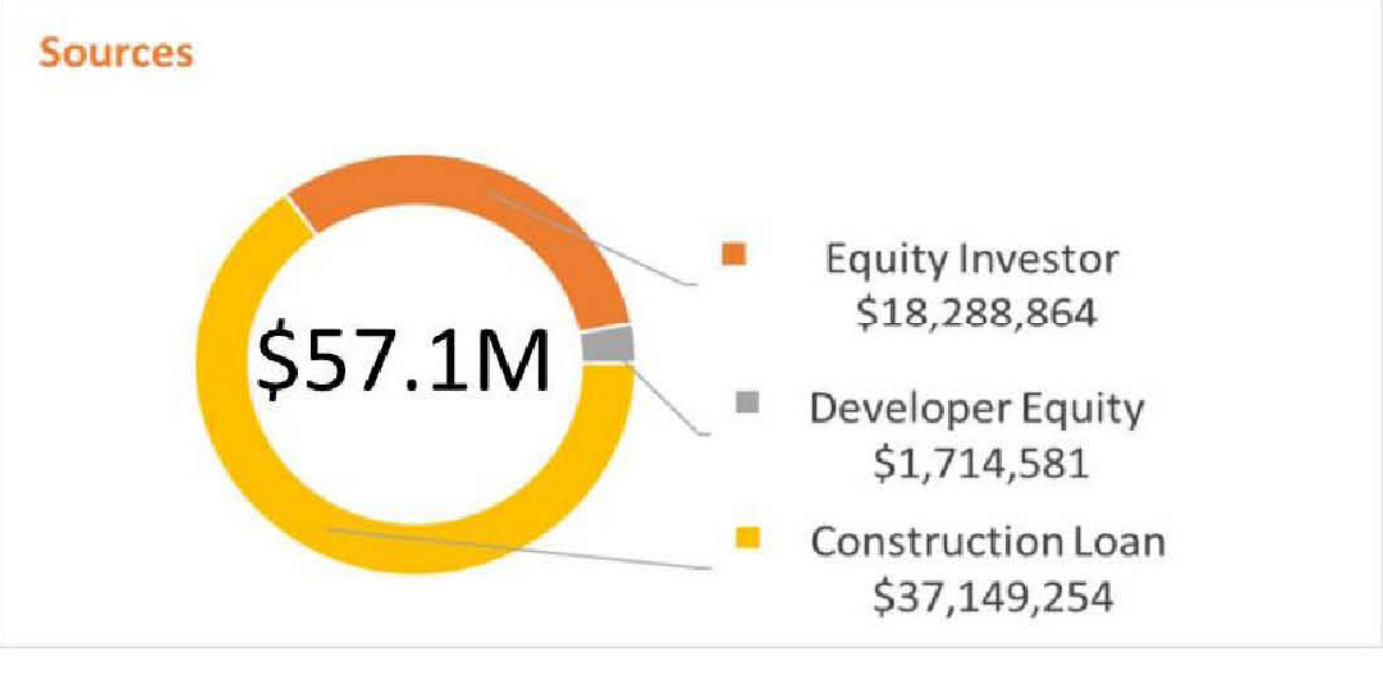




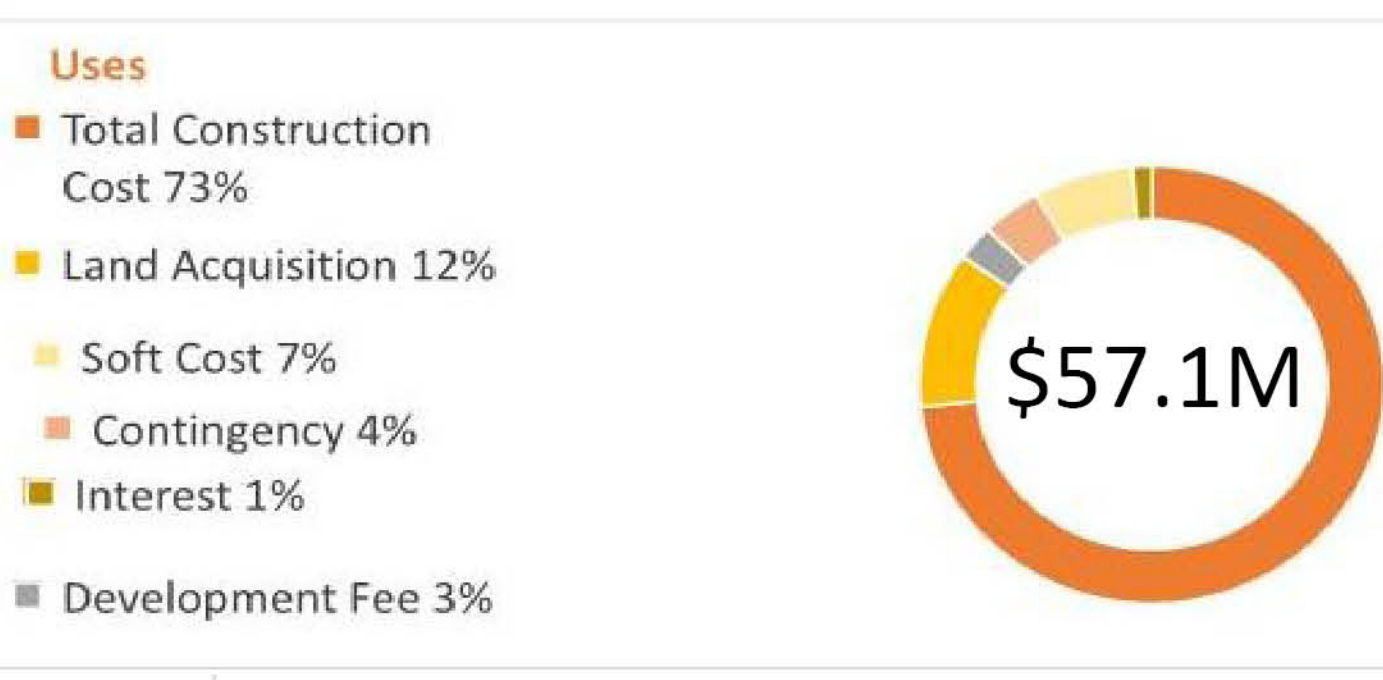
Development Summary	
Address	2129 Forest Drive Annapolis, Maryland
Lot Size	8.46 acres
Usable Lot Size	2.91 acres
Average Unit Size	820 square feet
Zoning	B2 → Planned Unit Development



ROOF DECK AND POOL



Return Summary	
IRR	13.44%
Profit	\$44,763,422
Cash on Cash Return	9.01%



TERRACE COURTYARD



**Unit Mix**

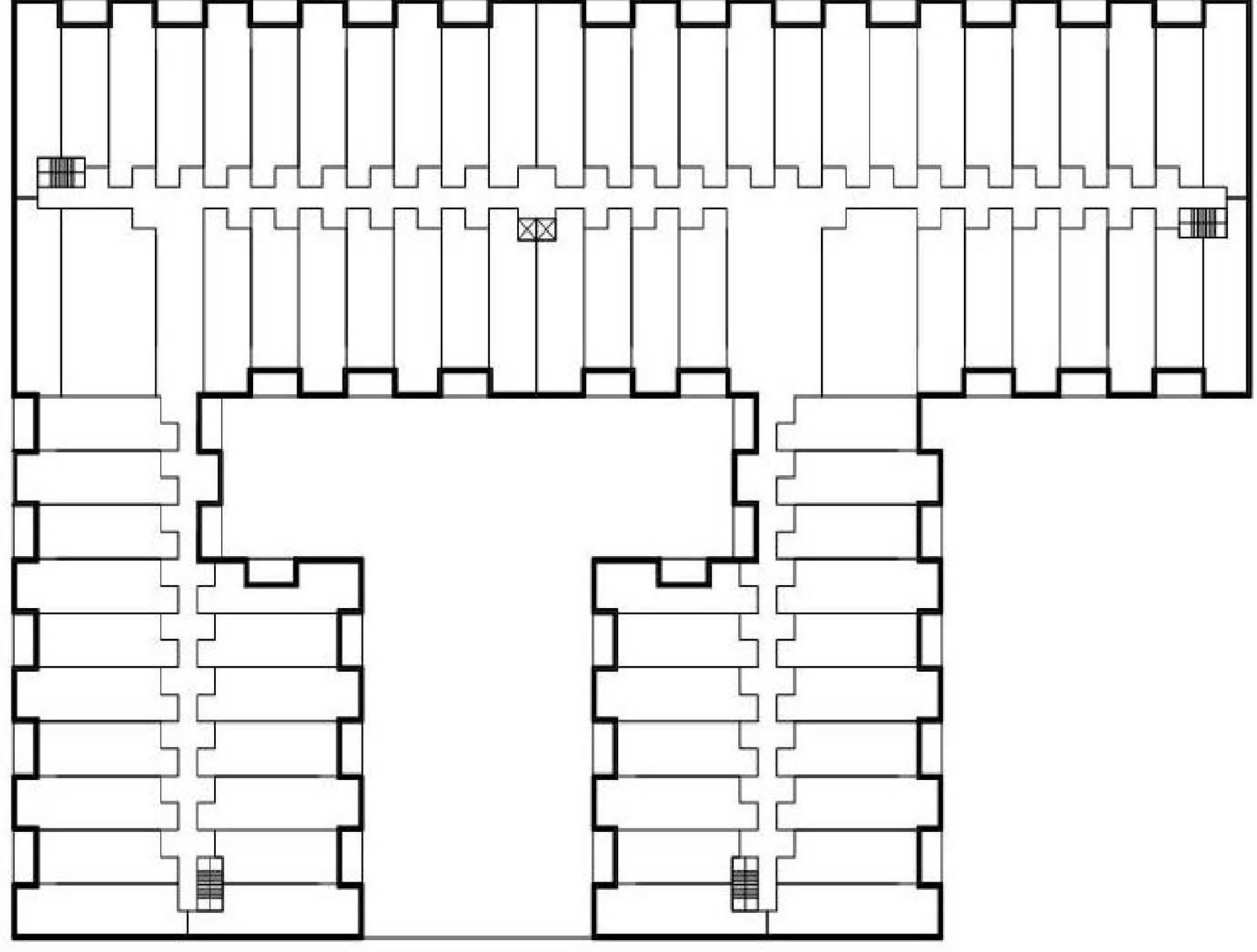
Studio	16
1 Bedroom	102
2 Bedroom	92
<b>Total</b>	<b>210</b>

**Average Unit**

	Studio	One Bedroom	Two Bedroom
Sq. Ft.	590 SF	770 SF	1100 SF
Price	\$1,868	\$2,179	\$2,622

**Debt Summary**

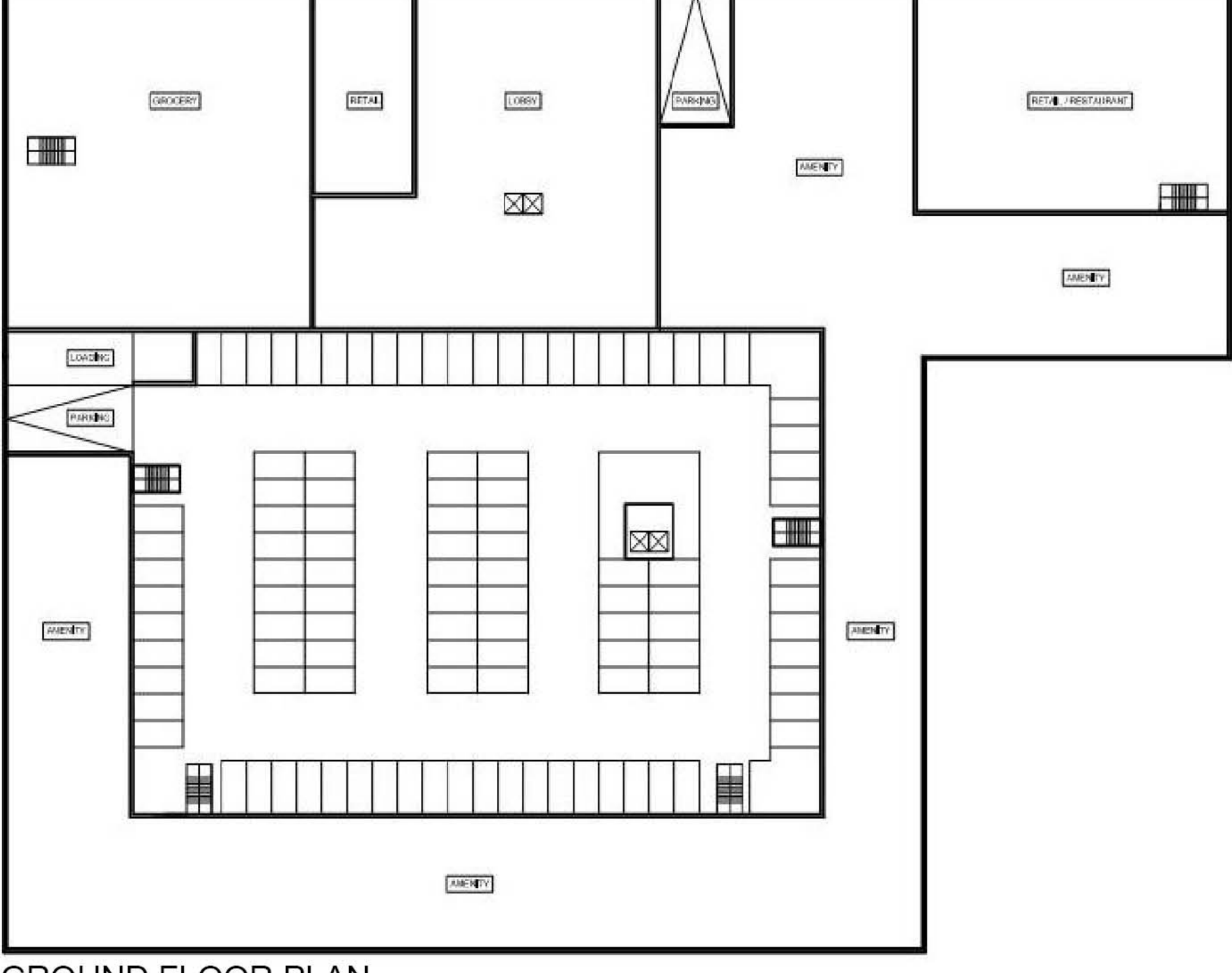
Loan Term	30 years
Interest Rate	4.75%
Loan to Cost Ratio	65%
Loan to Completed Value	40%



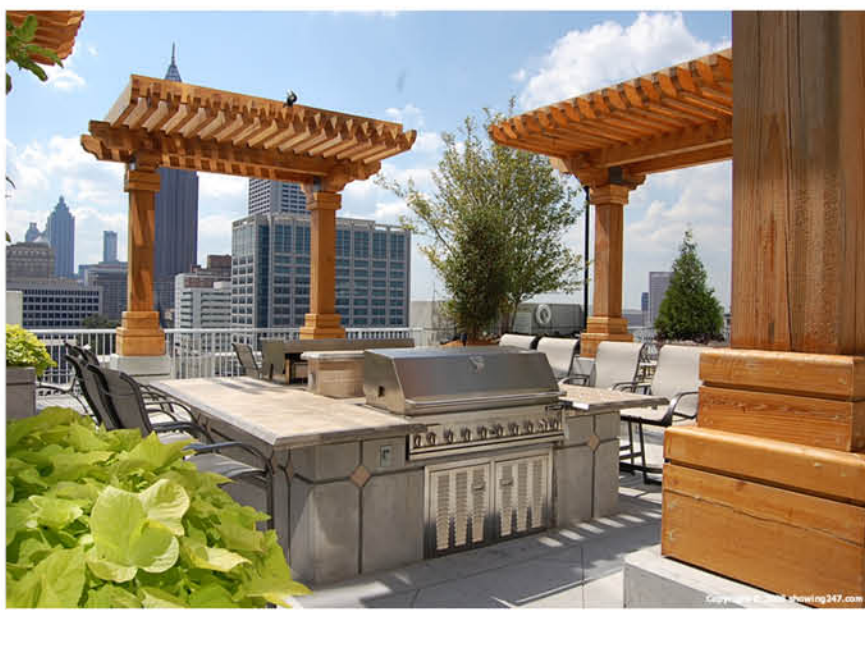
TYPICAL FLOOR PLAN



DOG PARK, OUTDOOR SEATING, PLAY AREA AND BIORETENTION



GROUND FLOOR PLAN



MRED

# The Solis

A Community Friendly Luxury Apartment Development

Instructor: Tanya Bansal

Mentor: Scott Armiger

Program Director: Maria Day-Marshall

Architect: Jack Devilbiss, AIA  
Bonstra Haresign ARCHITECTS

**Dericka Joyner**

The Solis is a Class A apartment community in Annapolis, MD. This five-story 210-unit luxury rental community is expected to be delivered Spring of 2021. The Solis will feature top of the line finishes, and amazing amenities including a rooftop pool, lounge space, fitness center with yoga area, and more.

The Solis is located within the City of Annapolis and adjacent to a plethora of restaurants and retail. Major medical services and highways are nearby to serve the residents that are going to occupy this building. The Solis will contribute greatly to the town and city of Annapolis.

MRED

Spring 2018

