

**INVESTMENT OVERVIEW**

MAC Realty Advisors, as exclusive agent, is pleased to offer the opportunity to provide joint-venture equity for the acquisition and development of 618 T Street NW. The Project is located in the heart of the popular Shaw neighborhood of Washington, DC. The Sponsor, Monument Realty, plans to develop a 59-unit condominium on the site that will include approximately 7,000 square feet of ground floor retail.

INVESTMENT SUMMARY**ADDRESS**

608-618 T Street NW, Washington, DC 20001

RESIDENTIAL SF

50,923 SF

RETAIL SF

7,000 SF

TOTAL SITE AREA

12,023 SF

UNITS

59 Condominium Units

PARKING

40 Spaces



West Rendered Elevation



In addition to cool bars and restaurants and music venues, Shaw also has soft goods retailers, a cinema and a planned Whole Foods – the only neighborhood in DC to have all of these elements in close proximity

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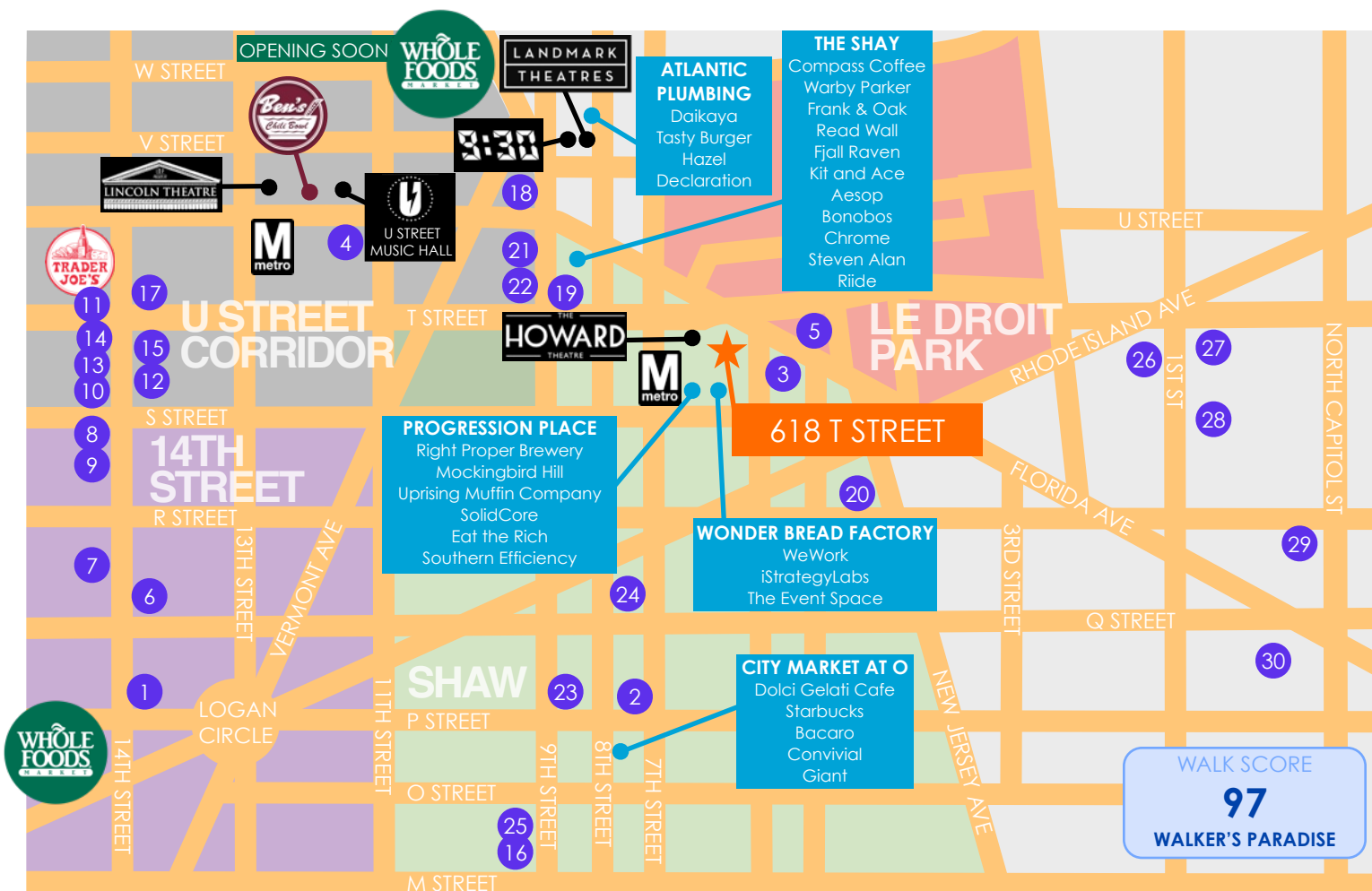
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INVESTMENT HIGHLIGHTS

- ◆ Best-in-class location in the Shaw submarket -- widely considered the hippest neighborhood in Washington, DC, and dubbed "trendy" and "stylish" by the New York Times.
- ◆ In the same block as a Metro station.
- ◆ Rare off-market, by-right residential development opportunity on a free-standing lot.
- ◆ Limited supply of new condominiums throughout Washington, DC has created significant pent-up demand.
- ◆ Premier full-service local sponsor with development history of 4,000 residential units, as well as 6,000,000 square feet of commercial in the Washington, DC market.



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| 1. Studio Theatre | 11. Taylor Gourmet Policy | 21. Nellie's Sports Bar Axum Ethiopian |
| 2. Beau Thai | 12. Masa 14 El Centro | 22. Maraki Restaurant Al Crostino |
| 3. Shaw's Tavern | 13. Ted's Bulletin | 23. Chaplin's Queen of Sheba |
| 4. Vinoteca | 14. Room & Board | 24. Dacha Beer Garden |
| 5. Thai X-Ing The Royal | 15. Compass Rose Bar Pilar | 25. SUNdeVICH |
| 6. Le Diplome | 16. Table | 26. El Camino Boundary Stone Red Hen |
| 7. Pearl Dive Oyster Palace | 17. Matchbox | 27. Rustik Tavern |
| 8. West Elm Logan Hardware | 18. The Brixton El Ray | 28. Bacio Pizzeria |
| 9. Cork Wine Bar | 19. 1905 Ambassador | 29. The Pub & The People |
| 10. 2 Birds 1 Stone Doi Moi | 20. BKK Cookshop | 30. DCity Smokehouse |

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