

CHEVERLY HILL



Team Introduction

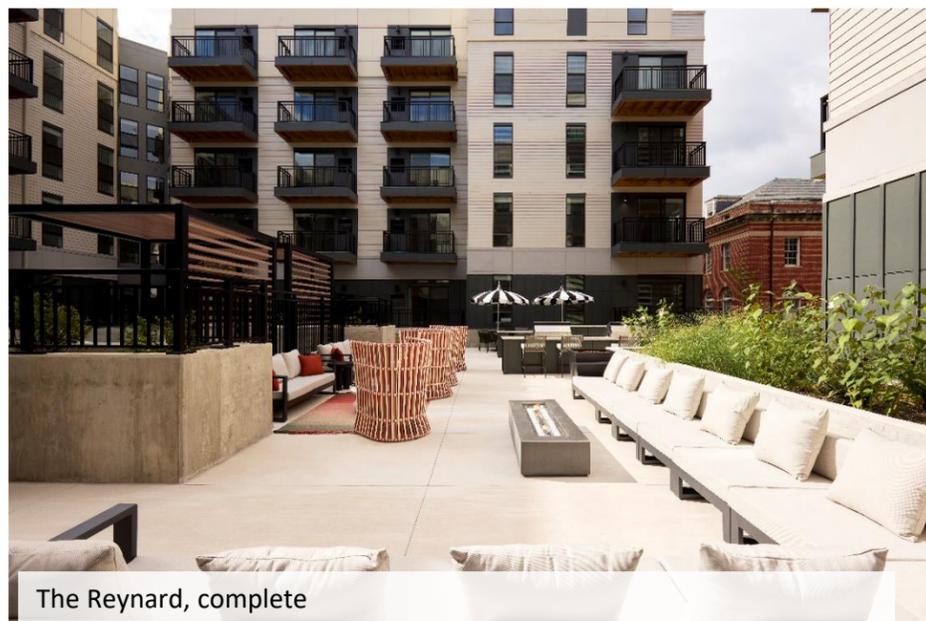
- ❖ Committed partnership with Home Team Five and Urban Atlantic (managing member)
- ❖ Control of the land through public-private partnership with Prince George’s County Re-development Authority
- ❖ Local & MBE participation as team members



Stella Apartments, New Carrollton Metro



Parks at Walter Reed Community Event



The Reynard, complete



Project Partners	W/MBE	Local
Soltesz Engineering		X
Geotech Engineers Inc.	X	X
Toole Design Group	X	
Bozzuto Construction		X
Three E	X	X
Thomas Michael		X
MLG		X
Bozzuto Management		X
Berg Demolition		
Blue Sky Housing	X	
Capstone Development	X	

Urban Atlantic

- ❖ 25-year history specializing in large scale, mixed use real estate development
- ❖ Developed and acquired over \$3 Billion in Real Estate delivering over 10,000 units of housing and 2 Million SF of commercial space



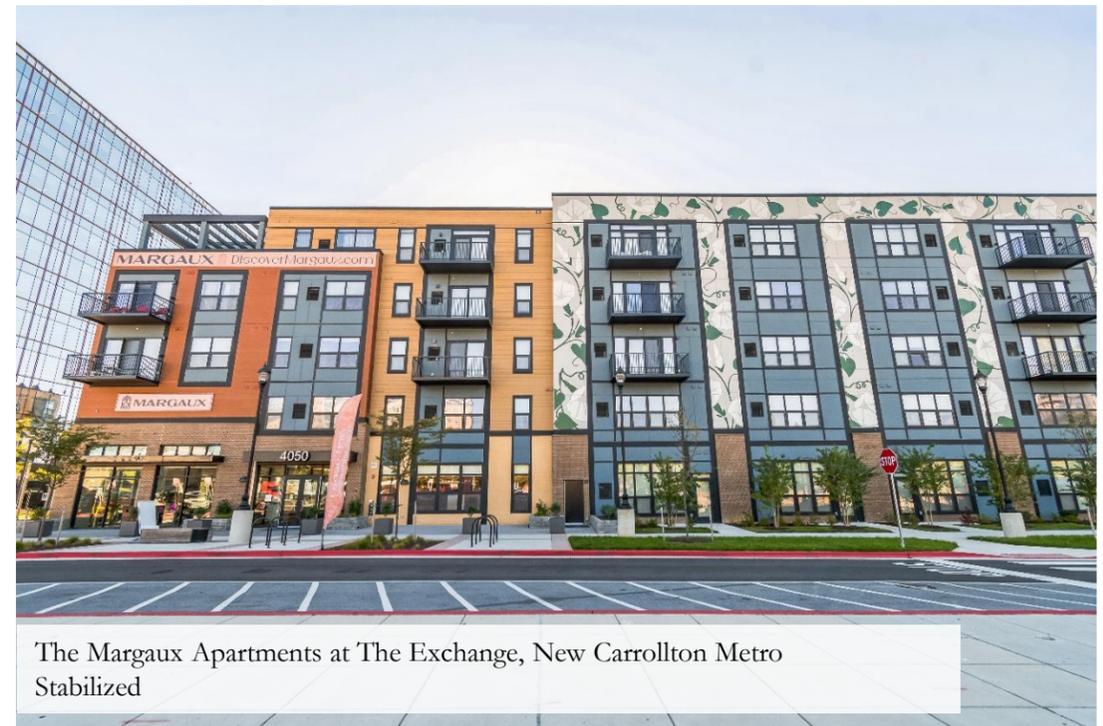
The Exchange, New Carrollton Metro
1M SF complete, remains under construction



The Vale, Washington DC, Apartment Building
Sold 202



The Reynard, The Parks at Walter Reed
Delivered Summer 2024, in lease up (70% leased)



The Margaux Apartments at The Exchange, New Carrollton Metro
Stabilized

A COVETED, TRANSIT-ORIENTED DEVELOPMENT WITHIN THE CAPITAL BELTWAY.



Orange Line
Cheverly Metro Stop

20-Minute Drive
to the US Capitol



PROGRAM

- 40K SF RETAIL
- 70K SF NEIGHBORHOOD SERVING MEDICAL OFFICE
- 48 SENIOR-TARGETED CONDOS
- 165 FOR-SALE TOWN HOMES
- 150 ACTIVE ADULT RENTAL UNITS
- 950 MULTIFAMILY RENTAL APARTMENTS
- 79 KEY LIMITED-SERVICE HOTEL



ENTRANCE FROM
BW PARKWAY

ENTRANCE FROM
NEIGHBORHOOD

ENTRANCE
FROM RT. 201



Project Update And Forecasted Timeline

- 2024
- Abatement and demolition started
 - Finalized masterplan
 - Submitted for preliminary entitlement



- 2025
- Demolition ends
 - Start design for first vertical phase
 - Submit for infrastructure permits

- 2026
- Start new infrastructure work
 - Close on land for the first vertical phase and start construction



- 2027
- Vertical construction continues

- 2028
- Start construction for the second vertical phase
 - First vertical opens



Phase 1 Vertical Program and Timing

Approx. 340 units and 330,000 SF

Adaptive re-use of bed tower + new build wood frame multifamily

Q2 – Finalize conceptual design and target program

2025

Q3 – Begin schematic design

Q4 – Initial entitlement submittal

Q1 – Initial permit submittals

Q2 – Finalize design and solicit construction pricing

2026

Q3 – Secure debt and equity funding commitments

Q4 – Close on the land and start construction

