



ENTERPRISE HOMES, INC.

WOODFALL GREENS

April 18, 2018

Overview

- Market Rate Apartments – 230 units
- Brooklyn Park, Anne Arundel County
- Joint Venture with Southview Development, owner of the parcel and the adjacent shopping center
- First new apartment product in over 40 years.
- FHA Financing – through HUD Section 221 (d)(4)

The Apartments

- 230 Apartments
 - **81** (35%) - 1 bdrm / 1 bath (some w/dens) – 645 sf to 820 sf
 - **128** (56%) - 2 bdrm / 2 bath (some w/ dens) – 953 sf to 1,107 sf
 - **21** (9%) - 3 bdrm / 2 bath – 9% - 1,146 sf
- Projected rent range:
 - 1 Bedroom units from \$1,300's*
 - 2 Bedroom units from \$1,600's*
- First Delivery in early 3rd quarter 2018; Completion year end 2018

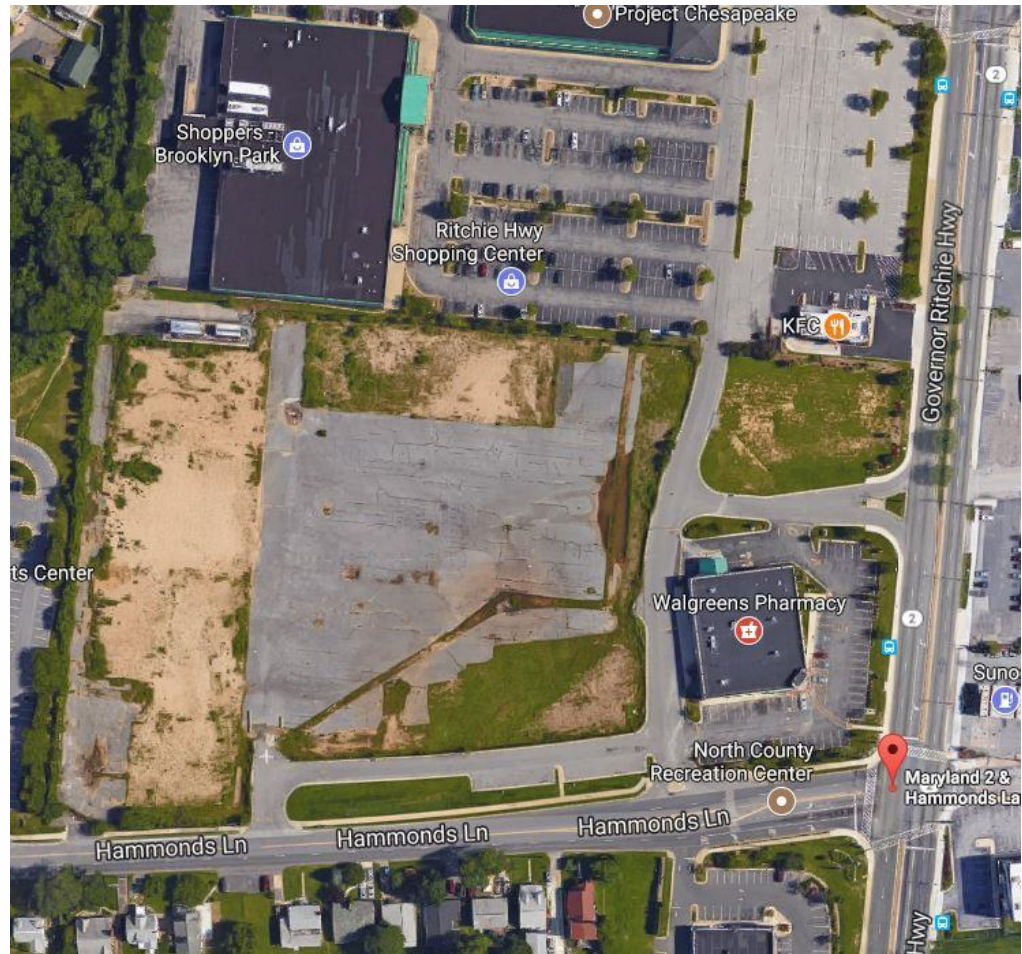
The Amenities

- Fitness Center
 - Fully equipped fitness center
 - Yoga Room
- E-Lounge
- Community Room
- Mailroom with package center
- Outdoor pool
 - Grills, built-in seating areas w/firepit
 - Locker rooms

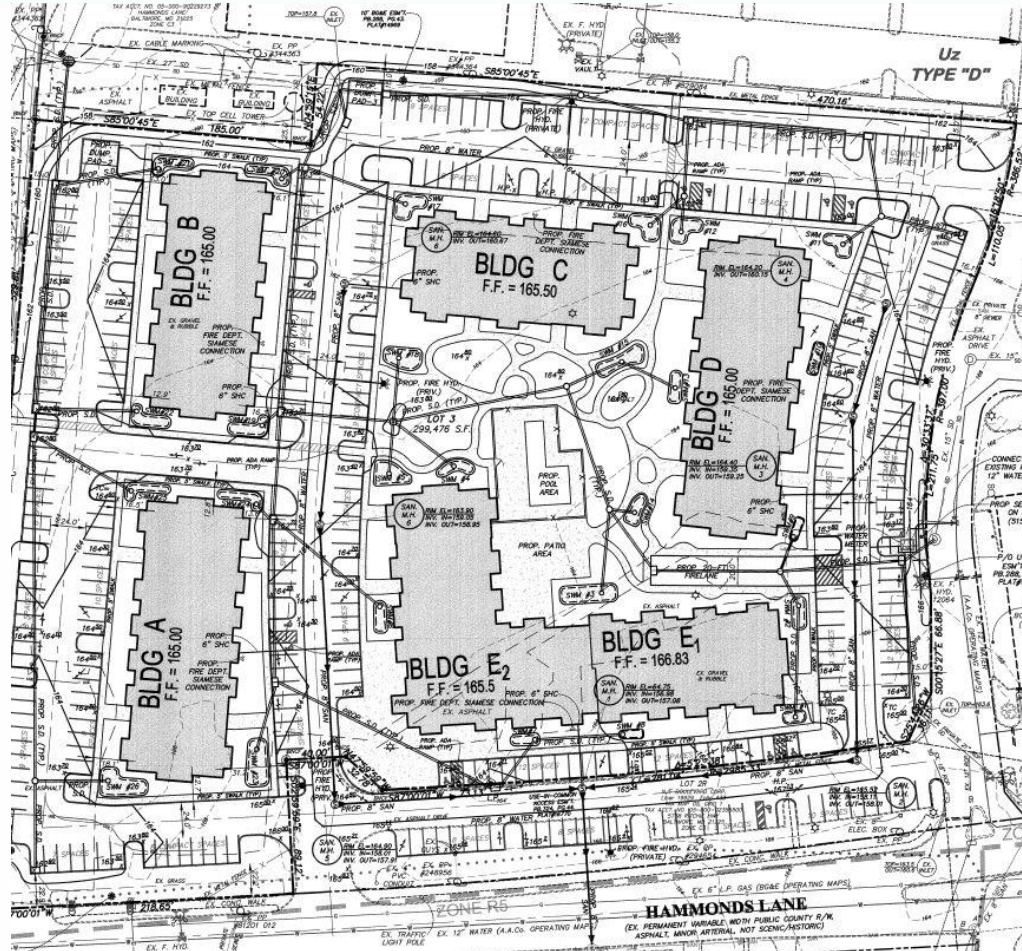
Budget / Financing

- Costs
 - Total Development Costs - \$44,400,000
 - Construction Hard Costs - \$32,350,000
- Capital Stack
 - FHA Financing - \$35,720,000
 - Developer equity - \$8,680,000

The Site



Site Plan



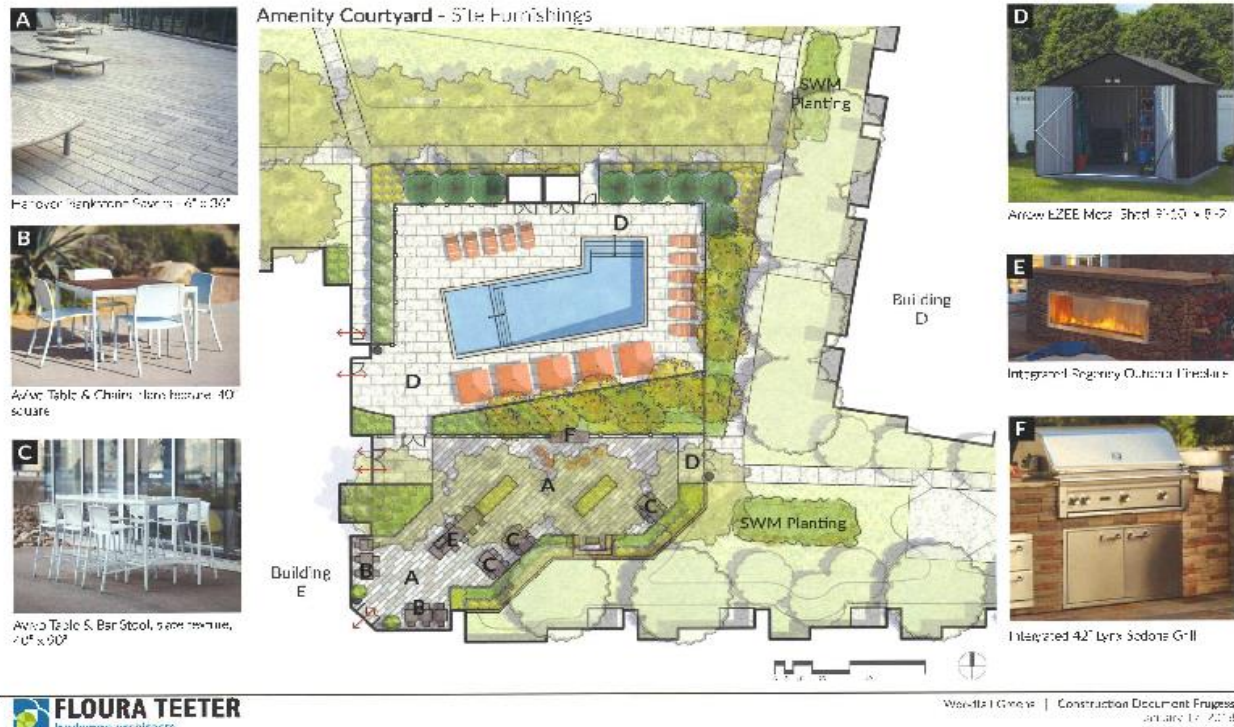
The Community



Front Entrance Building E



Pool and Outdoor Deck Area



Amenity Space



BLDG E - 1st FLOOR PLAN
SCALE: 1/8"=1'-0"

ENTERPRISE HOMES
PATAPOCO PLACE
AMENITY FURNITURE PLAN V.E. SUGGESTIONS

Design
WORKS
INTERIORS

PROJECT
LOCATION
DATE
BY
CHECKED BY

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Typical Kitchen Finishes



Typical Finish in Lounge Area

