



Project Highlights

- ◇ Residential: 138,000 SF
- ◇ Units: 66 for sale units
- ◇ Retail: 81,980 SF
- ◇ 294 parking spaces
- ◇ Private garage entrance
- ◇ Retail condos for sale

Community Benefits

- ◇ Road improvements
- ◇ Improve walkability
- ◇ Improve pedestrian access
- ◇ Employment
- ◇ LEED Silver
- ◇ Building facility operations

Market Analysis

- ◇ \$53,694 median income Walk Score 42
- ◇ 9 out of 15 residential projects are sold out
- ◇ \$24 per SF average retail rent
- ◇ Highest spending power is in food and alcohol

Sources and Uses



◇ Total Project Cost:	\$47,472,407
◇ Cost per SF:	\$169.54
◇ Land Value:	\$1,100,000
◇ Total Equity:	\$14,241,722
◇ Total Debt:	\$33,230,685
◇ Retail Building Value:	\$41,314,829
◇ Retail % leased at Sale:	100% leased
◇ Construction Term:	3 years
◇ Construction Loan Interest:	6%
◇ Pre-development Term:	15 months

WRED
 Fall 2019

The Mall at Landover

Your home does not have to be either / or

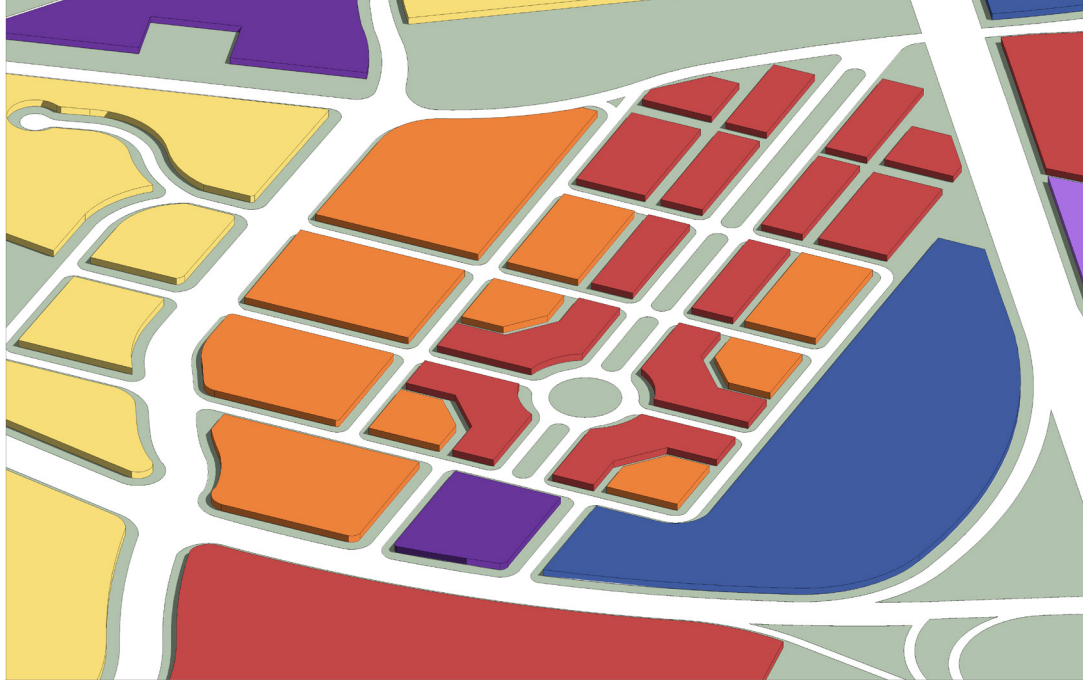
Elsa M. Escobar Pedrin

Located in Landover Maryland at the edge of I-495 on Brightseat Road, The Mall at Landover is a place that you will be proud to call home. You will truly feel like home every time you walk through the door. Your new community blend the best of what you love, in just every aspect. From our sophisticated 2-bedroom homes to our luxury 3-bedroom home, you choose. Big or small. The Mall at Landover homes brings a private entrance from your own parking garage and private amenities dedicated to meet your needs. The project will also bring a new shopping center including a Target, a coffee shop, a liquor store, restaurants and much more.

Welcome to the new face of Landover, Welcome Home!

Residential and Retail Mix

- ◇ 66 stacked units in 33 townhomes
- ◇ 1,600 SF / 2,600 SF - \$188 / \$152 per SF
- ◇ Tenants: Target (anchor), Chick-fil-A, Starbucks, Red Lobster, Crescent Wines, Phenix Salon and Sally Beauty Supply



Credits
Mentor: Seydina Fall
Program Director: Maria Day-Marshall
Architect: Nicole Hinkle