

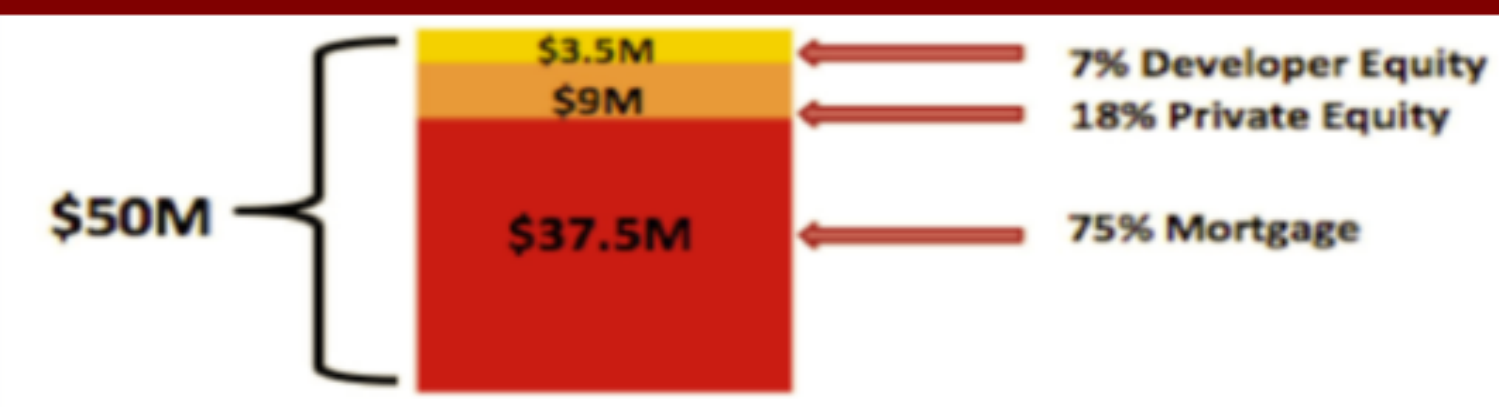


Designer: Sam Englehart

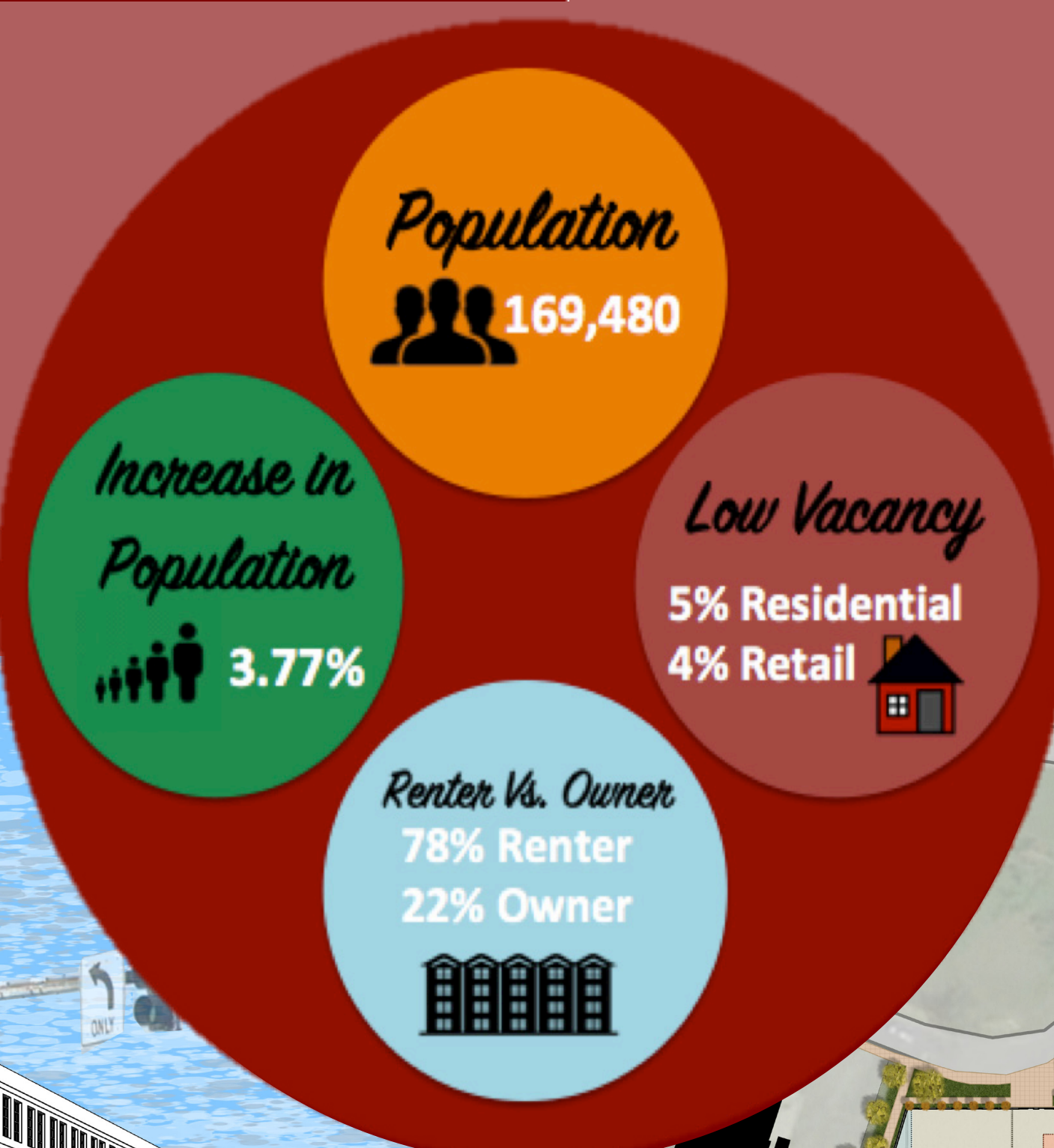
### Added Community Benefits

- > Incentivize surrounding properties to improve their facades.
- > Create a catalyst for development on Annapolis Road.
- > Quality grocery store that provides healthy food options.
- > Creation of 100 part-time and 40 full-time jobs.
- > Increased property values.
- > Community park for children, teens, and families.

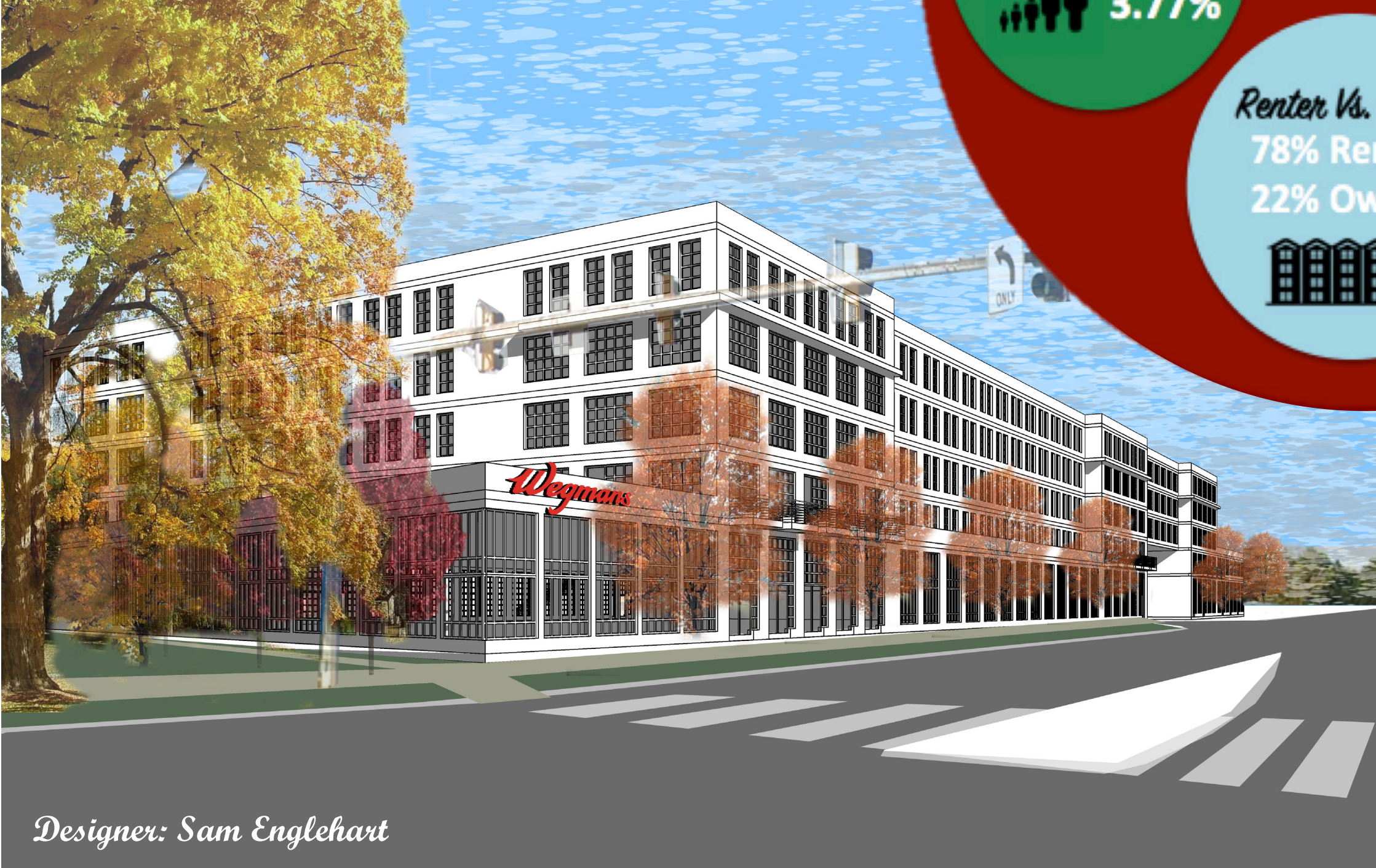
- **Hard Costs: \$36M**
- **Soft Costs: \$4M**
- **Site Acquisition: \$9M**
- **Financing Fees: \$1M**



	Year 1	Year 2	Year 3	Year 4	Year 5
EGI	\$3,998,880	\$4,359,766	\$4,446,961	\$4,535,900	\$4,626,618
OPEX	\$765,978	\$793,775	\$816,717	\$840,329	\$864,631
NOI	\$3,232,902	\$3,565,990	\$3,630,244	\$3,695,571	\$3,761,987
DS	\$2,613,755	\$2,613,755	\$2,613,755	\$2,613,755	\$2,613,755
CF	\$604,147	\$937,235	\$1,001,489	\$1,066,816	\$1,133,232



Unit Type	# of Units	Percentage	Unit Size	Asking Rent
Studio	10	7%	600 SF	\$1,200
1 Bedroom, 1 Bathroom	60	40%	800 SF	\$1,550
2 Bedroom, 1 Bathroom	45	30%	1,050 SF	\$1,800
2 Bedroom, 2 Bathroom	20	13%	1,200 SF	\$1,900
3 Bedroom, 2 Bathroom	15	10%	1,500 SF	\$2,100
<b>Total/Average:</b>	<b>150</b>	<b>100%</b>	<b>1,030 SF</b>	<b>\$1,710</b>



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**MRED**

Fall 2018

# VIVUS

Bladensburg, Maryland

Catherine Ryckman

Vivus, located at 5416 Annapolis Road, is a transformational mixed-use development in Bladensburg, Maryland. Vivus is a Latin word meaning "living, alive, or lively." This project will turn Annapolis Road from an auto-dominated corridor into a community-friendly destination. Vivus is the first project of its kind in Bladensburg and will act as a catalyst for development in other northeast suburbs of Washington, D.C. The 300,000 square-foot project includes 150 market-rate apartment units, a Wegmans grocery store, Texas Roadhouse restaurant, UrgentCare, 7-Eleven, Dunkin' Donuts, 220 parking spaces, and community park. The total project cost is \$50 million. Vivus is financed by a \$37.5 million conventional loan, \$9 million from a private real estate equity fund, and \$3.5 million in deferred developer fees. Vivus maintains the quadruple bottom line: (1) financially viable, (2) environmentally respectful, (3) socially responsible, and (4) incorporates beautiful and sustainable design. Welcome home, to Vivus.

