

2321 4th Street, NE



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).

Square Footage

Residential SF: 117,000

◆ Apartments: 116

◆ Affordable Units: 116

Retail SF: 5,096

Total SF: 122,297

Estimated Cost

\$32 Million

Target Delivery Date

May 2016

Developers

H Street CDC/E & G Group

Architect

Bonstra | Haresign Architects

Contractor

Harkins Builders, Inc.

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**

Employment Opportunities

In the First Source Employment agreement between the D.C. Department of Employment Services (DOES), 2321 4th Street LLC and Harkin Builders, we are required to use DOES First Source to fill all new jobs created as a result of the Project at 2321 4th Street, NE. Job vacancies related to this project will be listed on DOES Virtual One-Stop (VOS) at www.dcnetworks.org

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.eandggroup.com