door. The 31,661 square feet plaza connects residents with the University and Community. With 3-minute walk to the main entry of the University of Maryland and 4 metro stops, Midtown Village provides an opportunity to live in a building that's central in terms of both Town center and the University.

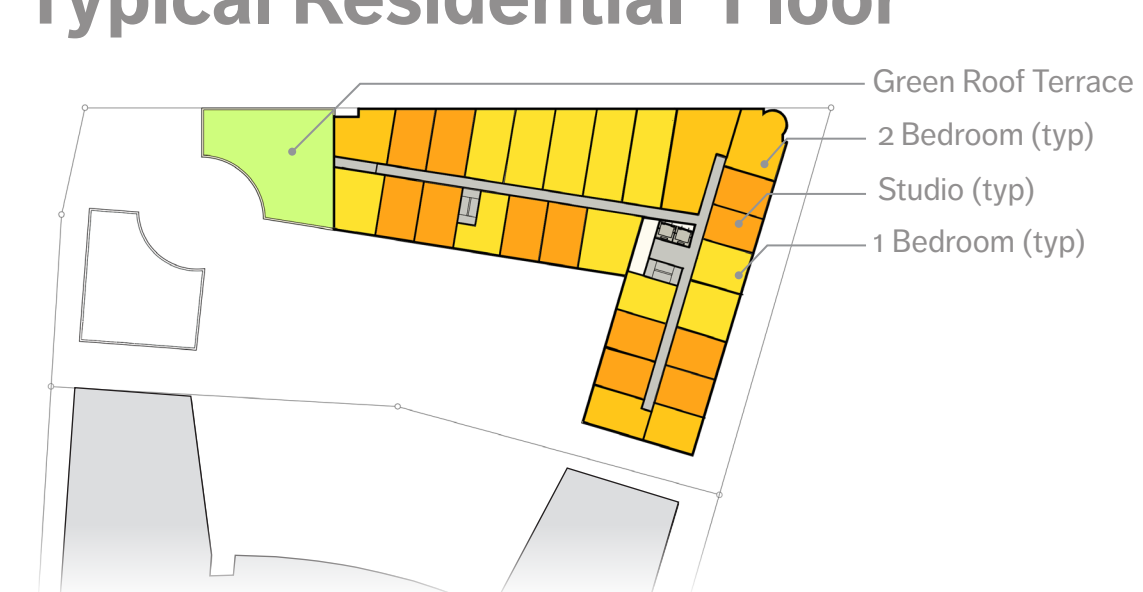
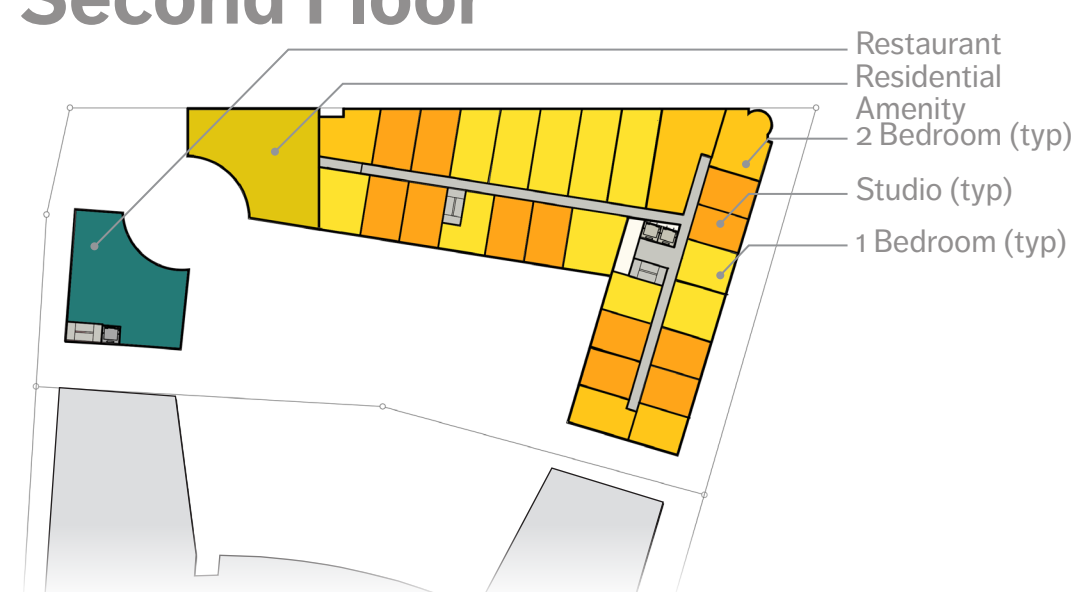
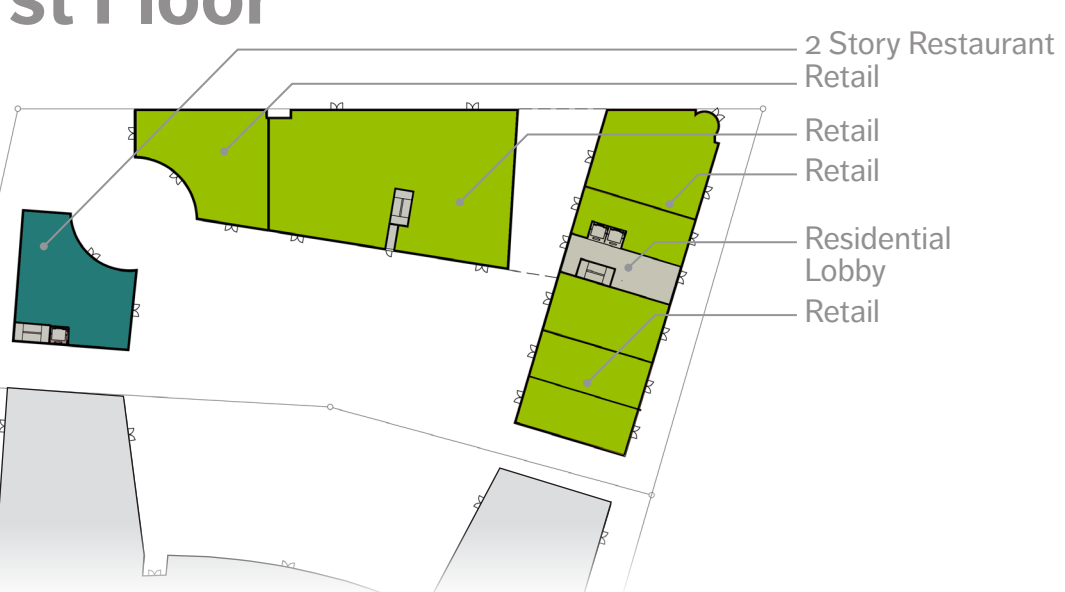
Midtown
VILLAGE

MRED
Spring 2017

First Floor

Second Floor

Typical Residential Floor



Credits

Instructor: Tim Pula
Program Director: Margaret McFarland
Architect/Designers: Lili Mundroff, Robert Kuentzel, & Michael Fischer