

April 2023 AVANT Packet

04/01/2023

Exclusive CENTURION GROUP Listings



Executive Summary I: Prices as Offered



12 units \$10.1M (5% Cap rate)
14 underground parking spots

**1201 N Quinn St,
Arlington, VA 22201**

\$10,100,000

- Construction 98% complete.
- Can only purchase AS IS. You must complete the construction.
- The **ONLY** new construction apartment in Arlington, VA
- 5 Minutes to Georgetown University
- 10 minutes to AMAZON HQ2
- 15 minutes to the White House
- 20 minutes to the US Capitol / Supreme Court
- **The continuing shortage of housing in the DC Metro area, coupled with a continuously rising rental prices create a perfect opportunity for the savvy investor.**

The AVANT



THE
Avant
ARLINGTON • VIRGINIA

www.Live-Avant.com

5+% Cap Rate. 12 Total Units
14 Underground Parking Spots

2 x 1BR/1BA units
7 x 2 BR units
3x 3 BR units

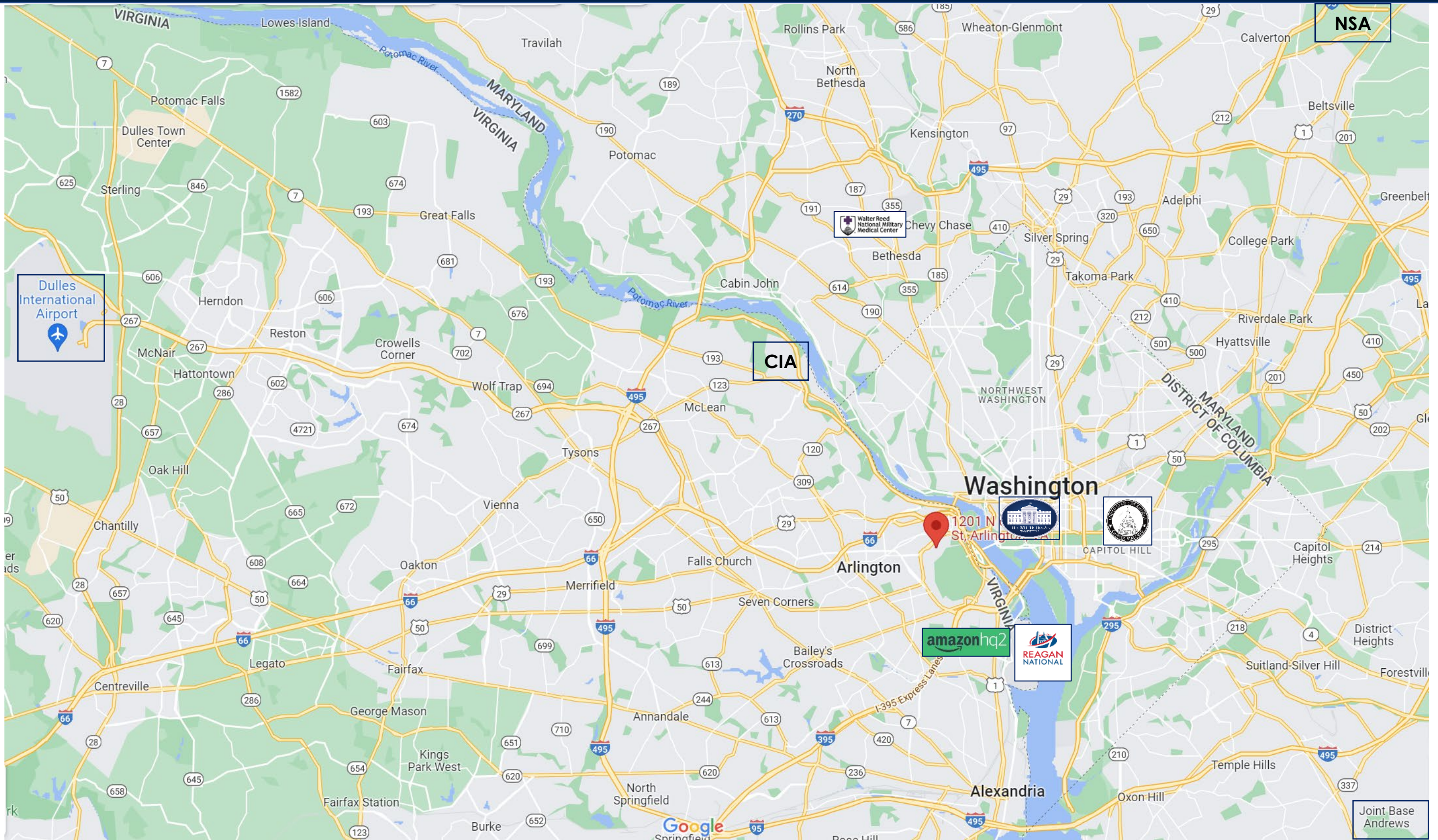
Total monthly rental income: **\$57k**
Annual Gross rental: \$685k
Offered at **\$10.1M**

Delivery at the end of July 2022

Annual Total Rent	\$ 684,900.00
10% Vacancy	\$68,490.00
10% Mngment and E	\$68,490.00
NOI	\$547,920.00
Purchase Price	\$10,100,000
Cap Rate	5.42%

RENTAL Income by Unit						
Unit	Beds	FB	HB	SF	Rental	Annual Rent
101	2	2	0	994	\$ 4,250.00	\$ 51,000.00
102	1	1	0	624	\$ 3,150.00	\$ 37,800.00
103	1	1	0	638	\$ 3,325.00	\$ 39,900.00
201	2	2	1	1049	\$ 4,450.00	\$ 53,400.00
202	2	2	1	1049	\$ 4,450.00	\$ 53,400.00
203	3	2	1	1287	\$ 5,800.00	\$ 69,600.00
301	2	2	1	1049	\$ 4,550.00	\$ 54,600.00
302	2	2	1	1049	\$ 4,550.00	\$ 54,600.00
303	3	2	1	1287	\$ 5,900.00	\$ 70,800.00
PH401	2	2	1	1049	\$ 5,150.00	\$ 61,800.00
PH402	2	2	1	1049	\$ 5,150.00	\$ 61,800.00
PH403	3	2	1	1287	\$ 6,350.00	\$ 76,200.00
	TOTAL			1002.89	\$57,075.00	\$ 684,900.00

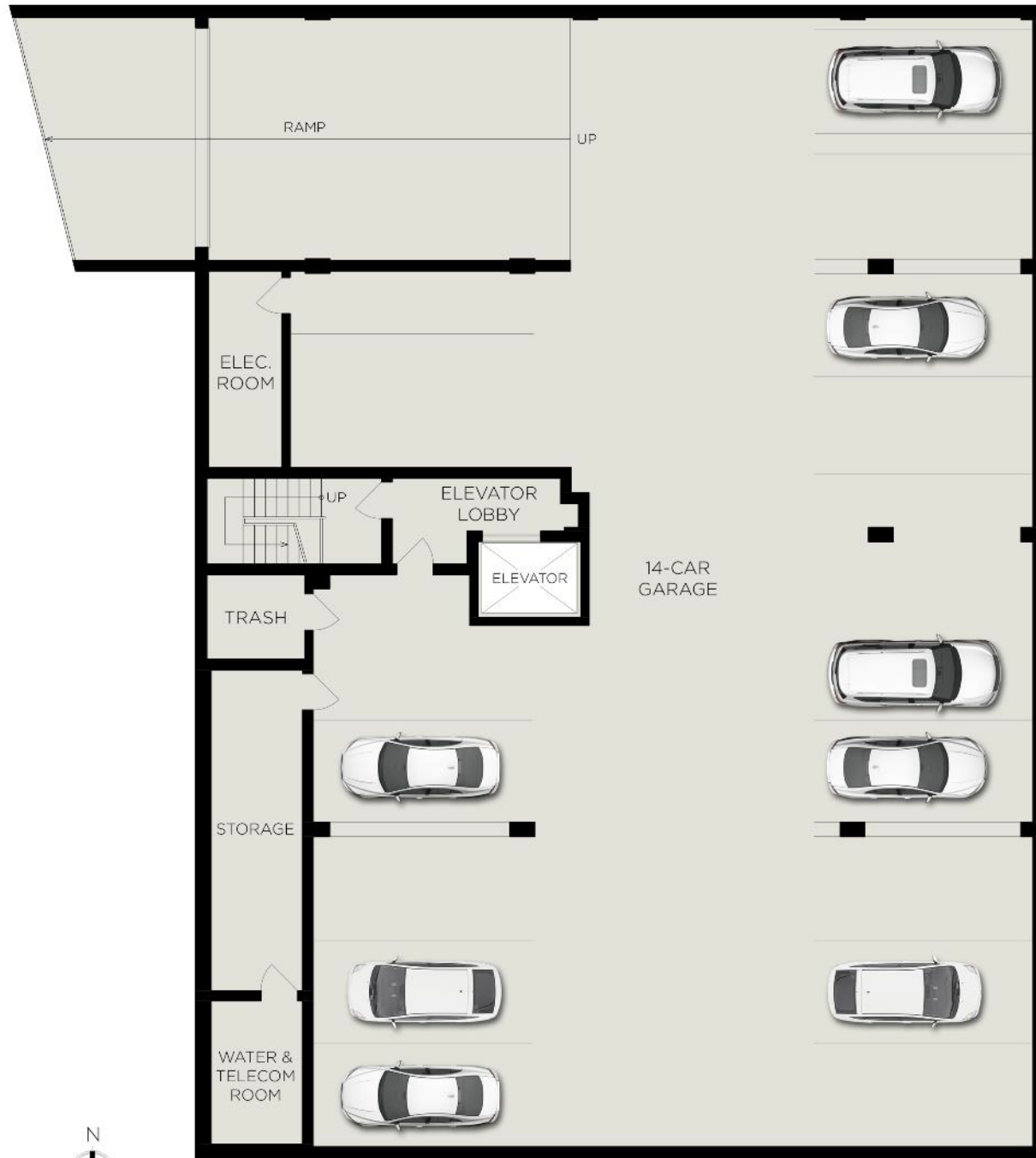
Property Locations



Renditions: Delivery in July 2022



Basement and 1st Floor

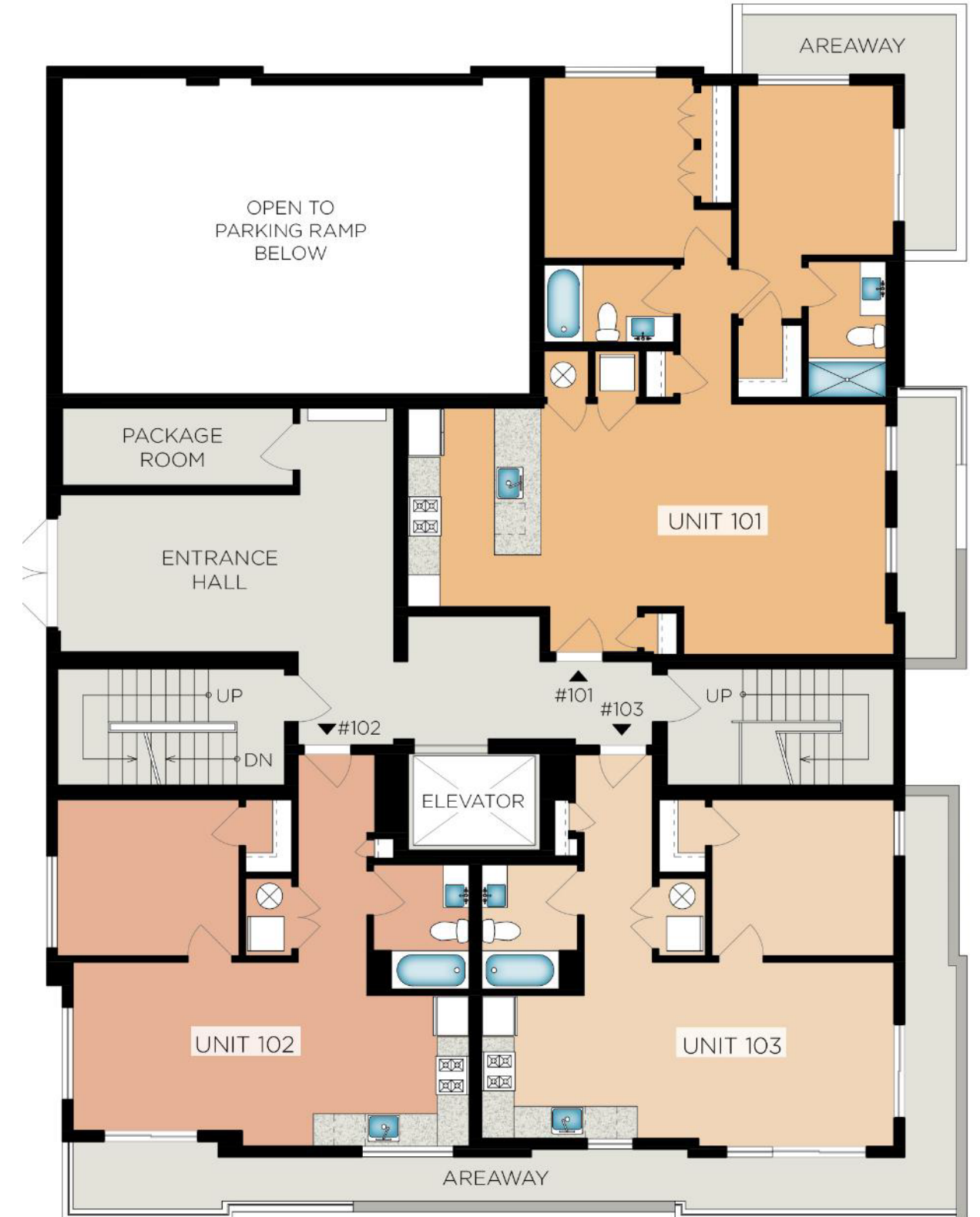


PARKING LEVEL

TTR | Sotheby's
INTERNATIONAL REALTY

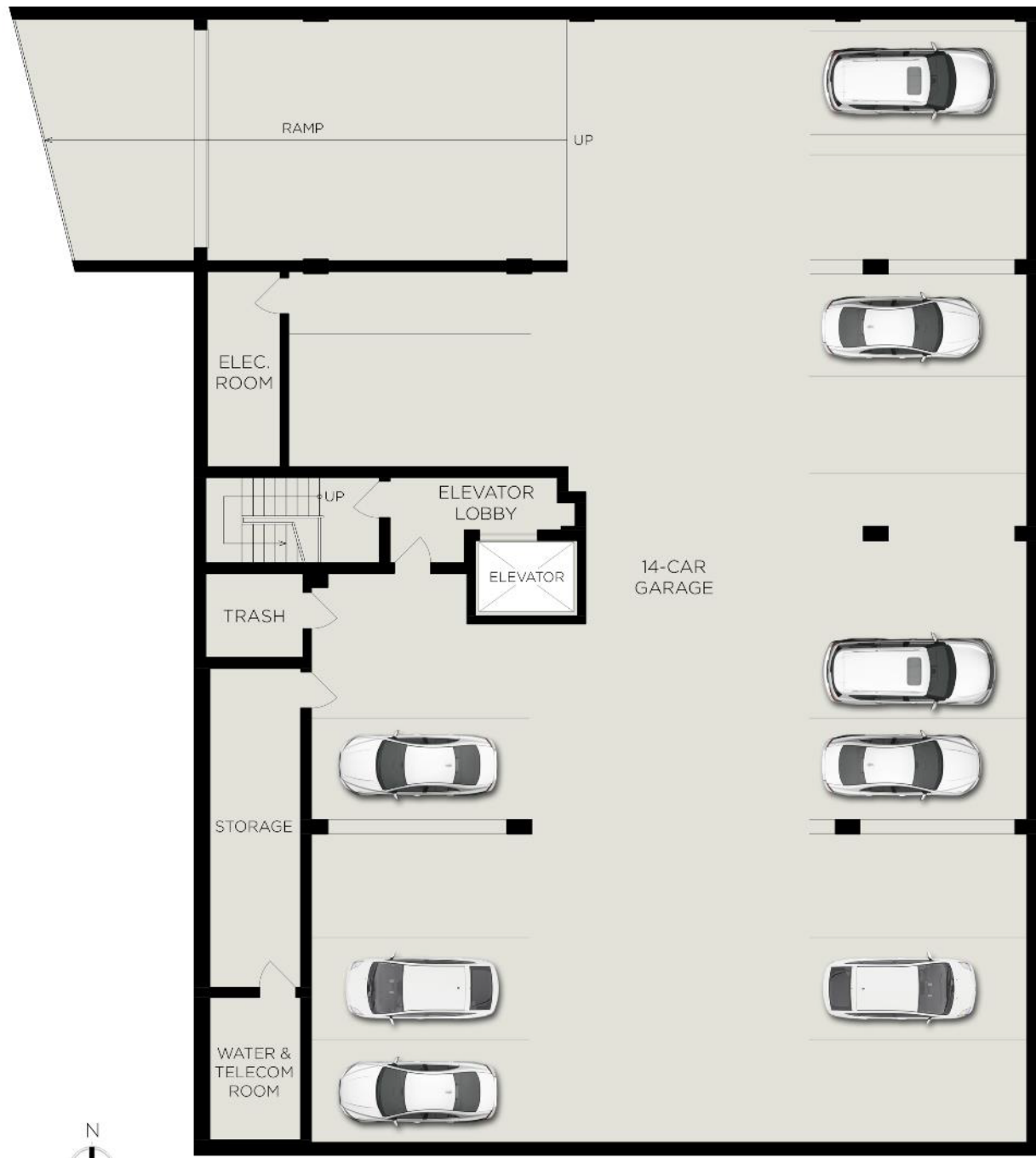
Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by David Park
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FIRST FLOOR

Basement and 2nd Floor

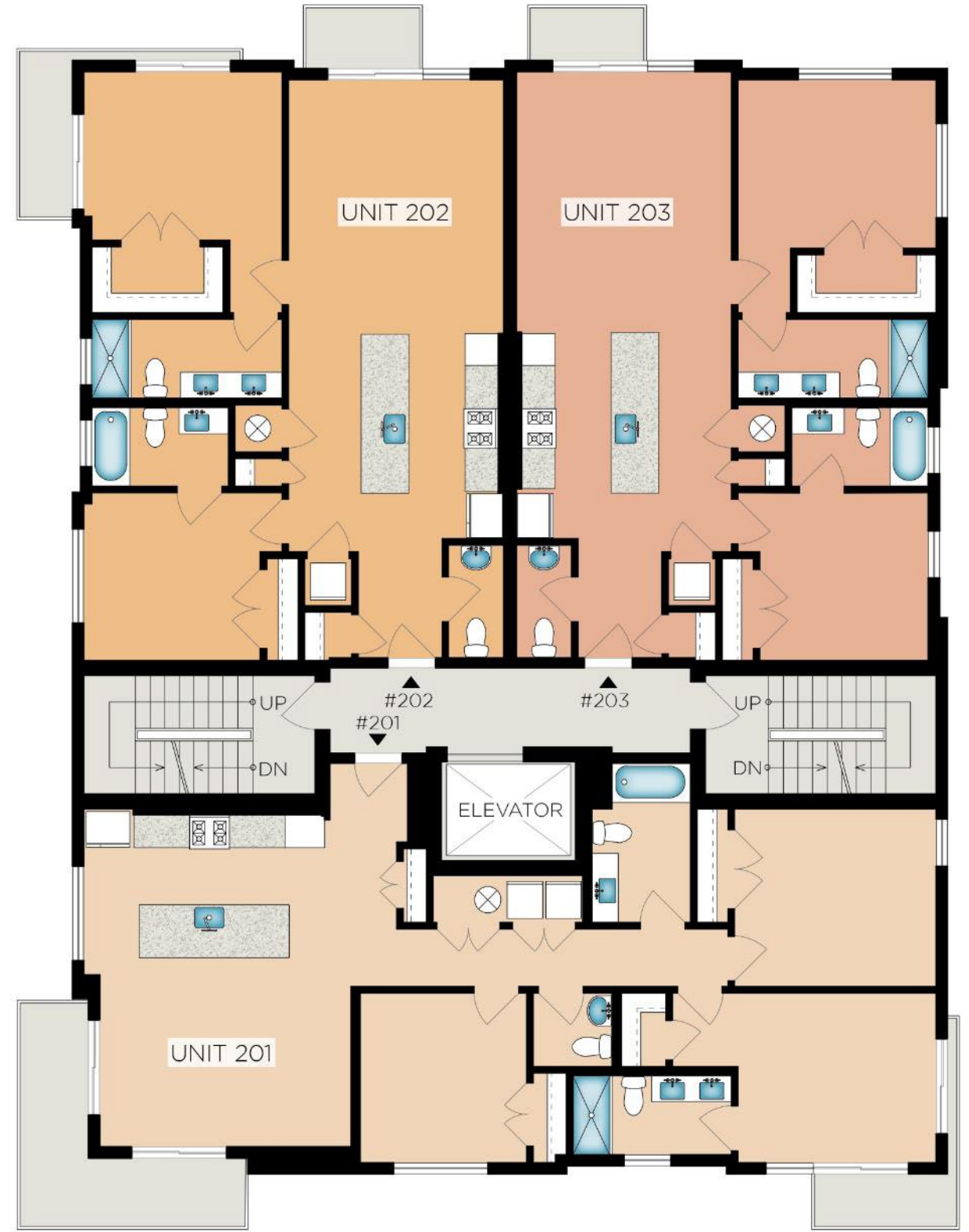


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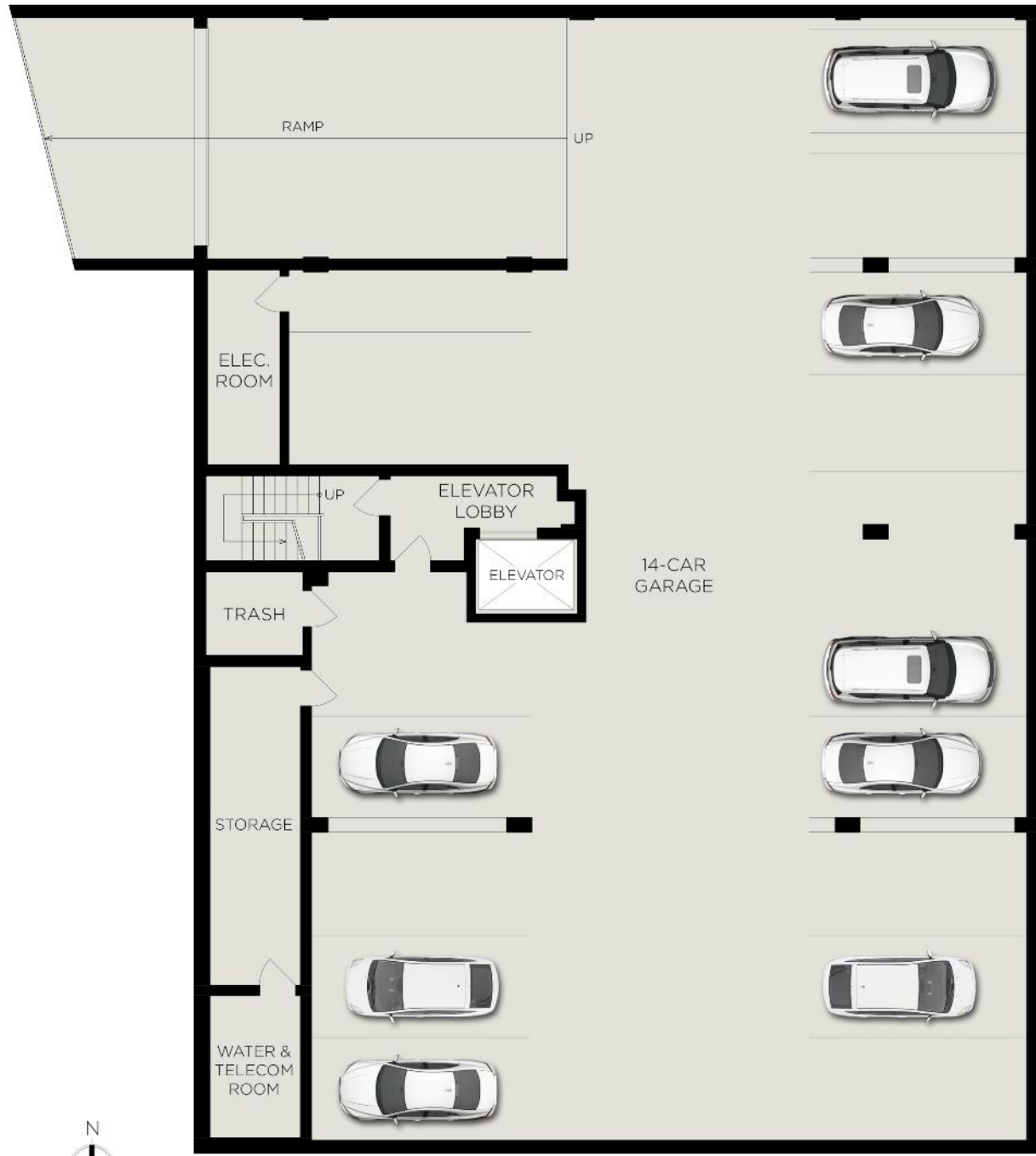
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SECOND FLOOR

Basement and 3rd Floor

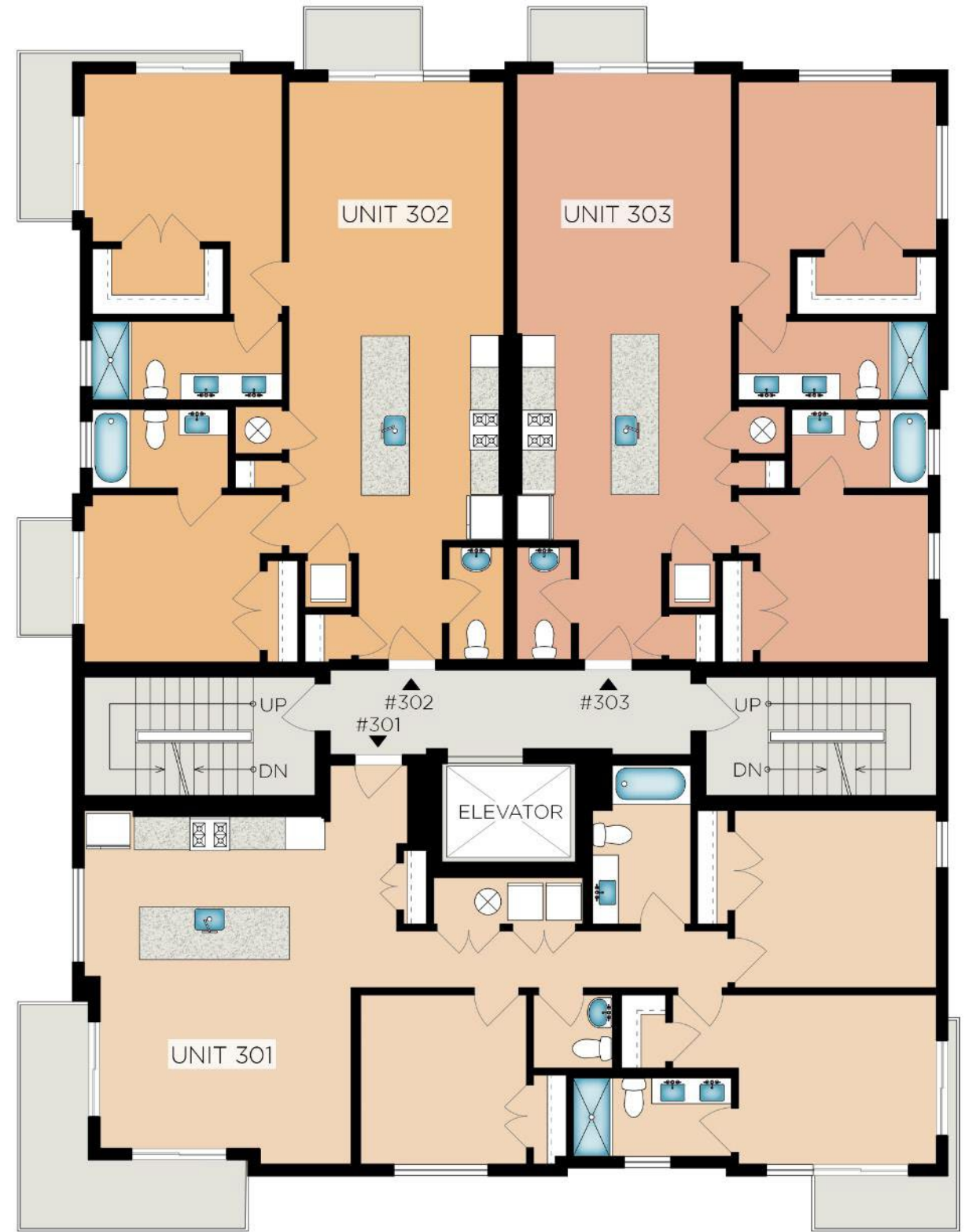


PARKING LEVEL

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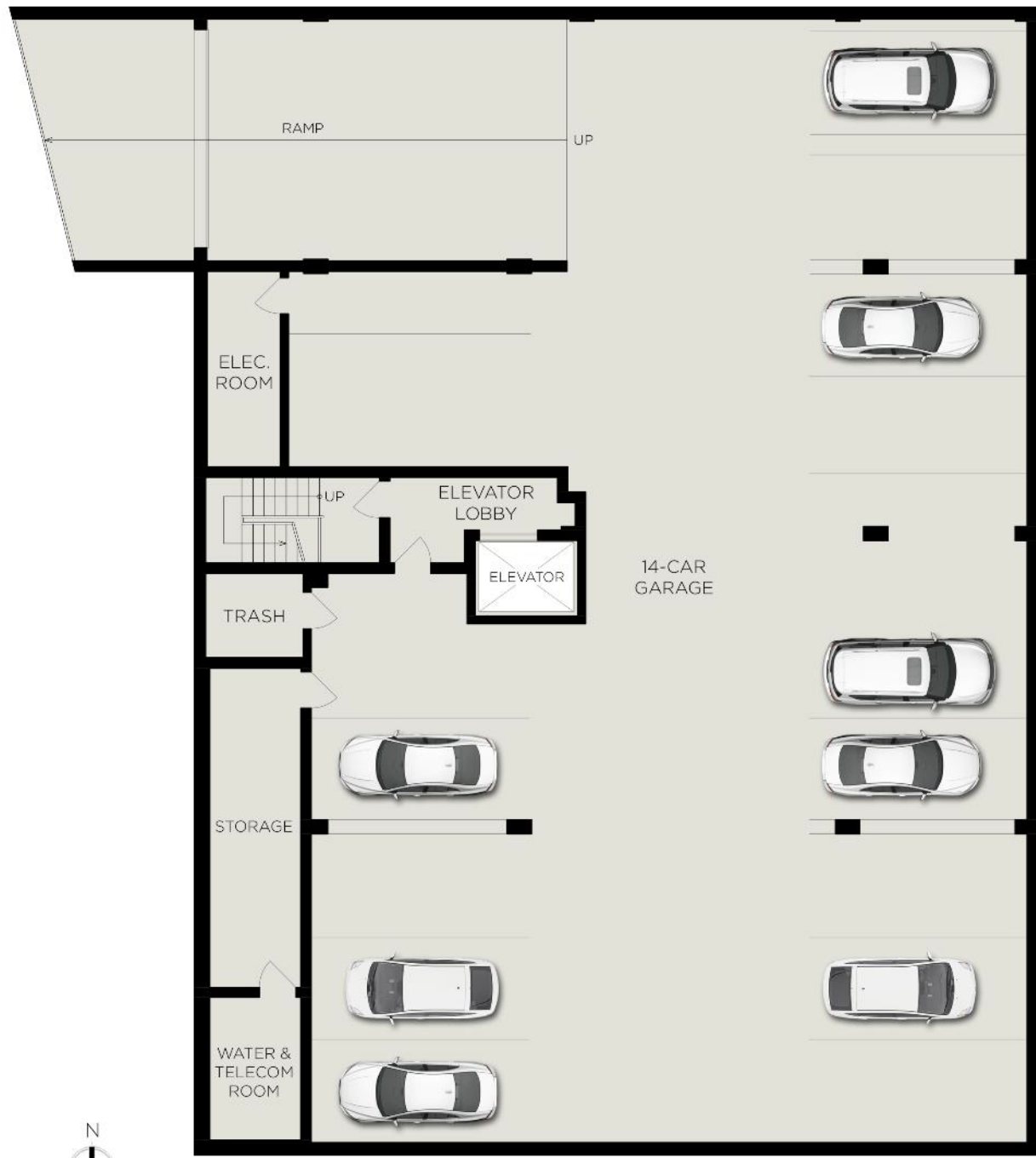
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THIRD FLOOR

Basement and 4th Floor

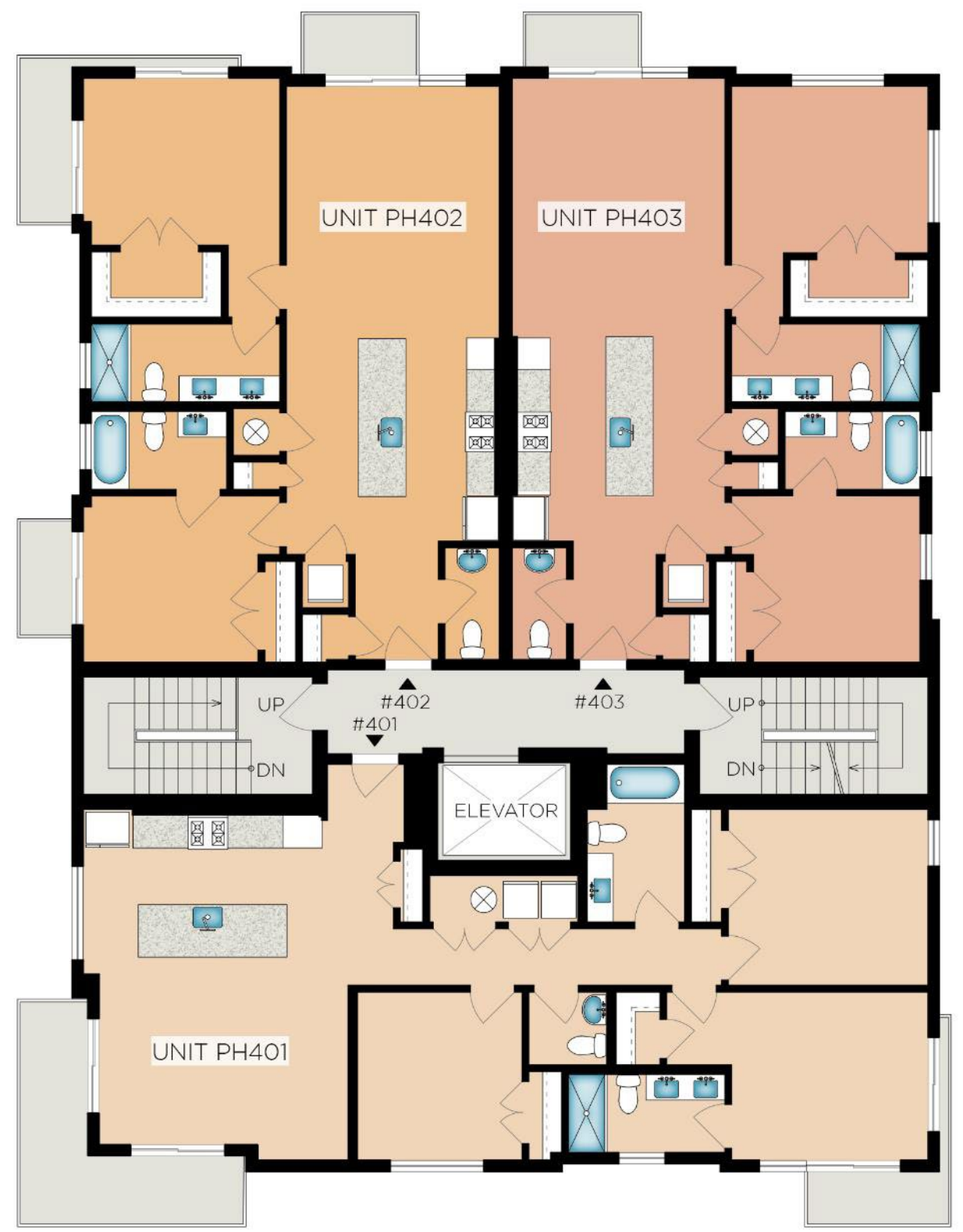


PARKING LEVEL

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FOURTH FLOOR

Team



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