



Offering Memorandum

360@Largo

Transit-Oriented Multifamily Development
Largo, Prince George's County, Maryland

www.360largo.com



Jeffrey D Ludwig

Senior Vice President

+1 301 918 2923

jludwig@naimichael.com

Sally Ludwig

Associate

+1 301 918 2956

sludwig@naimichael.com

Aerial view of Largo
(360@Largo not pictured)



01 Executive Summary





Building A Rendering

360@Largo Overview

NAI Michael is pleased to present for joint venture or sale **360@Largo, a shovel-ready 352-unit multifamily apartment project** in Largo, Maryland, a close in suburb of Washington, DC. 360@Largo will consist of three multifamily buildings in the Largo Town Center sector plan and is within walking distance to metro and numerous retail and entertainment venues.

The owners of 360@Largo strongly prefer a joint venture with an institution, qualified investors, or multifamily builders; however they will entertain offers to buy the entire project outright. This August they will deliver a fully finished pad site ready for immediate construction of the apartments.

Investment Highlights

PERMIT READY

The site at 360@Largo is “shovel ready” with architectural plans, including construction documents, approved by Prince George’s County. Approved building permits are immediately available from the county. All approvals are in place to build 352 mid- to high-end multifamily rental units.

COMPLETED ON-SITE INFRASTRUCTURE

All site development is scheduled for completion by August 2017, including utilities stubbed out to the building envelope, base paving for all streets, and surface parking. By delivering a “pad ready” site, the developer has mitigated all site development risk.

INFILL LOCATION WITHIN LARGO TOWN CENTER

Rare infill location within the Largo Town Center, one of the fastest growing areas in Prince George County. Largo Town Center is designated by Prince George’s County as a targeted “downtown” area for economic growth and development in an urban, walkable, and transit-oriented community.

PART OF CRESCENTS AT LARGO TOWN CENTER

360@Largo is the multifamily component to a larger residential development, the Crescents at Largo Town Center. This community features 84 townhomes in addition to the three multifamily buildings.

Location Highlights

QUICK ACCESS TO LOCAL & REGIONAL AREAS

Less than a quarter mile to the Capital Beltway (I-95/I-495), 360@Largo provides quick access to all areas of the Washington DC metropolitan region. The property is less than a 20-minute drive from downtown DC and Annapolis, and less than 60 minutes from Baltimore. Largo is five miles east of Washington D.C.

WALKABLE TO WASHINGTON DC'S METRO

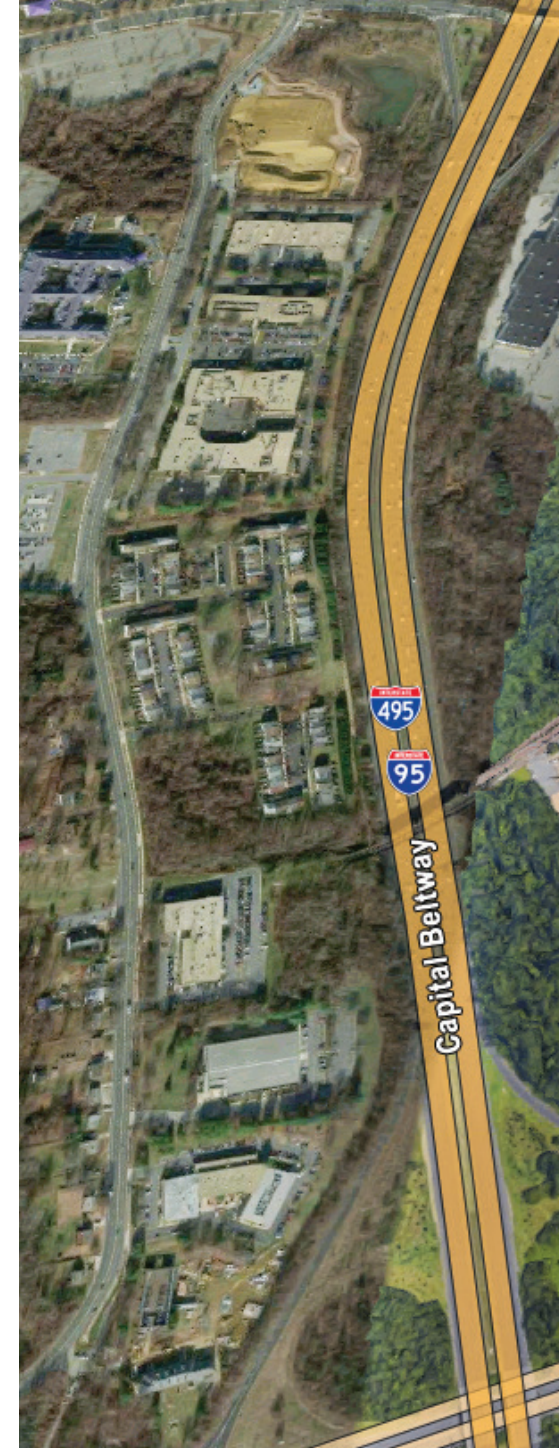
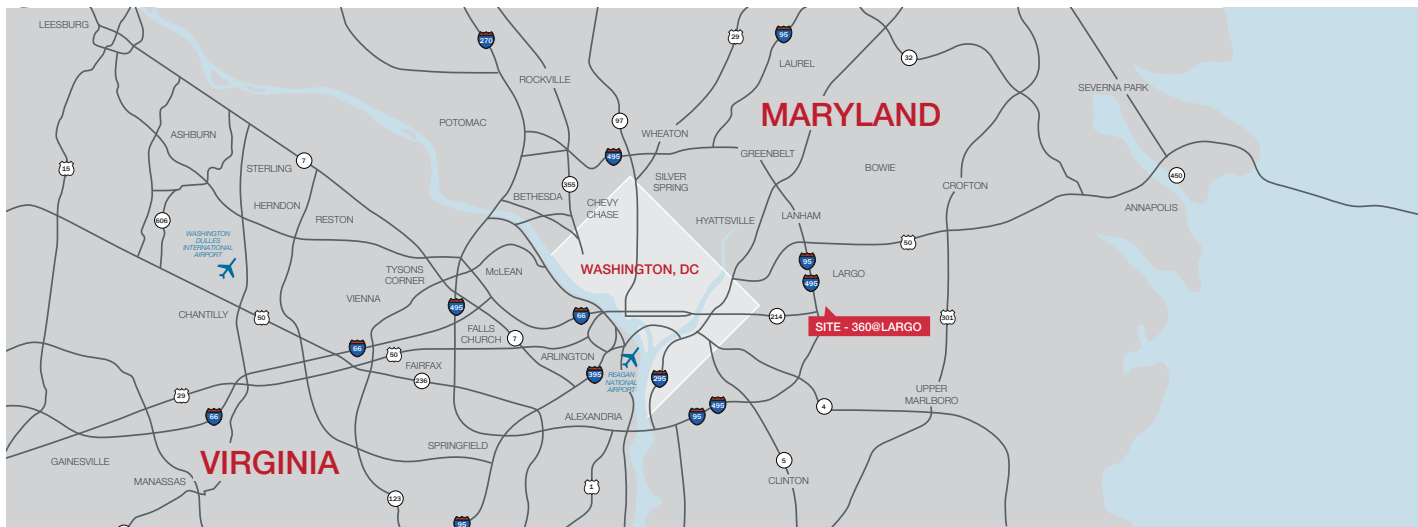
360@Largo is less than a half mile to the Largo Town Center Metro subway station, which connects to Amtrak and other commuter rails. A walking path connects the property to the Metro station. There are also numerous bus stops near the property, connecting it to other suburban Maryland localities.

HIGH EMPLOYMENT AREA

Multiple federal agencies, county government facilities, educational institutions, health care employers and private enterprises within walking distance or an easy commute.

CLOSE TO AMENITIES & RECREATION

Arts, entertainment, sports, and dining are within minutes of 360@Largo. Nearby attractions include FedEx Field (home of the Washington Redskins), Six Flags America, Watkins Regional Park, and more.





Boulevard at the Capital Centre

Approved Prince George's County Medical Center Site

Largo Town Center



Largo Town Center Metro Station

Walking Path

360@Largo

MARYLAND 202

Landover Rd

MARYLAND 214

Central Ave



Disclaimer

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject REO property, as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/ or brokers, including but not limited to NAI Michael and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

Terms of Sale: The Property is being sold "as is", "where is" and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Property to the buyer. Buyer acknowledges that he is not relying on any representation or warranty of seller or of any agent or representative of seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



NAMichael

10100 Business Parkway

Lanham, MD 20706

+1 301 459 4400

naimichael.com