

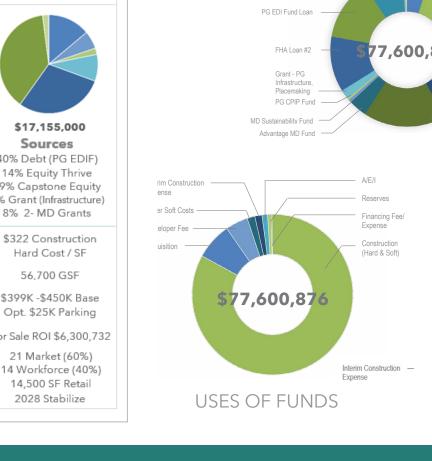
2028 Stabilize

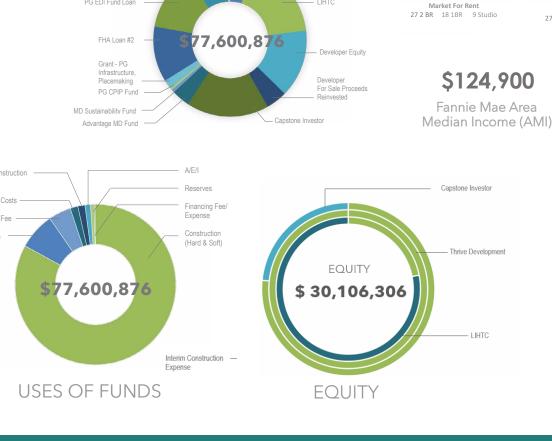
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11% Unleveraged IRR

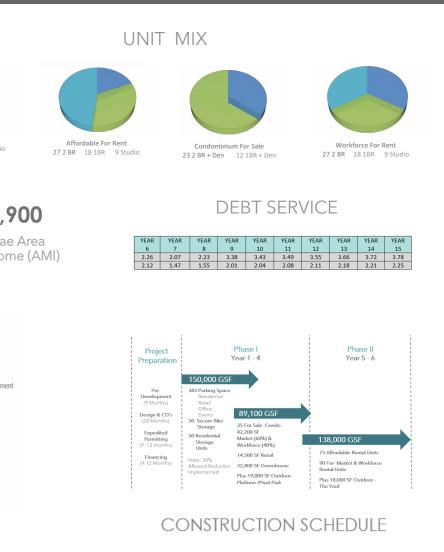
(15 Year)

2027 Stabilize

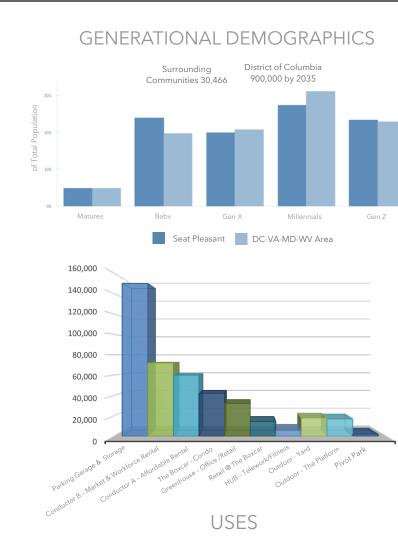


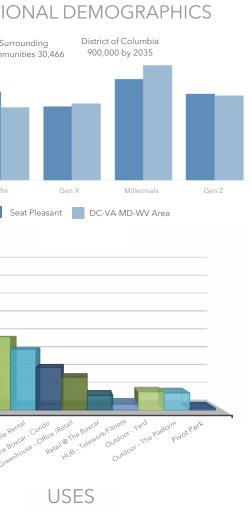


FUND SOURCES

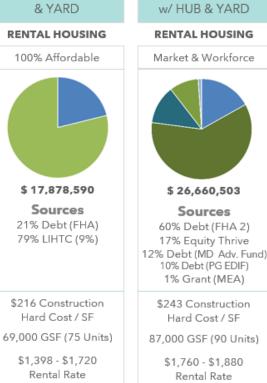


Wye Point at Seat Pleasant Environment Optimizing Wellbeing









CONDUCTOR B

CONDUCTOR A

2029 Stabilize

NOI Year 5 \$1,149,000 NOI Year 5 915,000 11.4% Unleveraged 23% Unleveraged IRR IRR (15 Year) (10year)

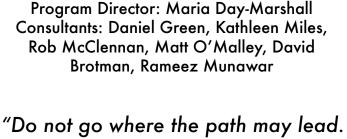
Credits Mentors: Jerry Dawson & Timur Ryspekov Architect: Maryssa Timberlake



2030 Stabilize

Catherine Roach

Wye Point is the rare opportunity to be part—around function and urban living. Creatively,—wellness center. Choose from 200 residential of an up and coming area bordering DC in an the residents have collaborative spaces to units, 18,000 SF of Retail and 30,000 SF of under-served neighborhood of Seat Pleasant, retreat to work, extending home comforts. office space for wellness, community and MD. Wye Point is responding to constrained These measures will allow households to start-up companies, while being near the housing supply offering low-middle income stabilize and build up abilities towards. Metro for trips to museums, parks, jobs and housing and connecting stakeholders with freedom. Healthy living is found outdoors theater. resources; education, jobs, learning how to in the Platform, as the heart of Wye Point, prevail, fulfill a dream or start a company. nurturing farmer's markets, charming eateries, Wye Point's vision is Cultivating The community offers housing options for exhibitions, mobile clinics and inside find WELLBEING. all ages to support local workforce designed innovatory fitness center, telework hub, and



Instructor:Tanya Bansal

Go instead where there is no path and leave a trail" Ralph Waldo Emerson



