

NOW AVAILABLE



TRELLIS

HERNDON



**PREMIER INVESTMENT OPPORTUNITY**

Walker & Dunlop Investment Sales, LLC (WDIS) is pleased to present the exclusive opportunity to acquire **Trellis Herndon**, a 168-unit institutional-quality

asset situated at the epicenter of the Herndon-Reston corridor. This investment offers a rare entry point into a high-barrier submarket characterized by an elite demographic profile, where median household incomes of \$181,000 provide significant rent-to-income headroom and a resilient, high-credit-quality tenant base. By capturing the convergence of suburban stability and urban accessibility, the asset is positioned to outperform in a market defined by restricted new supply and consistent absorption.

Strategically located within the Dulles Technology Corridor, Trellis Herndon serves as a primary residential node for Northern Virginia's mission-critical workforce. The property's proximity to industry titans, including Amazon Web Services (AWS), Northrop Grumman, and Peraton, ensures a permanent demand driver fueled by the region's dominant aerospace, defense, and cloud computing sectors. Complemented by immediate access to the premier retail and lifestyle amenities of Reston Town Center, the asset offers a superior competitive position relative to the existing vintage stock.

Trellis Herndon represents a premier investment opportunity with a clear trajectory for organic rent growth. The combination of compelling submarket fundamentals, an affluent employment base, and an increasingly constrained development pipeline creates a high-conviction opportunity for investors seeking durable cash flow and long-term capital appreciation within one of the nation's most liquid and top-performing multifamily markets.



<p><b>2024</b> Fully Repositioned</p>	<p><b>168</b> Units</p>	<p><b>651 SF</b> Avg. Unit Size</p>
<p><b>93%</b> Leased</p>	<p><b>\$2,231</b> Avg. Market Rent</p>	<p><b>\$3.43</b> Market Rent/PSF</p>

## INVESTMENT HIGHLIGHTS

### Top-Tier Property Performance with Upside

- 93% leased with minimal concessions and meaningful other-income growth potential

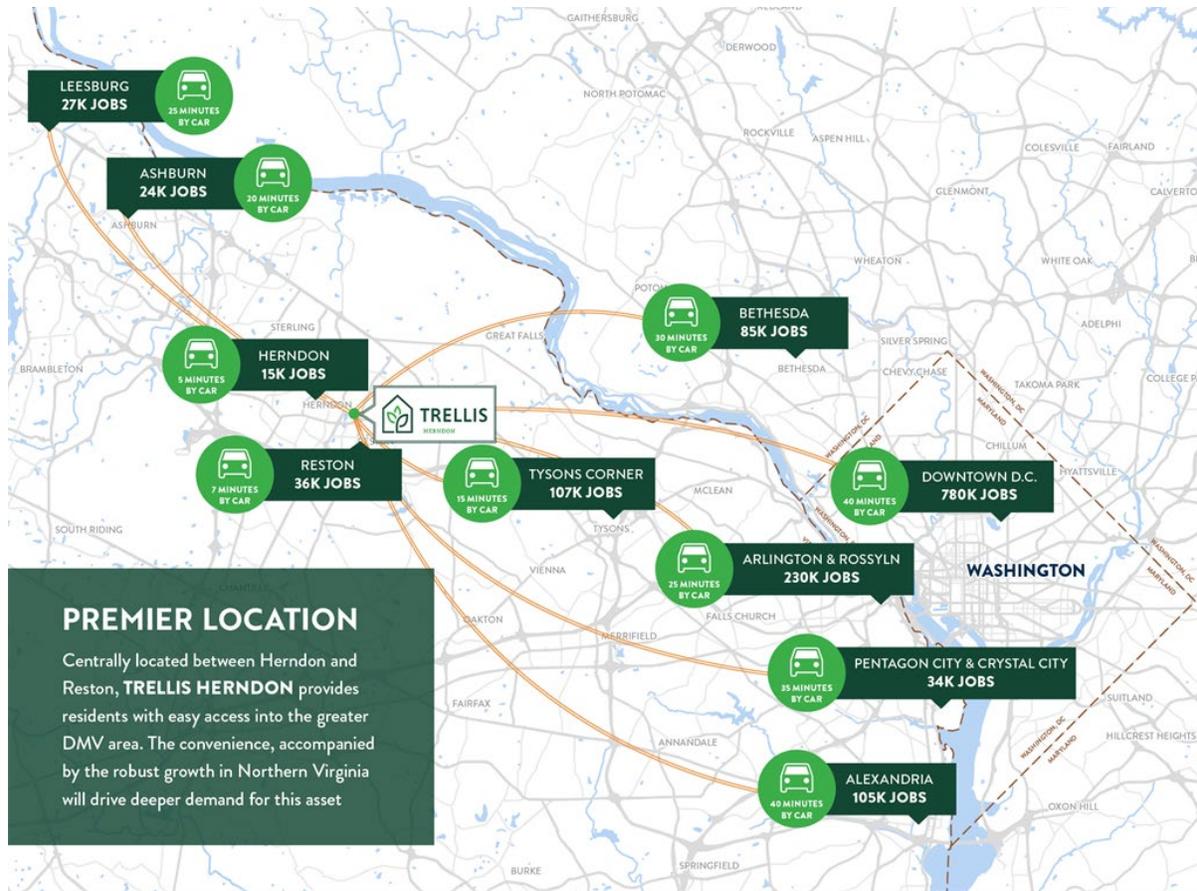
- 50% of units restricted at 80% AMI, offering ~\$260/month of rent growth to the cap
- Fully renovated, grand-style residences with high-end finishes and bundled utilities in rent

### **Premier Herndon–Reston Location**

- Core infill submarket with direct access to major employment centers
- Proximate to 28.6M SF of office space driven by Data Center Alley and the Dulles Tech
- 3.5M+ SF of retail anchored by Reston Town Center
- Walkable to Herndon Metro; quick access to Tysons (15 min), Rosslyn–Ballston (25 min), and Downtown DC (40 min)
- Median household incomes of \$181K and 3.3% unemployment

### **Compelling Submarket Fundamental**

- 58% discount to rent versus own in the immediate trade area
- \$150+ rent headroom on studios and \$200+ on one- and two-bedroom units versus comps
- High barriers to entry with limited new supply and replacement costs near \$400K/unit



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