

# Villas At Langley

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Presented to: A Developer's Roundtable

Date: May 13, 2021



**JAIR LYNCH**  
REAL ESTATE PARTNERS

# WHO WE ARE

- ❖ Integrated real estate company with currently \$1.5 BB of assets under management
- ❖ +90% of active projects are mixed use with average total development costs over \$100 MM
- ❖ Ranked top twenty in D.C. region in terms amount of square under construction with 1.2 MM square feet
- ❖ Active owner and developer of affordable and workforce housing
- ❖ Dedicated client focused development services practice to build neighborhood assets:
  - ❖ Schools
  - ❖ Recreation Centers
  - ❖ Libraries
  - ❖ Health Facilities









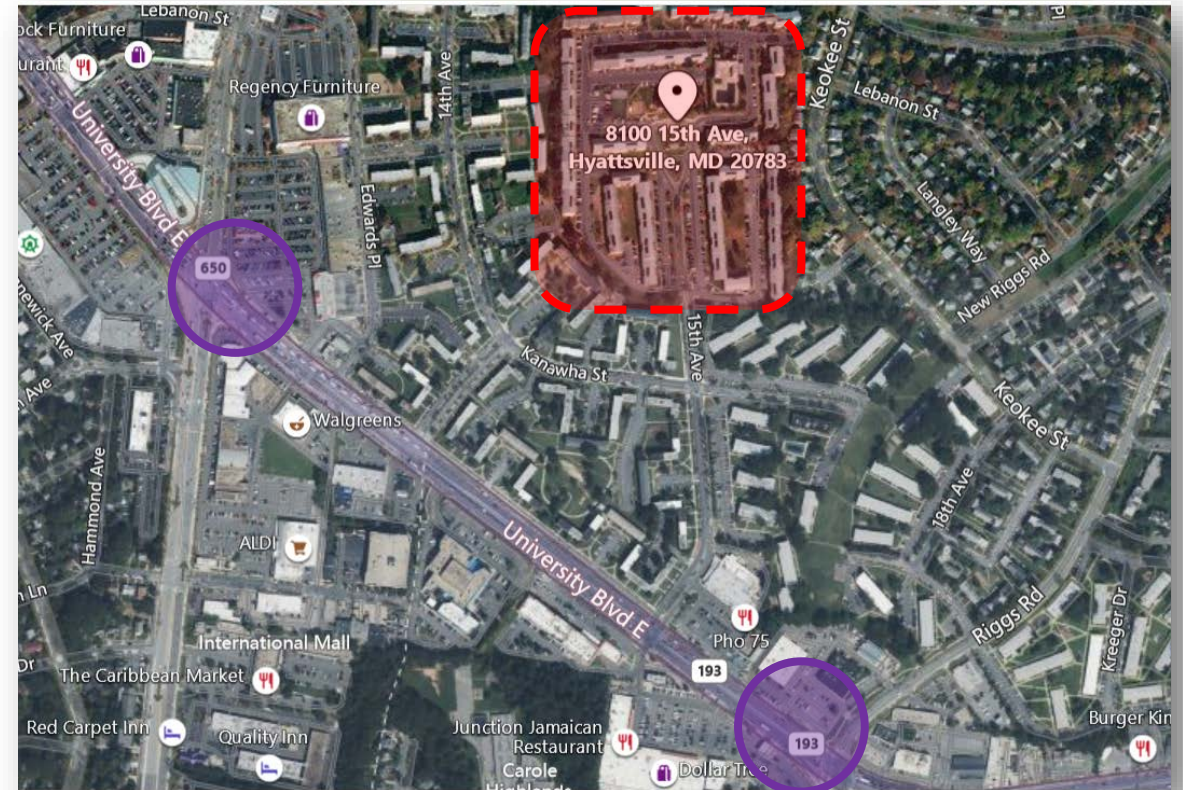
# Preserving Attainable Housing

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# PROPERTY OVERVIEW

- ❖ Units: 590
  - ❖ Average Size: 977 RSF
  - ❖ 72% two and three bedrooms
- ❖ Average Rent: \$1,412 (\$1.44/SF)
  - ❖ 70% of paying rents at the 60% AMI level or less; remainder less than 70% AMI level
  - ❖ Long-term goal of keeping it workforce housing
- ❖ Required Repairs
  - ❖ \$10MM+
- ❖ Investment Rationale
  - ❖ .5 miles to two Purple Line stations
  - ❖ 5 miles to Silver Springs; 3 miles to College Park
  - ❖ Thriving existing commercial area will get better over time with arrival of streetcar
  - ❖ Increasing density through new library and additional attainable housing (LIHTC and workforce)







A decorative geometric pattern in the top right corner, consisting of a grid of light green squares and rectangles, creating a woven or lattice-like effect.

The End



# BY THE NUMBERS



**27 Sponsored  
Investments**  
totaling \$1.1 BB



**10 Office Projects**  
\$476 MM across  
962 K sf



**150,000 Sf of Retail**  
2 largest active retail  
projects in DC



**1,000 homes of  
affordable housing**  
Over 200 homes  
starting predev



**5 Libraries**  
\$250 MM across  
500 K sf



**7 Medical Office  
Buildings**  
\$103 MM across  
248 K sf



**10 Rec Centers**  
\$62 MM across  
280 K sf



**15 Schools**  
\$191 MM across  
850 K sf





# MLK Central

450,000 Sf multi function central library including a conference center, children's play area, maker spaces, multimedia spaces, and retail.





# ANTHOLOGY

The National Apartment Association designated Anthology the Community of The Year, and published a 6-page cover story in Units Magazine about the success of the project.



# Seniors Fight Gentrification with Building Purchase

by [NATALIE DEVLIN](#) // // October 24, 2012



credit: The Office of Council Member Brown

Mary Smith knew that her housing security was at risk when she saw an increase in other senior citizens seeking apartments in her building.

## VENDOR SUCCESSES

**Safe, secure, and positive: Moyo Onibuje on his new home in Columbia Heights**

by [GRACE COLLINS](#)

Vendor Moyo Onibuje discusses his experience finding housing, the comforts of his new home, and his ambitions for the future.

[SEE MORE VENDOR SUCCESSES »](#)



## RESOURCES

[Shelter Listings](#)

[Service Providers](#)

[Map and Locations](#) ▼





## 218 Vine

Set in a historic neighborhood, this building will have 129 units of the affordable housing ranging from 30 – 60% AMI targeting seniors 55 and older who want an active lifestyle.