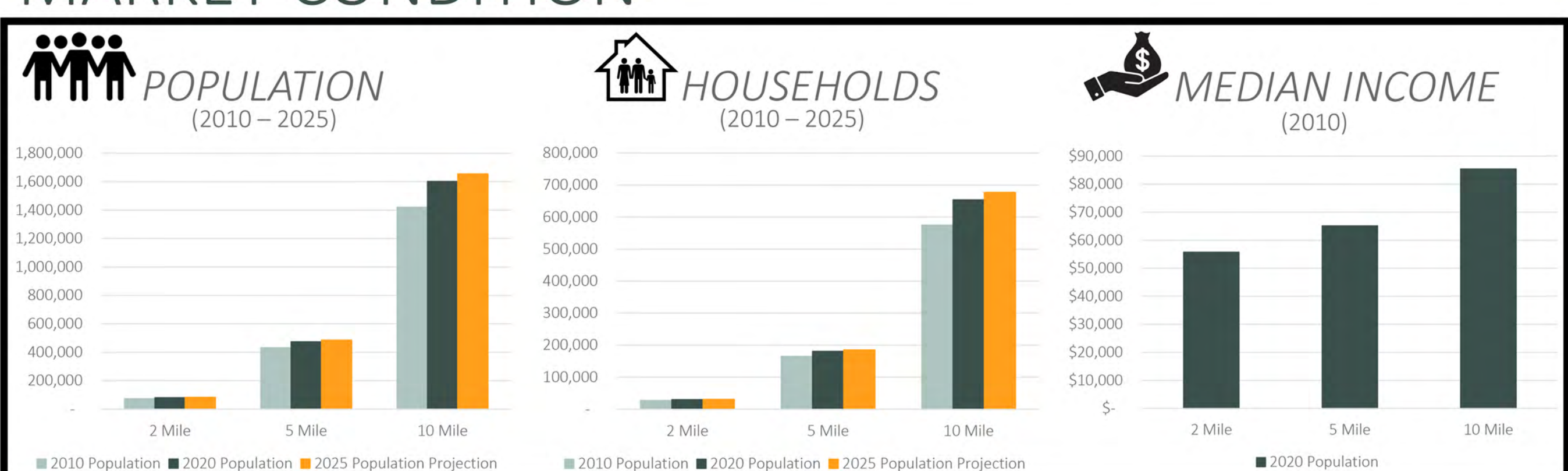


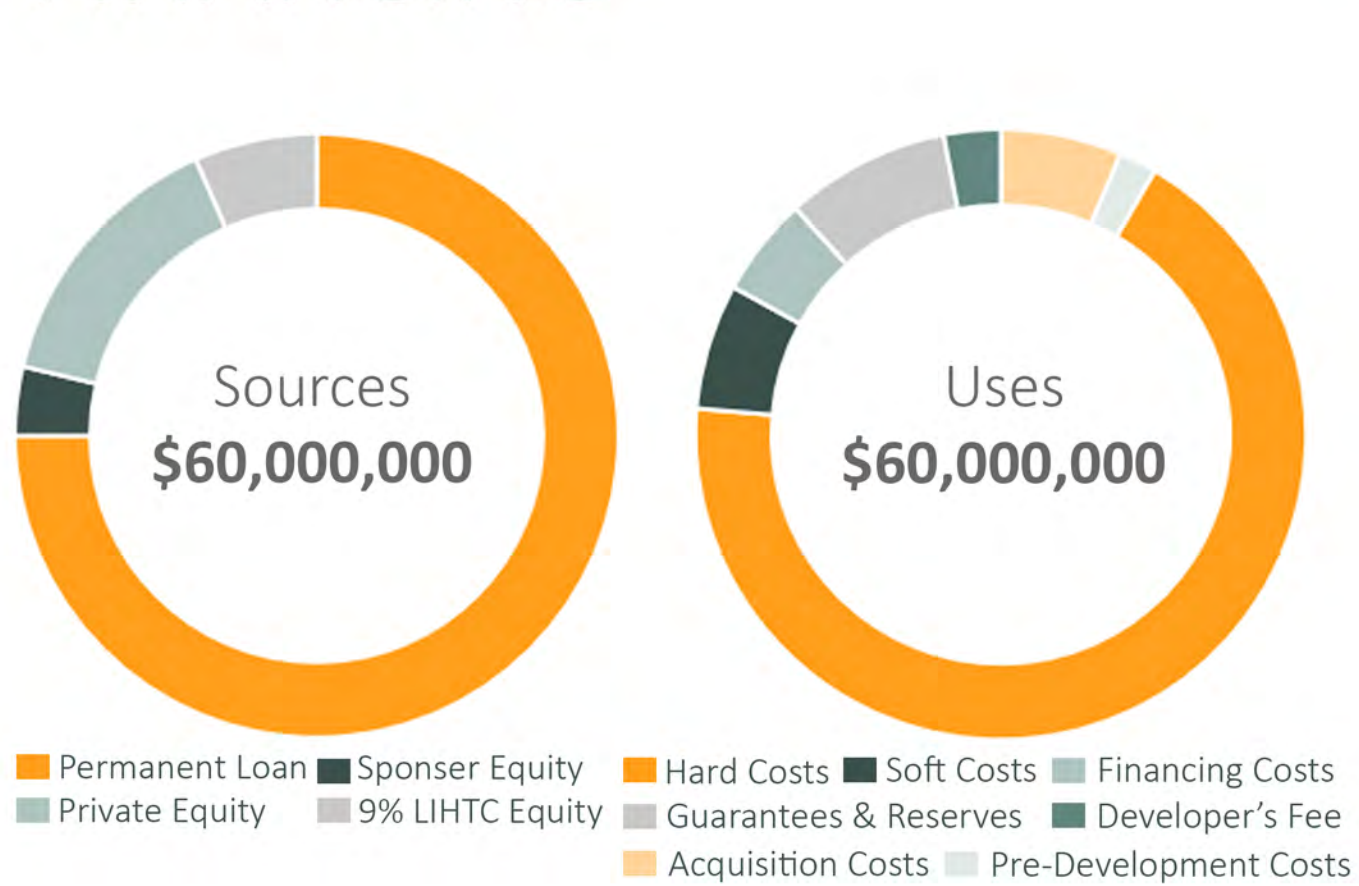
MARKET CONDITION



RETURNS

Return on Investment	Measurements	Distribution
Reversion Value - \$99,109,431	Equity Multiple - 6.05	General Partners (80%) \$ 53,572,009
(Year 15 & 5.5% Cap Rate)	Cash on Cash - 31%	Sponsor (20%) \$ 13,393,002
Profit on Sales - \$66,965,012	Leveraged IRR - 16%	
	Unleveraged IRR - 33%	

FINANCING



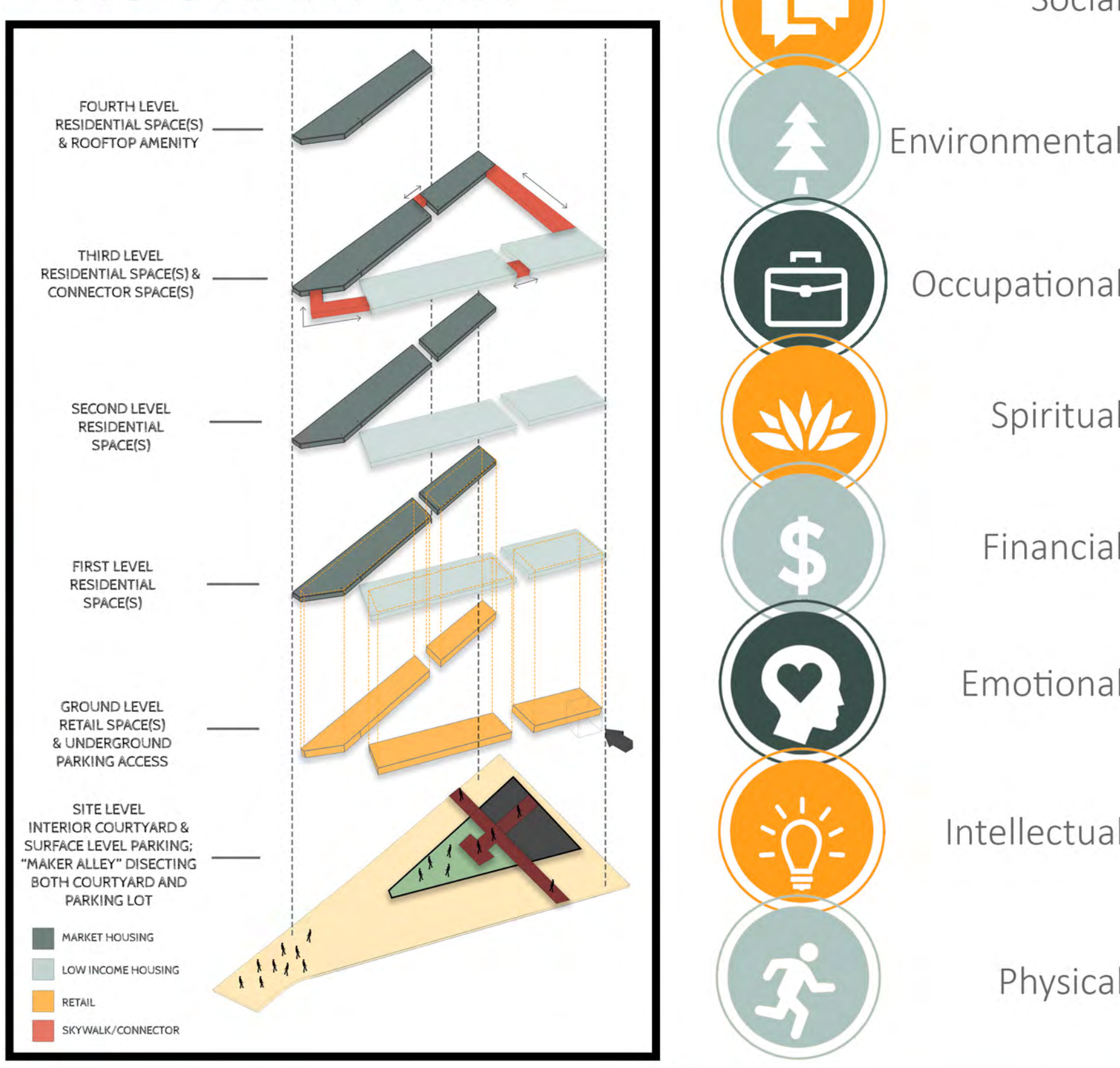
RENT ROLL

	Units	Unit SF	Rent
Residential			
<i>Market-Rate</i>			
1BR/1BA	14	750	\$ 1,692
1BR/1BA Den	32	850	\$ 1,817
2BR/2BA	42	1252	\$ 2,620
3BR/2BA	8	1447	\$ 2,645
<i>Affordable</i>			
1BR/1BA	20	750	\$ 1,417
2BR/2BA	36	1252	\$ 1,701
3BR/2BA	8	1447	\$ 1,965
Total	160	101,860	
Retail		40,000	\$25.33 psf

SITE PLAN



PROGRAM MIX



- Social
- Environmental
- Occupational
- Spiritual
- Financial
- Emotional
- Intellectual
- Physical

MRED

Elysian

An Innovative Mixed-Use Development For A Healthier Standard Of Living

Domynique Garrett

Elysian brings you the best in lifestyle design, paired with a relaxed vibe, convenient retail, exceptional amenities, all while providing residents a well-balanced and healthy standard of living. Throughout the carefully curated private and public spaces in Elysian, are industrial influence with a modern flair that distinguishes this community from any other in Seat Pleasant, MD.

Every detail of Elysian has been thoroughly considered to embody the eight points of wellness. Stay connected with nature through our link to "Maker Alley" trail. When you feel like socializing, Elysian's rooftop gathering spaces perfectly balance elegance and practicality with whimsy and imagination. Practice yoga in the courtyard for self-discovery and spiritual growth. Stay fit by joining on-site fitness classes or "Walk with Seat Pleasant" to reminisce its history.

Work from Elysian in our flexible workspaces. Enjoy fresh produce from the Farmer's Market and Farm-to-Table restaurant. Invite your family to stay in the guest apartment for the weekend.

Living at Elysian should be exceptional because the community makes your wellness the top priority. Join the Elysian community today where lifestyle is wellness!

Embrace Wellness

Embrace Yourself

Embrace Community

Embrace Living

Embrace Connection