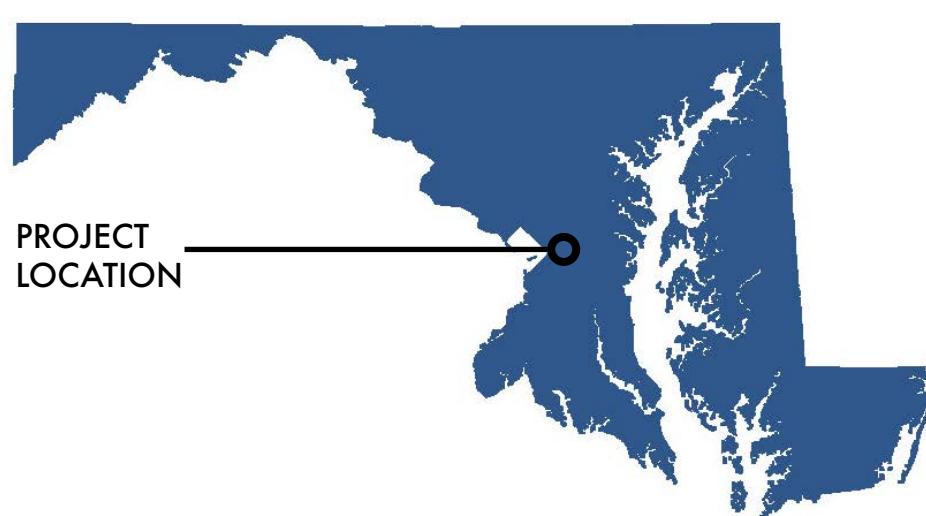




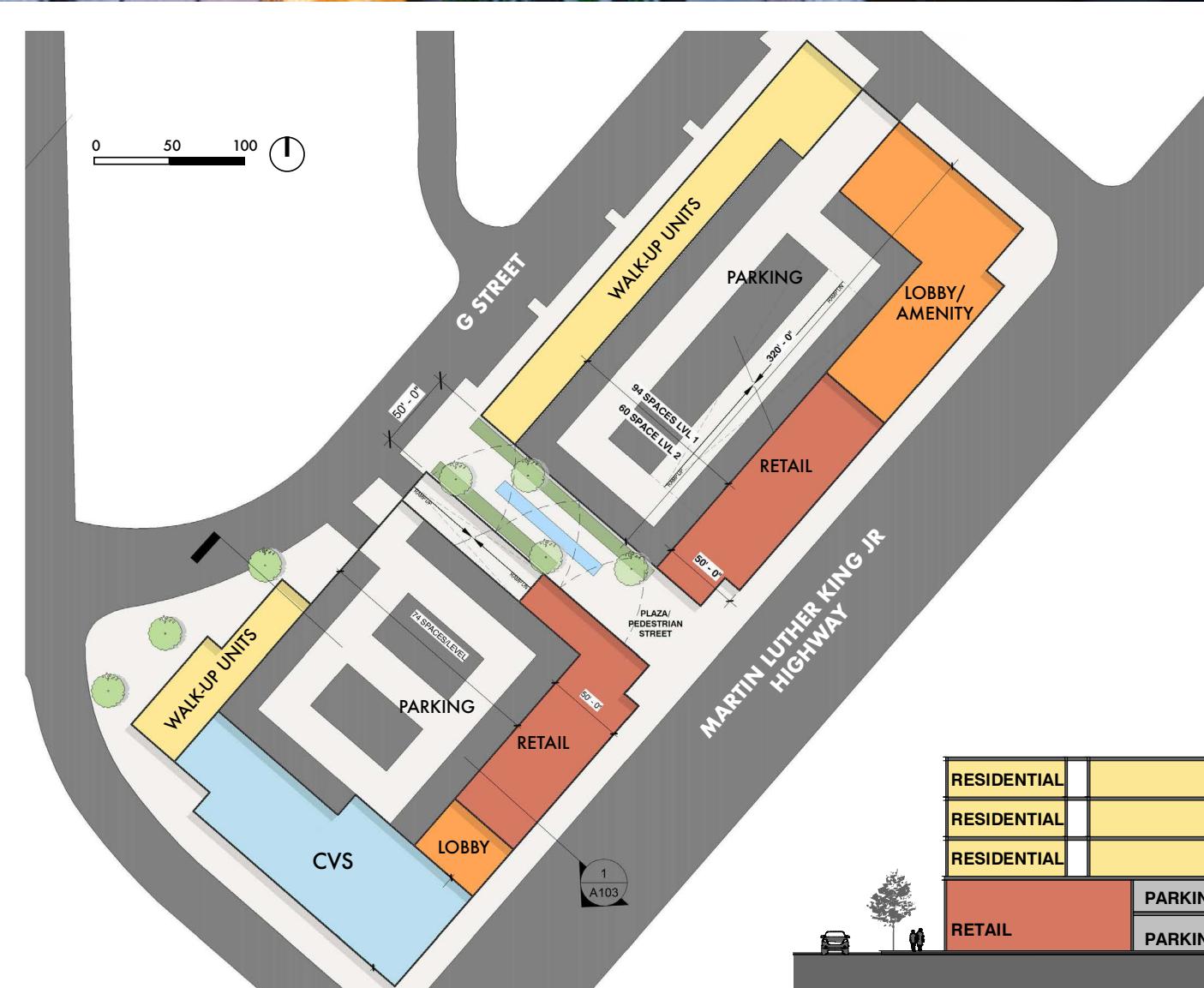
SEAT PLEASANT, MD



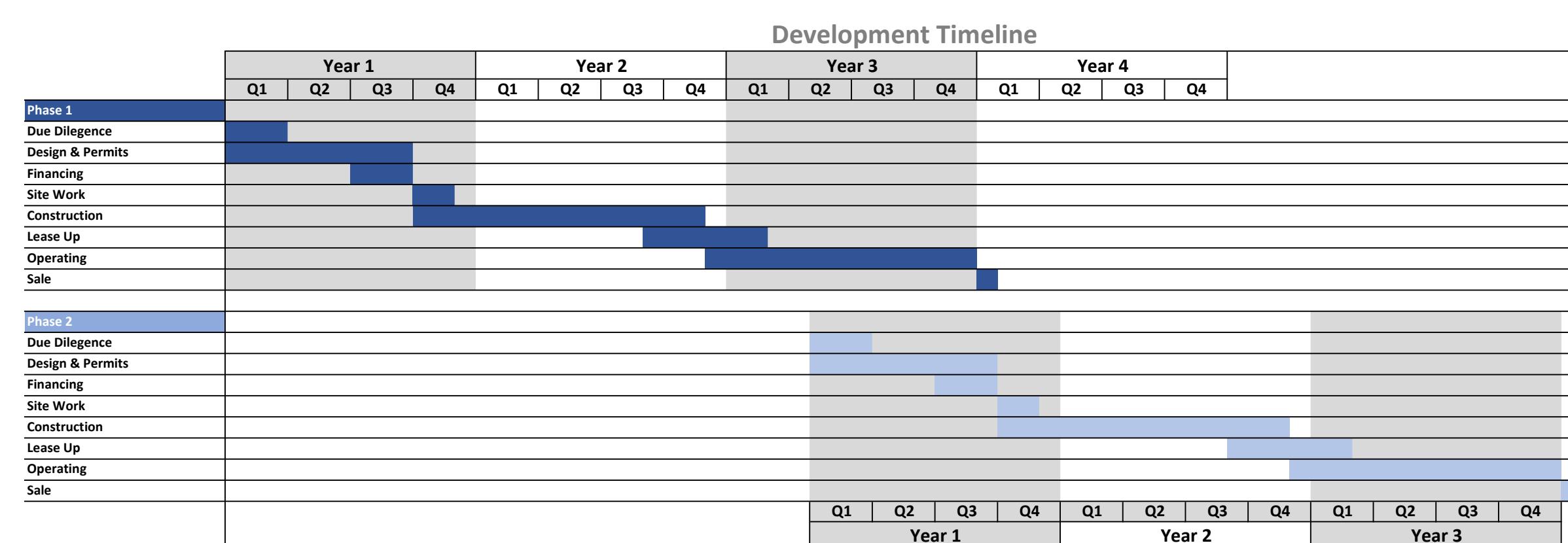
POPULATION **4,739** MEDIAN HOUSEHOLD SIZE **2.56** MEDIAN HOUSEHOLD INCOME **\$55,570**

CALCULATED DEMAND

177 HOUSEHOLDS/YEAR



Unit Mix			
	Unit Type	No. of Units	SF/Unit
Phase 1	Studio	25	550
Phase 1	1 Bedroom	115	700
Phase 1	Retail	4	Variable
Phase 1	Gross SF*		123,382
Phase 1	Parking	166	350
Phase 2	1 Bedroom	50	700
Phase 2	2 Bedroom	55	850
Phase 2	Retail	4	Variable
Phase 2	Gross SF*		121,686
Phase 2	Parking	148	350
*GSF=Residential/Core Factor of 85% + Retail SF			



	Phase 1	Phase 2
Targeted Investor IRR	17.34%	24.06%
Targeted Equity Multiple	1.62	1.82
Targeted Cash-on-Cash	7.38%	8.20%
Targeted Investment Period	4 Years	4 Years

DISTRICT LINE

Don't Miss Your Connection

Steven Bernard

District Line is an exciting new destination coming to Seat Pleasant, Maryland, just across the DC border. These new apartment homes will offer the advantages of city living with the comfort of a more suburban location. Choose from a loft-style townhome or one of the thoughtfully designed upper-floor units. Head downstairs to grab a bite from the café and enjoy it on the landscaped roof terrace. Break a sweat in the on-site fitness center before meeting a friend in the

promenade for happy hour. Connect with the community in engaging public spaces. The promenade may transform into a craft fair one afternoon or a farmers' market on another. The café could transition into a gallery space in the evening as part of a local art walk. The publicly accessible roof terrace will have an internet enabled projection screen to stream a group workout class, have a neighborhood movie night, or even make a zoom call with a language teacher from

across the globe for a group lesson. Easily connect with the greater DMV region with two Metro stations within 1.5 miles and easy access to the beltway. All units have an assigned off-street parking spot and access to a bike storage room.

District Line, where connection meets convenience.

WIRED
Spring 2021

