

- ENVIRONMENTAL REMEDIATION
 - STORMWATER MANAGEMENT
 - NET-ZERO ENERGY
 - DIVERSE COMMUNITY
 - PUBLIC GREEN SPACE
 - DEFENSIBLE SPACES
- PROJECT BENEFITS**



PROJECT SUMMARY

Location	Columbia Heights Washington, D.C.
Lot Size	0.78 Acres
Zoning	MU-5A
Dwelling Units	120
Building Size	118,558 GSF

FINANCIAL RETURN METRICS

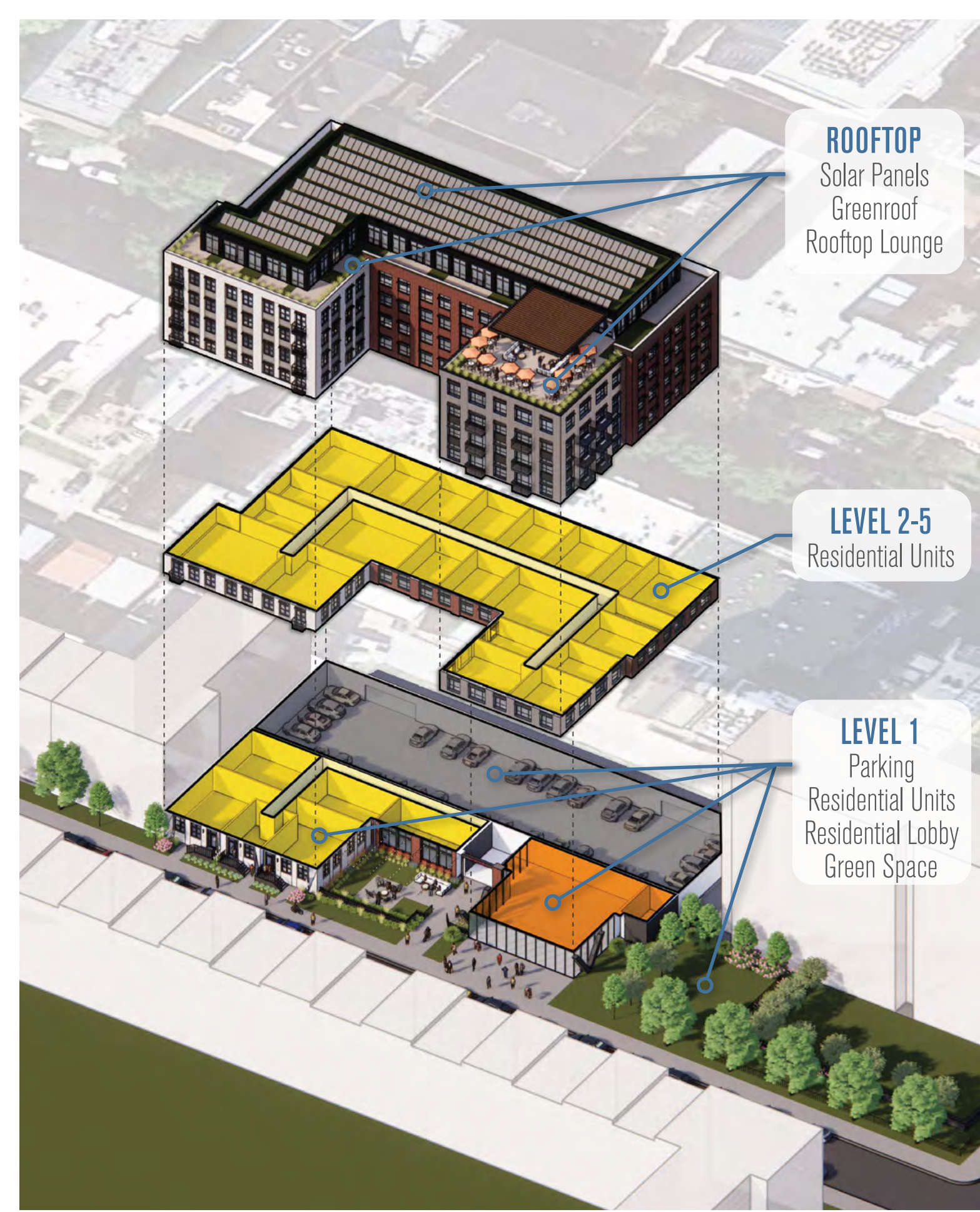
NOI (Year 1 Stabilized)	\$3,127,693
Before-Tax Cash Flow	\$461,288
Deferred Developer Fee Fully Paid	Year 10
Federal and D.C. Tax Credits Generated	\$13,750,000

AREA DEMOGRAPHICS

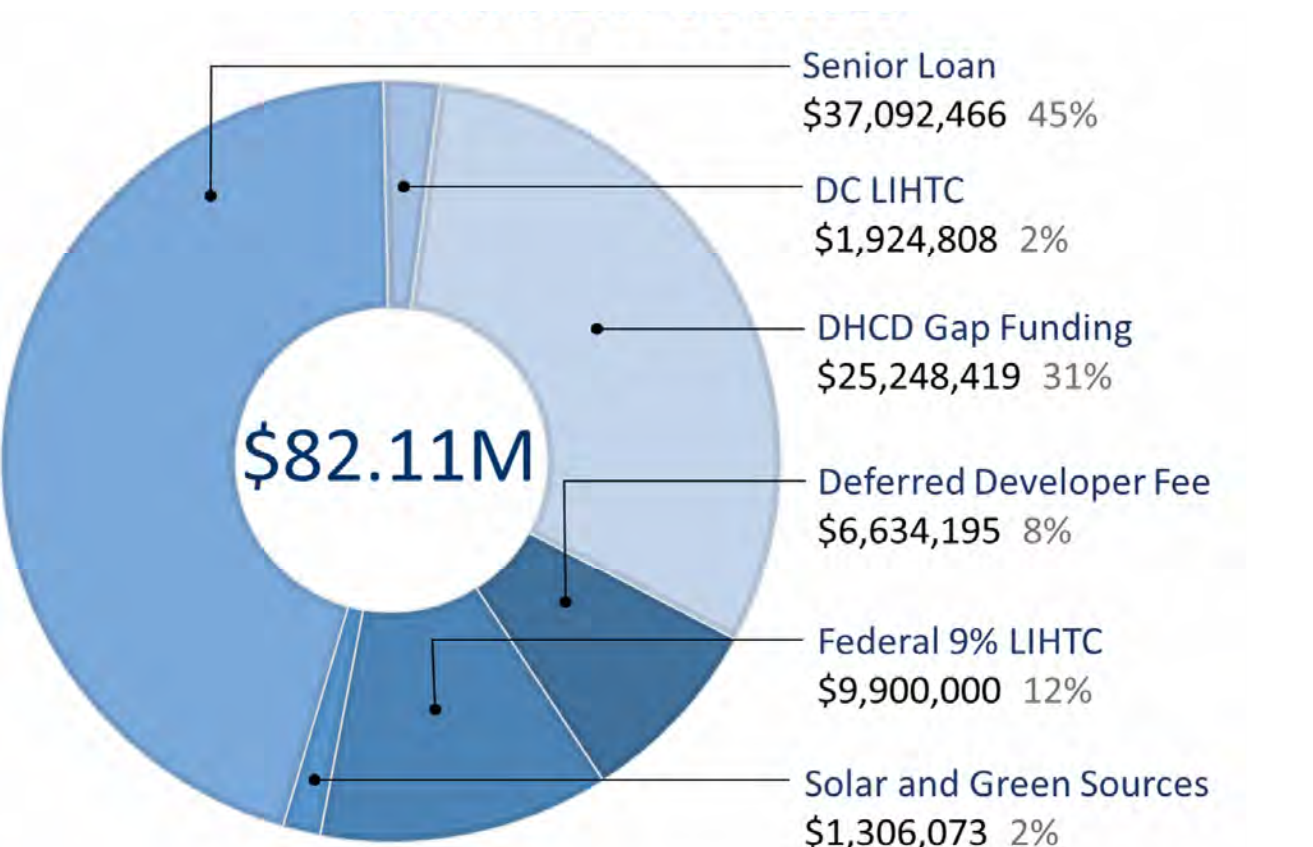
	Average Age	Annual Median Income	Tenure (Renters)
15-Minute Walk	33.1	\$115,470	67%
D.C. Metro Area	38.2	\$117,432	36%

MARKET DATA - SITE AREA

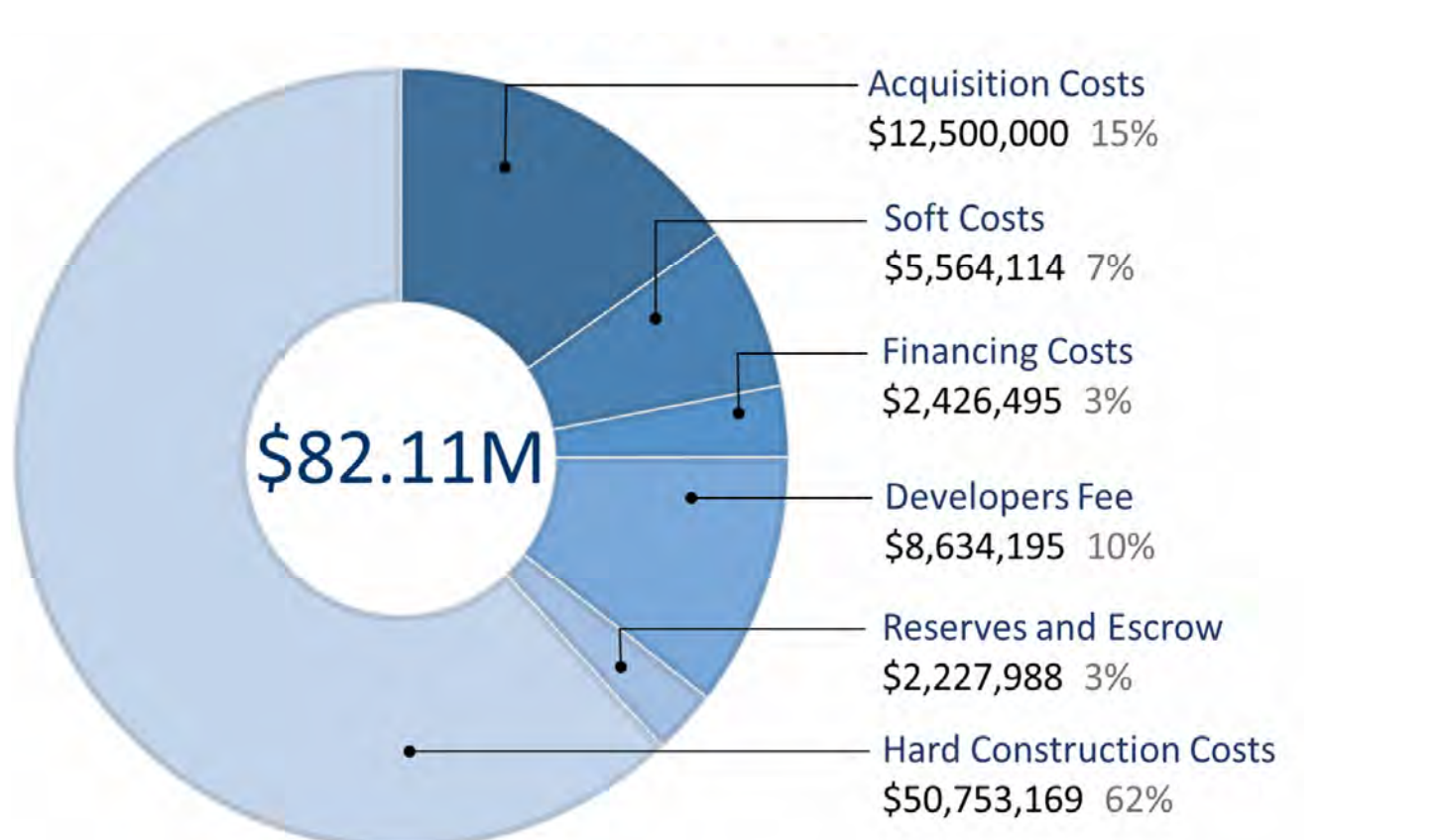
	Market-Rate	Affordable
Total Units	17,178	3,173
Vacancy Rate	5.7%	1.9%



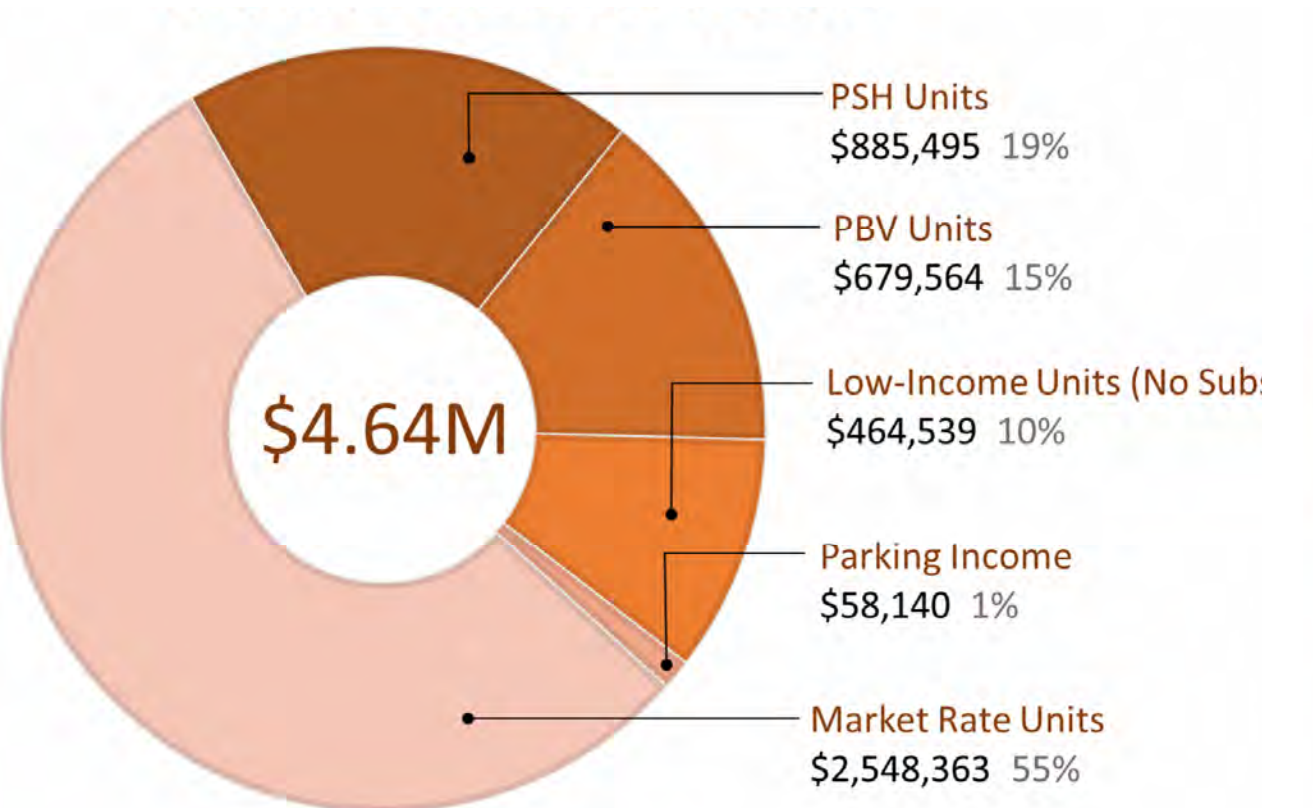
PERMANENT SOURCES



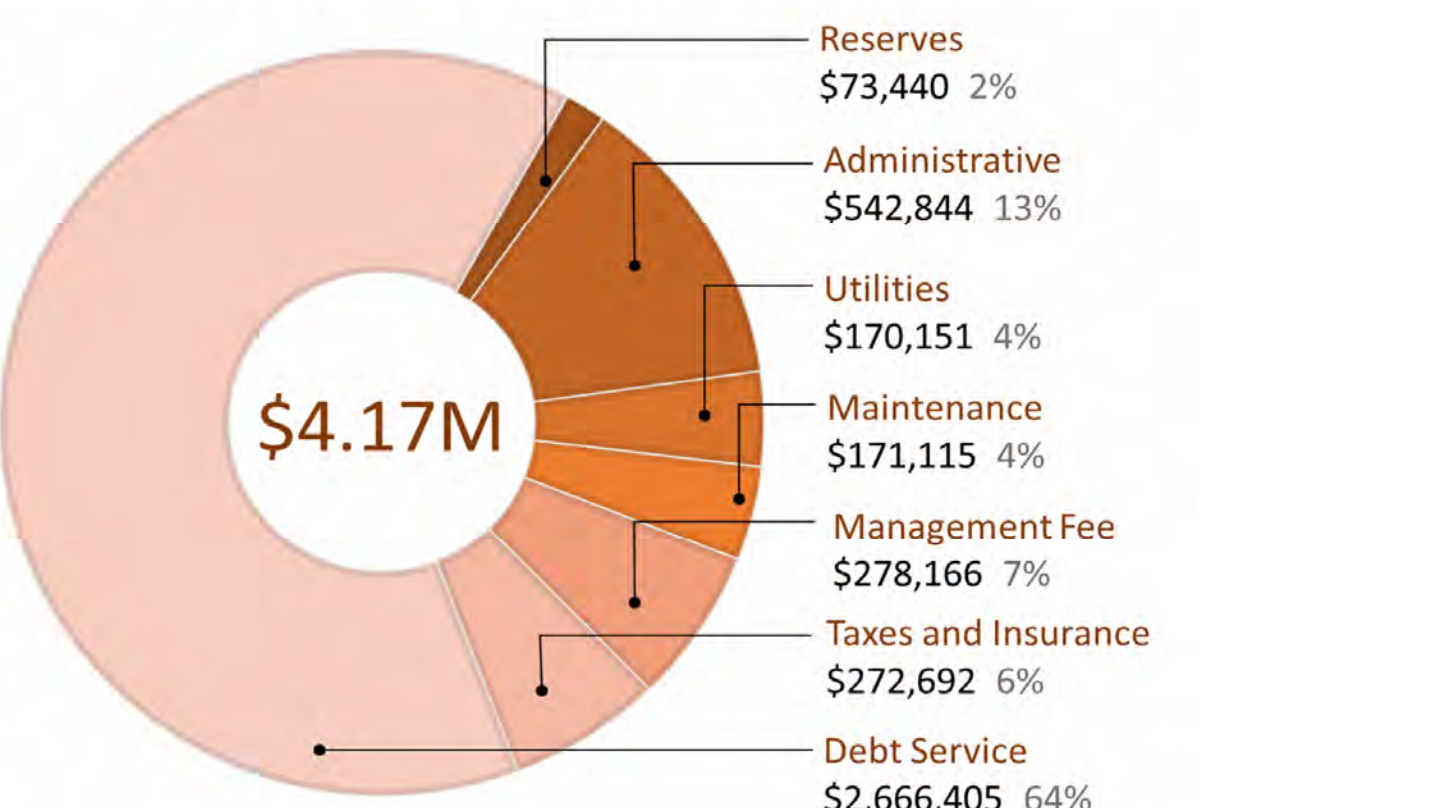
PERMANENT USES



ANNUAL STABILIZED INCOME



ANNUAL STABILIZED EXPENSES



MRFD
FALL 2023

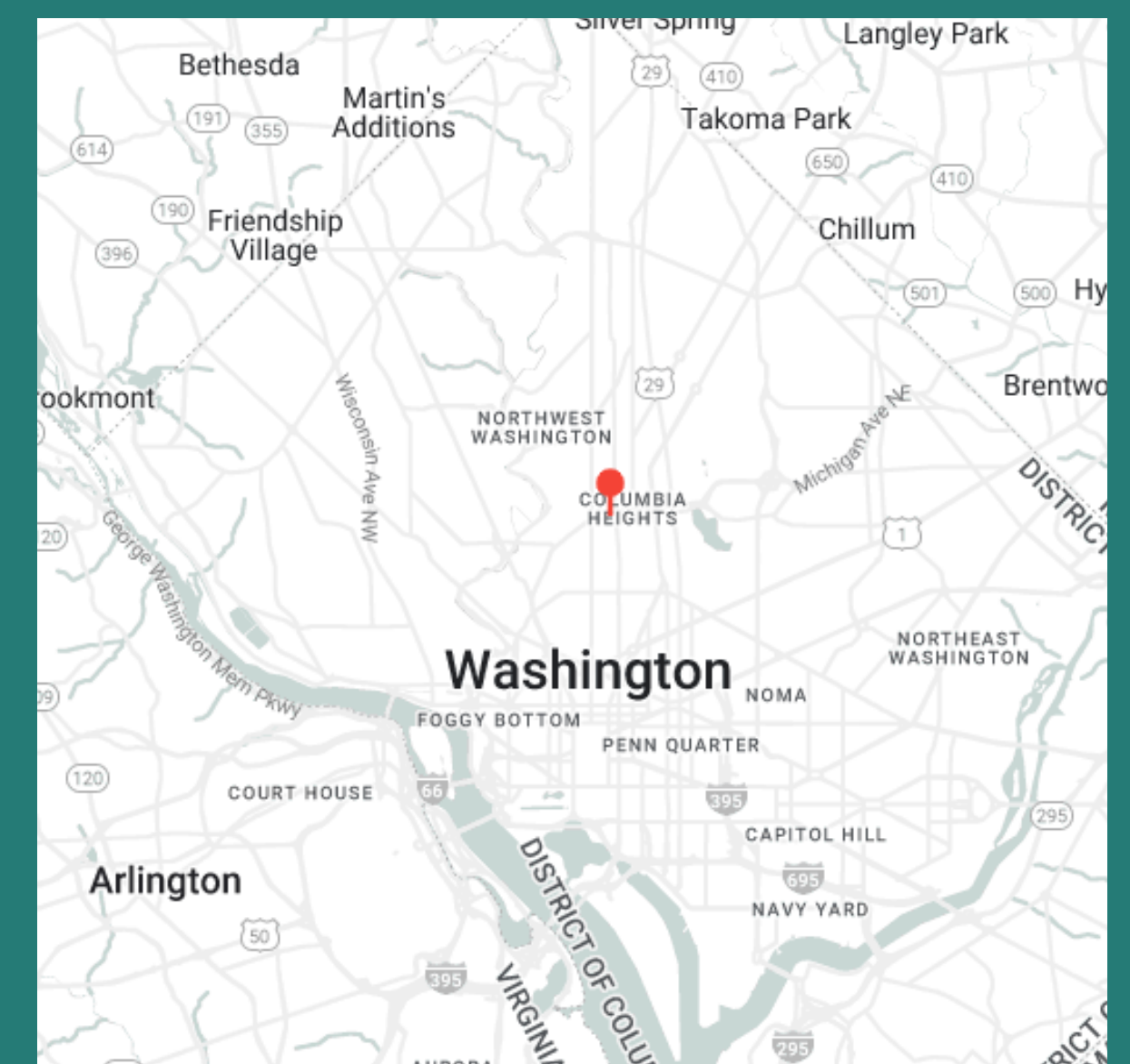
Harvard Heights
Sustainable Affordability



Chris Tenneson

Welcome to Harvard Heights by JACAT Development, an urban sanctuary in Washington, DC's dynamic Columbia Heights. Our net-zero building redefines city living with a focus on sustainability and efficiency. Our mixed-income community delivers diversity, inclusivity, and a strong sense of belonging.

Enjoy stunning city vistas from our rooftop lounge, modern amenities, and effortless access to mass-transit and high-quality retail. Harvard Heights includes the Harvard Green, a lush community space fostering connection and relaxation amidst the city buzz, ensuring a safe haven for residents and the community alike. This contemporary haven seamlessly blends sustainability and urban convenience, offering an ideal lifestyle in a vibrant neighborhood.



MARKET RATE HOUSING RENTS PER SQUARE FOOT

Studio	-\$4.49
1 BR	-\$4.07
2 BR	-\$4.03
3 BR	-\$4.74

PROJECT TIMELINE

Design and Planning Phase 13 Months	Construction Phase 18 Months	Lease-Up 6 Months
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Credits
Architect: David Ensor | Mentor: Mansur Abdul-Malik | Instructor: Tanya Bansal