Welcome to The V - a high visibility, transit-oriented development at the heart of Downtown Wheaton. The “V” represents its position at the point where two lines, Veirs Mill Road and Georgia Avenue, meet to form a V.

Occupying a prime location between Westfield Mall and the Wheaton metro station, The V provides easy access to transportation and is just steps away from a wealth of shopping, restaurant, and recreation offerings. At the street level a food hall provides an alternative to the standard supermarket, including farmers’ market style vendors and ethnic food options that reflect the diverse character of Wheaton. A beer garden invites friends to relax and enjoy the sunshine while sampling acclaimed local beers and tasty food. Luxury amenities such as the fitness center, outdoor pool, terrace garden, and rooftop dog park will exceed your expectations.

We invite you to come explore The V, an exciting new place to live and play.

Celine Liang

Spring 2017

Source of Funds

% 
Ownership Equity 20%
Investor Equity 25%
Existing Income 3%
Debt 72%

$99M Total Cost $287,000

Source of Uses

% 
Soft Cost 11%
Financing Cost 5%
Land Cost 4%
Hard Cost 80%

$99M Total Cost $284

Development Breakdown

Residential 28,375 sf
Fitness Center 18,000 sf
First Floor Retail 7,800 sf
Total Development 44,975 sf

Investment Summary

Holding Period 15 Years
Leveraged IRR 15.0%
Leveraged NPV $118.2M
Return on Cost 9.6%
Sales Value $161.2M

Unit Mix

Studio 172 Units
1 Bedroom 158 Units
2 Bedroom 80 Units
Total 390 Units

The V @ Wheaton
A Transit-Oriented Mixed-Use Development

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