



Jonathan Rose Companies

Dantes Community Partners, in Joint Venture with Jonathan Rose Companies, Acquires The Avanti Apartments in District Heights, Maryland for \$164 Million

New Owners Record New Affordability Covenants at 930-Unit Workforce Housing Community

Dantes Community Partners (DCP), in a joint venture with Jonathan Rose Companies, has acquired The Avanti Apartments at 6501 Hil-Mar Drive in District Heights, Maryland, a 930-unit workforce community of garden style apartments located 20 minutes from downtown Washington, DC from Dragone Realty Investments and GMF Capital for \$164 million.



CBRE's Washington DC Multifamily Investment Properties Team arranged the sale. The project will be financed with Fannie Mae debt arranged by Walker & Dunlop. DCP's property management affiliate, Faria Management, which operates over 1,100 units in the DC Metro area, will manage the asset.

"This transaction is aligned with our mission to address America's growing affordability crisis through the creation and preservation of affordable and workforce housing that is

sustainable for residents and generates reliable income for investors," said Sharif T. Mitchell, Operating Principal of Dantes Community Partners, an investment fund manager focused on acquiring existing, cash flowing assets with an emphasis on preserving affordable and workforce housing across the country. "We are actively pursuing section 8, expiring LIHTC and naturally affordable properties where we can inject fresh capital to enhance the communities and leverage our operating platform to boost resident satisfaction."

Upon acquisition, the venture recorded a new long-term affordability covenant with the county that will create 372 new units of income and rent restricted housing in a market facing upward rent pressure through the adoption of restrictions of 20% of units at 50% AMI and an additional 20% of units at 80% AMI. The joint venture will also implement year-round resident services and programming and invest in capital improvements to extend the useful life, upgrade resident

amenities, enhance curb appeal of the property, and drive down utility costs and consumption through targeted greening improvements.

“This was an opportunity to partner with a local, mission-aligned investment firm to create and preserve hundreds of newly restricted units of affordable housing,” said Nathan Taft, Senior Managing Director of Acquisitions at Jonathan Rose Companies, one of the housing industry’s most respected practitioners of green, affordable, and mixed income community development and preservation.

“We’re excited to reduce carbon emissions and water use at significant scale and deliver an array of social services and community upgrades, which will touch the lives of over 2,000 residents,” said Max Jawer, Associate Director of Acquisitions at Jonathan Rose Companies.

The Avanti Apartments consists of 26 garden apartment buildings consisting of a mix of spacious one-, two-, and three-bedroom apartments in an idyllic, park-like setting along a beautiful creek, providing residents with a serene living experience and plenty of outdoor space to enjoy. In addition, the Avanti features a competitive amenity package including two resort-style swimming pools, a new two-story clubhouse next to the west pool, newly renovated pool house next to the east pool, fitness center, business center, dog park, playground, jogging/walking trails, and BBQ/picnic area.

The property enjoys a prime location in a dynamic, high-growth market in Prince George’s County, which has undergone a significant revitalization in recent years. Since 2001, when the Branch Avenue Metro Station located five miles from the property came to nearby Camp Springs, the area surrounding The Avanti has been transforming from a bedroom community into a hub for mixed-use development. In Fall 2020, the US Citizenship and Immigration Services headquarters and its 3,700 employees relocated to a 600,000 SF office building known as One Town Center, just five miles from The Avanti. The USCIS joins a strong federal presence in the county, with two of the area’s top employers, Joint Base Andrews and Suitland Federal Center, situated only three miles from the property. Together, these stalwart institutions employ over 25,000 people and are home to the US Air Force and US Census Bureau, respectively.

Additionally, the area is receiving two new retail centers totaling over 84,000 SF within five miles of The Avanti. Opening late-2021, the centers will host Wawa, Lidl, and many well-rounded dining options. As development continues within the immediate area, well-located quality housing such as The Avanti will remain in high demand.

Throughout the acquisition process, the joint venture partners have sought to establish multiple areas of synergy by leveraging their collective resources to advance the project.

ABOUT DANTES COMMUNITY PARTNERS

Dantes Community Partners is an investment management firm focused on acquiring existing, cash flowing assets with an emphasis on preserving affordable and workforce housing across the country. We are actively pursuing section 8, expiring LIHTC and naturally affordable properties where we can inject fresh capital to enhance the communities and leverage our operating platform

to boost tenant satisfaction. For more information, please visit:
<http://www.dantescommunitypartners.com/>

ABOUT JONATHAN ROSE COMPANIES

Jonathan Rose Companies is one of the country's leading developers and investors in sustainable, affordable, and mixed-income multifamily real estate, with nearly 18,000 units owned and managed. Founded in 1989, Jonathan Rose Companies is a mission-driven company focused on enhancing the health and wellness of its residents with green, energy efficient property improvements and through its Communities of Opportunities programming. With offices in New York, Connecticut, Colorado, Ohio and California, Jonathan Rose Companies has developed or acquired more than \$3.2 billion of real estate. For more information, please visit: <https://www.rosecompanies.com/>