

OAKS / AT OXON HILL

RESIDENTIAL APARTMENTS



Transwestern's Mid-Atlantic Multifamily Group, as exclusive agent, is pleased to offer an opportunity to acquire Oaks at Oxon Hill Apartments (the "Property"), a 488-unit garden-style apartment community conveniently situated just inside the Capital Beltway close to major employment centers in one of the strongest performing apartment markets in the Washington, DC metro area. This property will allow a new ownership group to create significant value through strategic interior unit improvements while also preserving "naturally occurring affordable housing" in a dynamic location less than a mile from the DC-Maryland line.

PROPERTY OFFERING SUMMARY

Offering Price: Unpriced

Terms/Financing: "Free & Clear"
or with optional existing assumable loan

PROPERTY SUMMARY

Address: 5400 Livingston Terrace, Oxon Hill, MD 20745

Number of Units: 488 units

Year Built: 1963

Net Rentable SF: 458,254 SF

Average Unit Size: 939 SF

Average Lease Rent: \$1,471

Average Lease Rent PSF: \$1.57

UNIT TYPE	# OF UNITS	% OF MIX	SF	ACTUAL RENT	\$/SF
1BR/1BA	124	25.4%	776	\$1,309	\$1.69
2BR/1BA	272	55.7%	967	\$1,461	\$1.51
3BR/1.5BA	92	18.9%	1,077	\$1,719	\$1.60
TOTAL/AVERAGE	488	100%	939	\$1,471	\$1.57

As of 4/1/2025



INVESTMENT HIGHLIGHTS

ASSET PRESERVATION

Oaks at Oxon Hill has been well-maintained with more than \$7.5 million in capital improvements completed since 2016. Current ownership has replaced all wall mounted HVAC thermostats with Honeywell internet connected thermostats and has implemented water savings measures including low flow toilets and new faucets/showerheads throughout the property.

TANGIBLE VALUE-ADD OPPORTUNITY

Upon unit turnover, current ownership has implemented a light renovation program focused on installation of vinyl plank flooring in the living area, LED lighting upgrades, and countertop upgrades, providing rental increases in the 5% to 6% range.

STRONG APARTMENT FUNDAMENTALS

Strong historical rent growth has made the southern Prince George's County submarket one of the most consistent and strongest performing in the region. There is strong support for higher rents as the in-place leased rents are approximately \$220 to \$440 below market depending on floor plan compared to the average of the Class B rent comparables in this submarket.

SOCIAL IMPACT

Strong potential for mission driven investment to maintain affordable rents to preserve at-risk "value add" investment in an unsubsidized property to maintain affordability for low-and moderate-income families and individuals, including seniors.

IDEAL COMMUTER-ORIENTED LOCATION

Oaks at Oxon Hill benefits from multiple commuting options to major employment centers with close access to the Capital Beltway (I-495/I-95), a major artery connecting Northern Virginia and Maryland, and I-295 offering residents an attractive commute into Downtown DC. WMATA Bus service is available at the community which travels between nearby Suitland Metro and Southern Ave Metro.

DESIRABLE FLOOR PLANS/UTILITY STRUCTURE

The community boasts spacious floorplans that feature either an oversized private patio or balcony with tenants being directly metered for gas and electric and responsible for reimbursement for water/sewer expenses via RUBs.

MARKET HIGHLIGHTS



LIFESTYLE AMENITIES

Oaks at Oxon Hill is conveniently located in close proximity to National Harbor and MGM allowing residents to enjoy a live, work, play lifestyle with easy access to a variety of retailers, restaurants and neighborhood amenities. The property is approximately one mile from Rivertowne Commons Marketplace, a regional shopping center with shopping, dining, and major retailers such as Target, Safeway, CVS Pharmacy, AMC Theatres, Home Depot, and many more.



NATIONAL HARBOR

National Harbor is an iconic development which serves as a major regional destination that has driven economic growth and significantly increased tourism in the region boasting more than 12 million visitors annually. Tanger Outlets offers more than 340,000 square feet of brand name and designer outlets while the \$1.4 billion MGM National Harbor Casino which opened in 2016 represents a first of its kind Las Vegas-esque resort and casino for the Washington area.



STRONG APARTMENT FUNDAMENTALS

- Strong apartment fundamentals in the Southern Prince George's County/St. Charles submarket with 3.0% effective rent growth during the 12 months ending December 2024.
- Vacancy rates for the Southern Prince George's County/St. Charles submarket remain stable at 95.1% occupancy as of December 2024.

Source: Realpage, Fourth Quarter 2024 Washington Area Apartment Market Report



TOP EMPLOYERS

Oaks at Oxon Hill benefits from top employment centers in Prince George's County as well as the Greater Washington, DC Metropolitan area including:

- **Joint Base Andrews Naval Air Facility** employs 17,500 personnel and is one of the largest military facilities in the county.
- **Suitland Federal Center** is home to more than 10,000 workers, as the center supports numerous federal agencies including the U.S. Census Bureau Headquarters.
- **MGM National Harbor & Tanger Outlets** with a combined 12,000 employees, is one of the fastest growing employment centers in the Washington Metro area.
- **U.S. Citizenship and Immigration Services** will move approximately 3,700 federal employees to Prince George's County near the Branch Avenue Metro into a new 574,767 SF Headquarters.



MGM NATIONAL HARBOR CASINO



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WWW.TWOAKSATOXONHILL.COM



7373 Wisconsin Avenue
Suite 850
Bethesda, MD 20814
301.571.0900

Visit us online at

www.transwestern.com

FOR MORE INFORMATION CONTACT:

Robin Williams
Executive Vice President
301.896.9070
robin.williams@transwestern.com

Michael D'Amelio
Senior Vice President
301.896.9077
michael.damelio@transwestern.com

Dean Sigmon
Executive Vice President
301.896.9089
dean.sigmon@transwestern.com

Mollie Zito
Graphic Designer / Marketing Associate
301.896.9021
mollie.zito@transwestern.com