

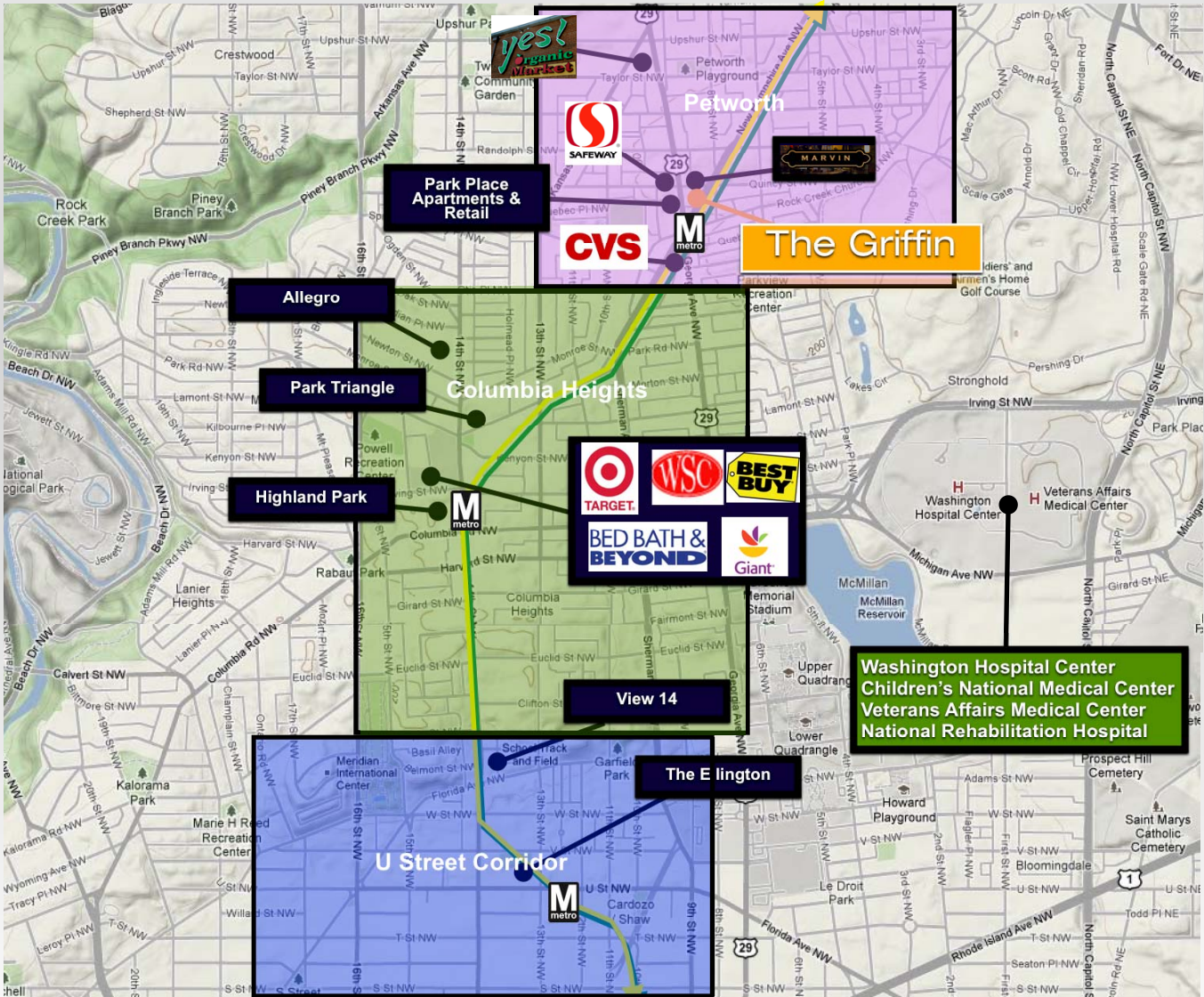
49-UNIT MULTIFAMILY BUILDING FOR SALE

THE GRIFFIN

NORTHWEST WASHINGTON, DC

MAC Realty Advisors, LLC, as exclusive agent, is pleased to present the opportunity to acquire The Griffin, a 49-unit residential building located across the street from the Petworth Metro Station and within walking distance to Columbia Heights. The Griffin was originally designed as a for-sale condominium, but can be positioned as either a rental or a for-sale product. The Griffin offers the highest quality residential living with luxurious condominium quality finishes, balconies on select-units, and sweeping views of Washington, DC. The Griffin will deliver in September 2011. Its transit-oriented location provides access to numerous retail options, entertainment and nightlife amenities, and thousands of employers.

Location	3801 Georgia Avenue NW Washington, DC 20011		
Parking	19 Underground & 6 Surface		
Unit Mix	Units	Unit SF	Total SF
1 BR	17	662	11,254
1 BR & Den	17	827	14,059
2 BR	10	1,018	10,180
2 BR & Den	5	1,112	5,560
Totals/Averages	49	838	41,053



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THE GRIFFIN - TRANSACTION HIGHLIGHTS

- **Certainty of Closing**

Unlike most Washington, DC residential buildings available for sale, The Griffin is unoccupied, which eliminates the uncertainty and delays created by the Tenant Opportunity to Purchase Act (TOPA).

- **Petworth Submarket Positioned for Outstanding Growth**

This submarket has a similar trajectory as the Columbia Heights and U Street markets of a few years ago. Recent projects include the Park Place Apartments, the approval of the Safeway redevelopment, the first Walmart in Washington, D.C., and the redevelopment of the Walter Reed Hospital Complex.

- **Record Class A Absorption**

In 2010, more than 16,000 multifamily units were absorbed compared to an historical average of closer to 5,200 units over a 12-month period.

- **High Rents in Comparable Properties**

Nearby Class A rental projects such as Park Place, Highland Park, Allegro, Park Triangle, View 14, and the Ellington, are commanding rents of \$3.00 to \$4.00 per square foot depending on unit type, size, and features.

- **New DC Multifamily Price Standard**

In June 2011, MAC brokered the sale of View 14, a 185-unit apartment building, for \$104 million, which equates to \$617 per RSF and \$520,000 per unit. The Ellington is under contract for a similarly impressive price.



OM Available	August 4, 2011
Tours Begin	August 4, 2011
Offers Due	September 20, 2011

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