H Street Community Development Corporation and E & G Group, managing members of the Owner entity, 2321 4th Street LLC, are developing this vacant site into a five-story, transit-oriented, mixed-use development with 116 affordable rental apartments and 5,000 sf. of retail on the first floor.

The project received $18.5 million of private activity tax-exempt bond financing issued by the DC Housing Finance Agency, $7.3 million of Housing Production Trust Funds provided by the District’s Department of Housing and Community Development and approximately $9.8 million of tax credit equity from Capital One arranged through Enterprise Community Investment (tax-exempt bonds are being purchased by Bank of America).

<table>
<thead>
<tr>
<th>Square Footage</th>
<th>Estimated Cost</th>
<th>Developers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential SF: 117,000</td>
<td>$32 Million</td>
<td>H Street CDC/E &amp; G Group</td>
</tr>
<tr>
<td>Apartments: 116</td>
<td></td>
<td>Architect</td>
</tr>
<tr>
<td>Affordable Units: 116</td>
<td></td>
<td>Bonstra &amp; Haresign Architects</td>
</tr>
<tr>
<td>Retail SF: 5,096</td>
<td></td>
<td>Contractor</td>
</tr>
<tr>
<td>Total SF: 122,297</td>
<td></td>
<td>Harkins Builders, Inc.</td>
</tr>
</tbody>
</table>

Target Delivery Date
May 2016

For more information, contact Eric P. Jones @eric.jones@hstreetcdc.org
Property Description

Construction on the project at 2321 4th Street, NE, started November 17, 2014, and is slated for completion by May 2016. The construction time frame is approximately 17 months for completion and all units will be delivered toward the end of construction. The 116-unit will be walking distance to the Rhode Island Metro Station.

Property Amenities:
- Fitness Center
- Community Room
- Ground Floor Retail
- 32 off-street parking spaces

Apartment Amenities:
- Dishwashers
- In unit washer & dryer
- Individually controlled heating and air conditioning
- Garbage Disposals

Unit Mix:
- 4 Studio Apartments
- 70 1BR Apartments
- 38 2BR Apartments
- 4 3BR Apartments
116 Total Rental Units

Rental Range:
- Studio--$1,083-$1,088
- 1BR--$1,207-$1,226
- 2BR--$1,431-$1,470
- 3BR--$1638

Retail Space Leasing

If you are interested in leasing retail space at 2321 4th Street, NE, please contact Anthony R. Bolling, Director at KW Commercial, at Anthonybolling@kw.com or call 240-737-5000. Reserved retail leasing space has been allocated for Certified Business Enterprises (CBEs).

Occupancy Rental

If you are interested in renting a unit at 2321 4th Street, NE, please visit our website at www.eandagroup.com