

**New Construction Projects with Assessed Values**

| <b>Project Name and Address</b>                    | <b>Land Use</b>                           | <b>2024 Estimated % Complete</b> | <b>2025 Estimated % Complete</b> | <b>Size of Building/ Number of Units</b>     | <b>2024 AV</b> | <b>2025 AV</b> |
|--|---|----------------------------------|----------------------------------|--|----------------|----------------|
| Aidan Condominium<br>701 N Henry Street            | Residential<br>(Condominiums)             | 40%                              | 80%                              | 94 Units                                     | \$34,000,000   | \$50,000,000   |
| Sanse and Naja - R1<br>3600 Mt Vernon Ave          | Residential (Affordable)                  | -                                | 20%                              | 417 residential units<br>4,019 sf commercial | \$0            | \$26,656,648   |
| Sanse and Naja -R2<br>3660 Mt Vernon Ave           | Residential (Affordable)                  | -                                | 20%                              | 58 residential units<br>34,269 sf commercial | \$0            | \$4,439,207    |
| Seminary Rd. Townhouses<br>4555 Seminary           | Residential (Affordable)                  | -                                | ~15%                             | 39 units                                     | \$0            | \$6,305,000    |
| Del Ray Corner at Oakville<br>2600 Oakville Street | Residential<br>(Townhomes)                | ~5%                              | ~35%                             | 85 Townhomes                                 | \$35,580,993   | \$58,896,785   |
| The Landing (Building 2)<br>2700 Main Line Blvd    | Senior Living                             |                                  | 20%                              | 160 Units                                    | \$5,260,000    | \$11,218,249   |
| The Hensley & The Cameron<br>at Eisenhower Pointe  | Residential<br>(Condominium<br>Townhomes) | ~52%                             | 20-100%                          | 139 Townhomes                                | \$60,336,458   | \$87,875,389   |
| River Row<br>217-227 S Union St                    | Residential<br>(Townhouses)               |                                  | 80-100%                          | 6 Townhomes                                  | \$6,870,000    | \$19,631,400   |
| CityHouse<br>1101 King St                          | Residential                               |                                  | ~40%                             | 210 units with retail                        | \$33,048,170   | \$35,633,000   |
| TideLock<br>1033 & 1055 N Fairfax                  | Residential                               |                                  | ~20%                             | 149 residential units                        |                | \$13,955,740   |
| TideLock<br>1111 N Fairfax                         | Residential                               |                                  | ~20%                             | 85 residential units                         |                | \$8,323,287    |
| Whitley Condo - Phase 1<br>811 N Columbus St       | Residential<br>(Condominiums)             |                                  | 30%                              | 78 units                                     | \$5,070,000    | \$11,545,000   |
| Mansly<br>615-621 King St                          | Residential                               |                                  | 40%                              | 24 residential units<br>6,400 sf retail      | \$4,800,000    | \$8,405,000    |
| 425 Montgomery St                                  | Residential                               |                                  | ~20%                             | 237 units                                    | \$10,021,400   | \$11,450,000   |
| 1201 E Abingdon Dr<br>(Office Conversion)          | Residential                               |                                  | ~20%                             | 136 units                                    | \$11,031,000   | \$15,875,000   |

**New Construction Projects Complete for 01/01/2025**

|   |  |       |      |  |               |               |
|---|--|-------|------|--|---------------|---------------|
| The Alate<br>1122 First Street                                  | High-Rise Apartments<br>(Age-Restricted) | 80%   | 100% | 133 Units  | \$32,472,395  | \$53,147,000  |
| Meridian 2250<br>2250 Dock Lane                                 | High-Rise Apartments                     | 80%   | 100% | 443 Units  | \$104,281,033 | \$153,085,000 |
| Hotel Heron<br>699 Prince Street                                | Hotel                                    | 60%   | 100% | 134 Rooms  | \$16,912,688  | \$19,675,000  |
| Oakville - Ives<br>2601 Oakville Street                         | Mid-Rise Apartments                      | 75%   | 100% | 247 Units  | \$53,114,688  | \$94,681,000  |
| Oakville - Raeburn<br>400 Swann Avenue                          | Mid-Rise Apartments                      | 75%   | 100% | 325 Units  | \$70,614,057  | \$115,745,000 |
| Franklin Hills<br>Karig Place                                   | Residential (Single-Family Detached)     | ~ 76% | 100% | 4 Single Family                                  | \$9,561,773   | \$13,669,971  |
| Benchmark Senior Living<br>3440 Berkeley St                     | Senior Living                            |       | 100% | 89 assisted living units<br>26 memory care units | \$24,013,572  | \$26,600,000  |
| Essen Apartments<br>1801 N Beauregard St<br>(Office Conversion) | Mid-Rise Apartments                      | -     | 100% | 118 units  | \$10,300,000  | \$36,212,000  |
| Inova Healthplex<br>400 Fannon                                  | Hospital                                 | 75%   | 100% | 103,636 SF                                       | \$56,255,986  | \$72,557,981  |
| Virginia Tech Innovation Campus<br>3650 University Drive        | University Classrooms                    | 25%   | 100% | 298,864 SF                                       | \$38,222,829  | \$111,806,316 |
| 1225-1229 King St<br>(Office Conversion)                        | Residential<br>(Condominiums)            | -     | 100% | 12 residential plus retail                       | \$6,400,000   | \$9,791,479   |