

OFFERING MEMORANDUM

14110 Big Crest Lane, Riverside
Station, Woodbridge, VA, 22191



Experience Riverside Station: A Tranquil
Haven in Woodbridge

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MODERN LIVING AT ITS FINEST: RIVERSIDE STATION IN WOODBRIDGE

Newmark

Discover the unparalleled convenience and value of Riverside Station, a premier 304-unit apartment community in Woodbridge, Virginia. Situated just off I-95 and adjacent to the Rippon VRE Station, residents enjoy seamless connectivity to the top employment hubs in Northern Virginia and Washington, DC. With 76 percent of apartment homes featuring original finishes, there is a tremendous opportunity for value-add investment. Take advantage of the Property's rent differentials, which range from \$200 to \$380 compared to nearby communities, offering significant potential for rental premiums. Don't miss out on this incredible investment opportunity in one of the most sought-after submarkets of the Washington metropolitan area. Riverside Station offers unparalleled convenience and value. With its prime location and excellent connectivity, residents have easy access to major employment hubs. Additionally, the Property presents a tremendous opportunity for value-add investment, with a high percentage of apartment homes featuring original finishes. The rent differentials compared to nearby communities provide significant potential for rental premiums.



NEWMARK

Experience the ultimate in luxury living at Riverside Station. Our exceptional amenities will exceed your expectations. Take a dip in our resort-style swimming pool or achieve your fitness goals in our state-of-the-art fitness center, equipped with free weights and cardio machines. Socialize with friends in our resident social lounge, complete with a billiards table, or find the perfect workspace in our co-working lounge. Enjoy the convenience of Hub by Amazon package lockers and treat your furry friends to a day at our fenced dog park with a pet watering station. With an on-site playground, jogging trail access, on-site storage, and guest parking, Riverside Station offers everything you need for a comfortable and convenient lifestyle.

At Riverside Station, luxury living is at its finest. Indulge in our resort-style swimming pool and state-of-the-art fitness center, featuring free weights and cardio machines. Unwind in our resident social lounge, complete with a billiards table, or find your productivity in our co-working lounge. With Hub by Amazon package lockers, a fenced dog park with a pet watering station, an on-site playground, jogging trail access, on-site storage, and guest parking, Riverside Station provides all the amenities you desire for a comfortable and convenient lifestyle.

304

Units

2005

Built

95.4%

Occupied

\$2,037

In place \$/unit

2.09

In-place \$/sf

KEY HIGHLIGHTS



UNPARALLELED LUXURY AND EXCEPTIONAL AMENITIES

Projected annual effective rent growth of 4.3% from 2024 to 2027 in the Woodbridge submarket

Numerous entertainment options including an AMC Theatre and popular eateries

Investment in capital improvements including roof replacements and enhanced landscaping

Resort-style swimming pool, fitness center, billiards table, co-working lounge, and more community amenities

Opportunity for significant rental premiums by upgrading unit finishes and features

Close proximity to Potomac Mills, Virginia's largest outlet shopping and dining destination

Spacious and well-designed apartments with in-home washers and dryers, walk-in closets, and private balconies/patios

KEY HIGHLIGHTS

Convenient access to employment, culture, and business

- Experience a vibrant culinary scene with a diverse range of restaurants offering unique dining experiences.
- Explore charming shopping villages and plazas such as Potomac Mills, Stonebridge at Potomac Town Center, and National Landing.
- Uncover affluent neighborhoods like Tysons Corner, Merrifield, and the Rosslyn-Ballston Corridor known for their upscale amenities and high quality of life.
- Immerse yourself in bustling business districts housing major corporations and innovative startups.
- Experience a vibrant entertainment scene with world-class theaters, museums, sports arenas, and live music venues providing endless entertainment options.
- Discover thriving business districts like Franconia/Springfield, Eisenhower Corridor/Hoffman Town Center, and Rosslyn-Ballston Corridor.
- Indulge in a variety of entertainment options, including world-class theaters, museums, sports teams, and live music venues.
- Savor the diverse culinary offerings, ranging from international cuisine to local farm-to-table dining.
- Shop to your heart's content at popular shopping villages and plazas with a wide selection of retail stores and dining options.



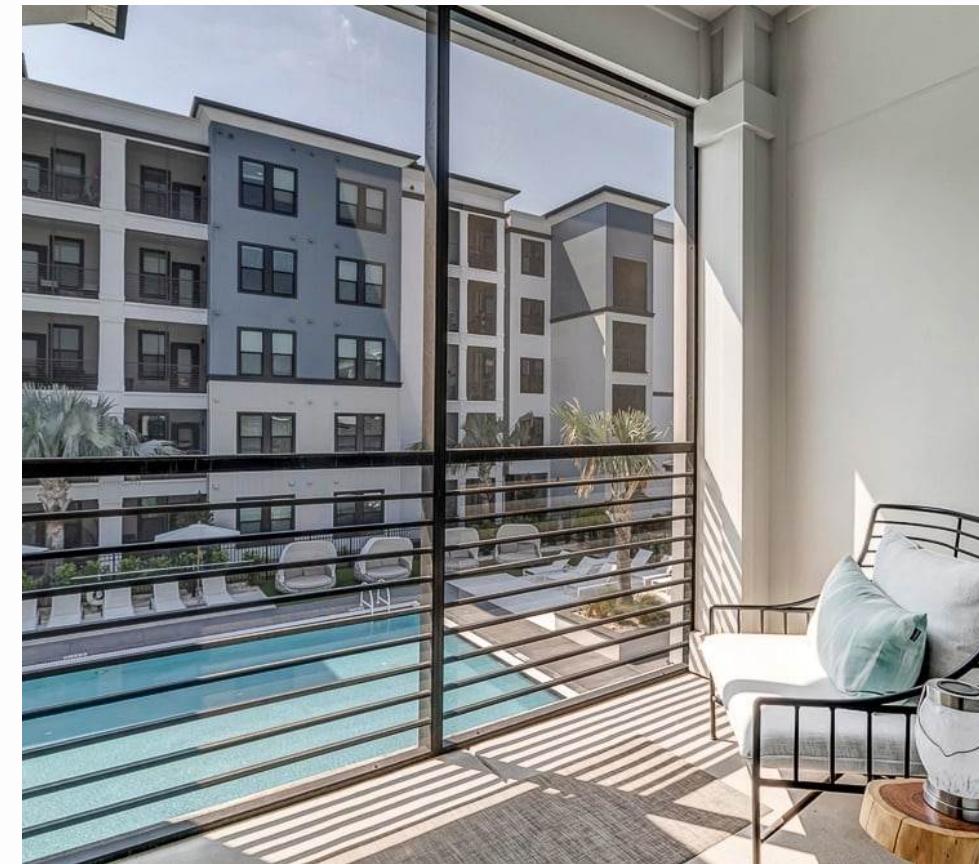
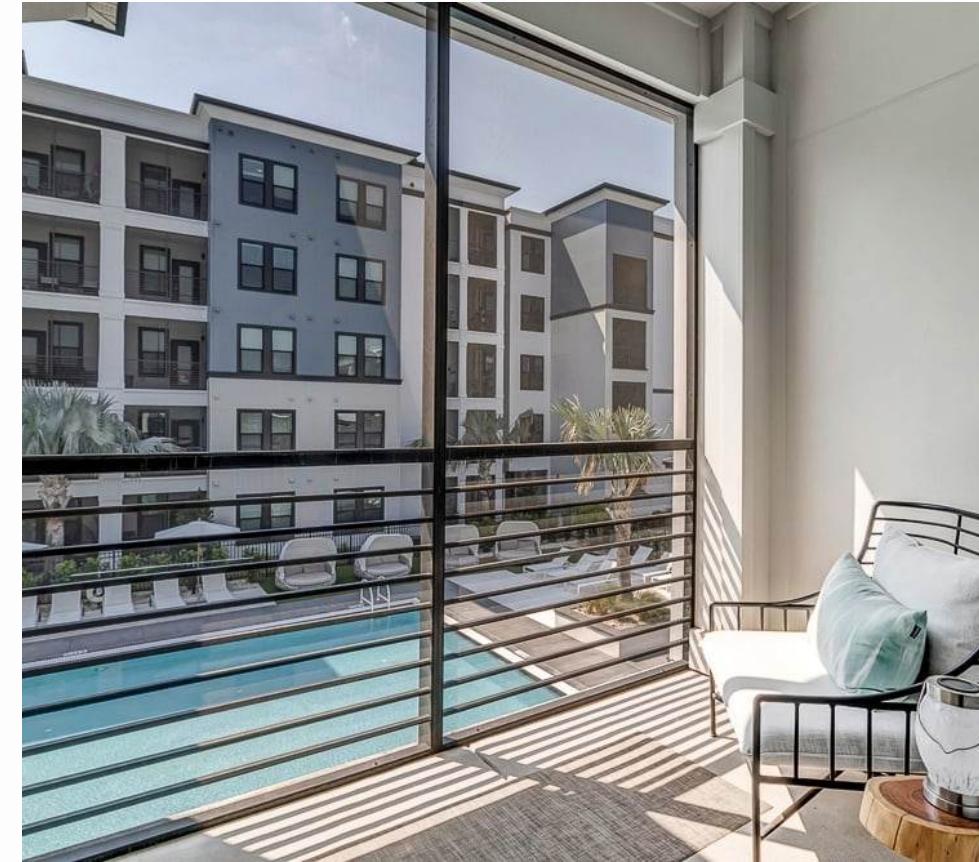


COASTAL LIVING AT ITS **FINEST**

INVESTMENT HIGHLIGHTS

The Property offers excellent accessibility to major employment hubs in Northern Virginia and Washington, DC.

Residents of the Property enjoy excellent accessibility to major employment hubs in Northern Virginia and Washington, DC. With its proximity to the Rippon VRE Station, residents have direct connectivity to passenger rail, providing easy access to various employment and lifestyle destinations in the region. The Property's central location between Fort Belvoir and Marine Corps Base Quantico also offers convenient access to two of the largest employers in the DC metro area, opening up a wide range of job opportunities for residents. Additionally, the Property is situated near Sentara Northern Virginia Medical Center and a new Kaiser Permanente medical center, ensuring residents have access to quality healthcare services. Overall, the Property's exceptional accessibility to major employment hubs makes it an ideal choice for individuals seeking convenient commuting options and employment opportunities.



INVESTMENT HIGHLIGHTS

Cortland Westshore



Cortland Westshore



Azola South Tampa



Amelia Westshore



Unit Mix

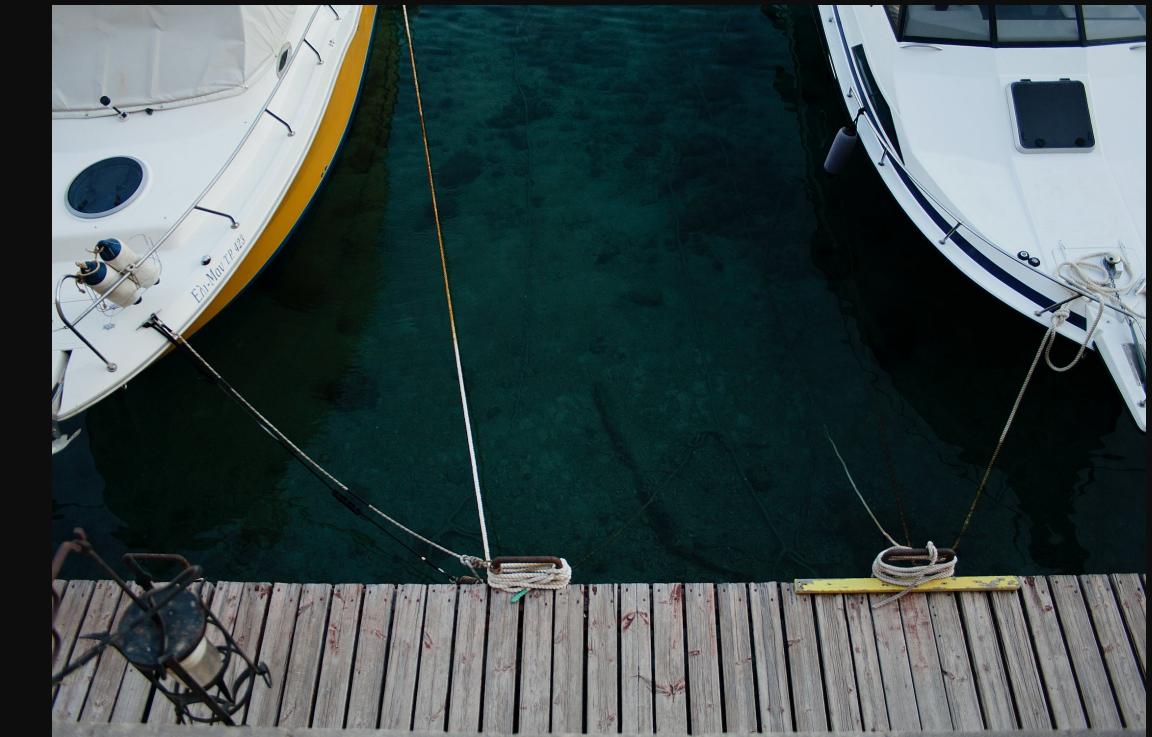
Unit Type	Number of Units	Percentage of Unit Mix
1 Bed / 1 Bath	66	22%
2 Bed / 1 Bath	27	9%
2 Bed / 2 Bath	183	60%
3 Bed / 2 Bath	28	9%

INVESTMENT HIGHLIGHTS



RIVERSIDE STATION IS A 304-UNIT, GARDEN-STYLE APARTMENT COMMUNITY IN WOODBRIDGE, VIRGINIA.

Riverside Station is a garden-style apartment community consisting of 304 units in Woodbridge, Virginia. This community is situated in a well-known master-planned community and offers a variety of living options for residents. With its close proximity to the Rippon VRE Station, residents have easy access to major employment hubs in Northern Virginia and Washington, DC. The property features original finishes in 76 percent of its apartment homes, making it an attractive investment opportunity with potential for value-add. Additionally, Riverside Station benefits from its location near the ongoing growth of Amazon and the National Landing area. With its convenient location, desirable amenities, and potential for rental premiums, Riverside Station provides a comfortable and convenient living experience for its residents.



THE PROPERTY IS PART OF A WELL-KNOWN MASTER-PLANNED COMMUNITY AND IS CONVENIENTLY SITUATED OFF OF I-95 AND ADJACENT TO THE RIPPON VRE STATION.

The Property is situated within a renowned master-planned community and boasts a convenient location just off of I-95 and in close proximity to the Rippon VRE Station. This advantageous placement ensures that residents have exceptional connectivity to major employment hubs in Northern Virginia and Washington, DC. Being adjacent to the VRE Station allows for effortless access to a comprehensive rail network, making commuting to various destinations in the region a breeze. Moreover, the Property benefits from its affiliation with the master-planned community, known for its quality and desirability. With its prime location and convenient transportation options, the Property offers residents a highly accessible and well-connected living experience.

Rent Comparables

Property	Year Built	Occupancy	Unit Count	Avg. Unit Size	Avg. Market Rent	Avg. Market Rent/SF
Riverside Station	2005	95.4%	304	975 SF	\$2,037	\$2.09
The Flats at Neabsco	2015	97%	358	1,035 SF	\$2,265	\$2.19
Bell Stoneridge	2014	96%	308	898 SF	\$2,230	\$2.48
The Sutton	2015	94%	420	996 SF	\$2,149	\$2.16
Stone Pointe	2013	94%	288	1,136 SF	\$2,098	\$1.85
The Enclave at Potomac Club	2013	94%	406	1,101 SF	\$2,256	\$2.05

