



NEW CARROLLTON

Multi-Phased Affordable Development

- 4 Total Phases including:
 - 112 Senior units reserved at 60% AMI
 - 204 Family Units Reserved at 60% AMI
 - 50 Family Units reserved at 35% AMI

Team Member	Role
Urban Atlantic Development	Developer
Whiting Turner Contracting Company	General Contractor
The Franklin Johnston Group	Management Agent
BKV Group DC, PLLC	Architect
Pando Alliance	Consultant



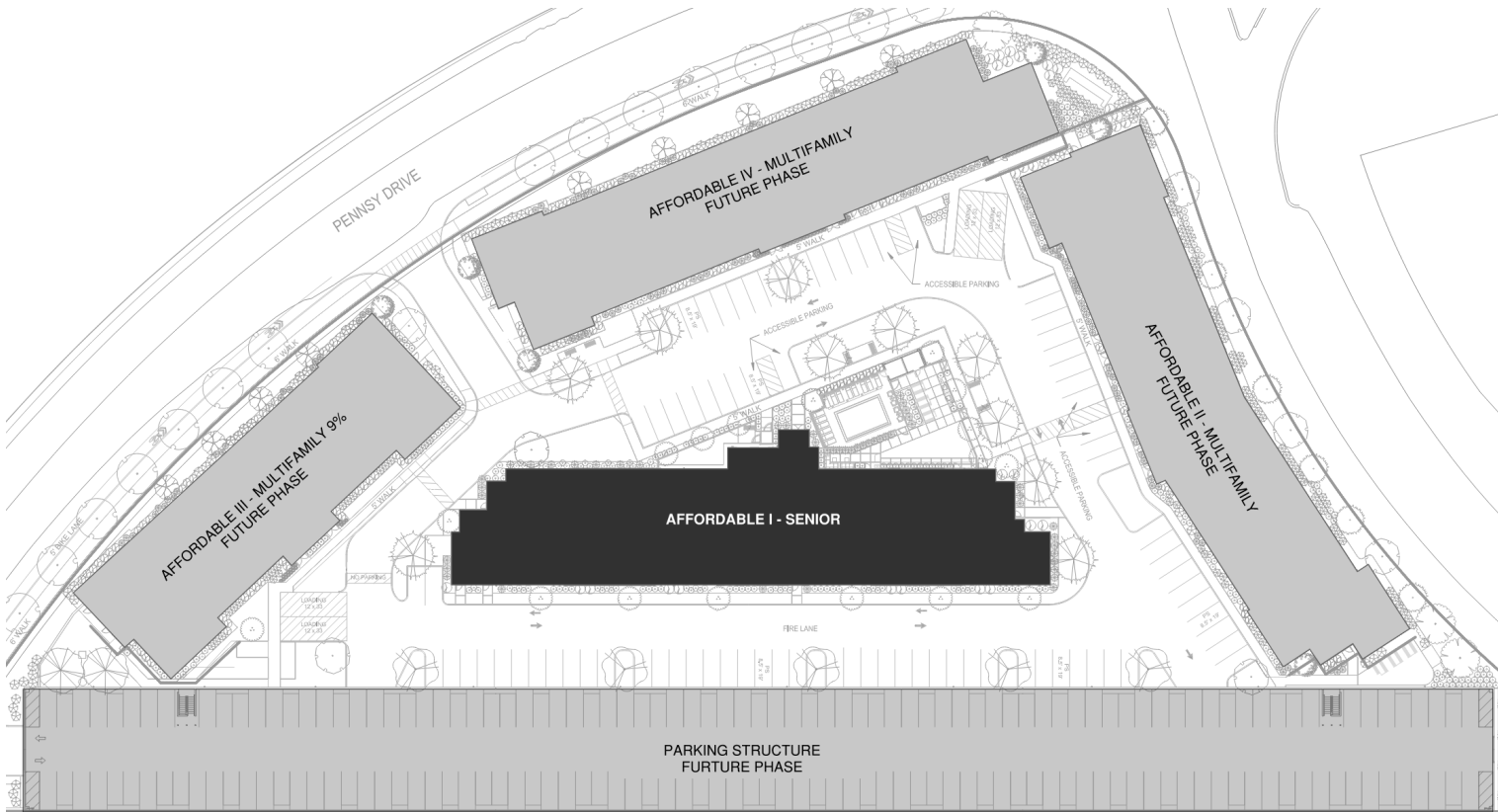


Site Amenities

- Spinning
- Fitness
- Entertainment Kitchen
- Game room
- Library
- Pet Spa
- Outdoor Lounge & Pool
- Secure Bike Facilities
- Direct Metro Access

Unit Amenities

- In-Unit Washer/Dryer
- Dishwasher
- Microwave
- High Speed Internet Access



Bed Count & Median Income	# of Units	Projected Contract Rent
1 Bedroom- 70%	20	\$1,872
1 Bedroom- 60%	67	\$1,740
2 Bedrooms- 60%	5	\$2,088
1 Bedrooms- 50%	20	\$1,387

Bed Count	Unit Size
1 Bedroom	576 sf
2 Bedrooms	837 sf

Sources*	Amount	Percentage	Uses	Amount	Percentage
Private Loan	\$13,005,000	31.6%	Construction Costs	\$24,146,079	58.7%
CDA- Rental Housing Program Funds	\$3,500,000	8.5%	Fees Related to Construction or Rehab	\$3,224,701	7.8%
Prince George's County HITF	\$2,500,000	6.1%	Total Financing Fees and Charges	\$7,540,498	18.3%
LIHTC Proceeds	\$15,015,623	36.5%	Acquisition Costs	\$182,620	0.4%
Deferred Developer Fee	\$3,021,229	7.3%	Developer's Fee	\$3,867,420	9.4%
Interim Income	\$626,296	1.5%	Syndication Related Costs- Legal	\$1,145,263	2.8%
Other	\$3,440,423	8.4%	Guarantees and Reserves	\$1,001,989	2.4%
TOTAL	\$41,108,570	100%	TOTAL	\$41,108,570	100%

* PILOT deferral of \$1,085/Unit per year totaling \$121,520 in Yr 1*

Urban Atlantic through its continued relationship with Prince George's County at New Carrollton Station are committed to exceeding the goals of House Bill CB-051. The Urban Atlantic team has worked extensively with the Prince George's County office of Compliance previously. To date, we have exceeded local participation goals set for us by 25%.

PUBLIC-PRIVATE PROJECT	LOCAL & MINORITY CONTRACTOR PARTICIPATION GOAL	LOCAL & MINORITY CONTRACTOR PARTICIPATION ACHIEVED TO DATE
CHEVERLY HOSPITAL REDEVELOPMENT	40%	66%
THE PARKS AT WALTER REED	35%	36%
THE EXCHANGE AT NEW CARROLLTON METRO STATION	35%	60%