The Solis
A Community Friendly Luxury Apartment Development

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The Solis is a 200-unit luxury rental community in Annapolis, MD. This five-story 210,000 square foot building is expected to be delivered Spring of 2021. The Solis will feature top-of-the-line finishes, and amazing amenities including a rooftop pool, lounge space, fitness center with yoga area, and more.

The Solis is located within the City of Annapolis and adjacent to a plethora of amenities and transit. Major local services and highways are nearby to serve the resident that are going to occupy this building. The Solis will combine greatly the town and city of Annapolis.

Sources
- Equity Investor
  $16,398,664
- Developer Equity
  $5,754,583
- Construction Loan
  $57,149,254

TYPICAL FLOOR PLAN
GROUND FLOOR PLAN

Development Summary
- Address: 2139 Forest Drive, Annapolis, Maryland
- Lot Size: 8.46 acres
- Usable Lot Size: 2.91 acres
- Average Unit Size: 820 square feet
- Zoning: B2 → Planned Unit Development

Return Summary
- ROI: 3.48%
- Profit: $48,763,412
- Cash on Cash Return: 9.01%

Unit Mix
- Studios: 23
- 1 Bedroom: 62
- 2 Bedroom: 62
- Total: 207

Average Unit
- Studios: 590 SF
- One Bedroom: 770 SF
- Two Bedroom: 1,100 SF
- $1,888
- $2,179
- $3,513

Loan Summary
- Loan Term: 30 years
- Interest Rate: 4.79%
- Loan to Cost Ratio: 65%
- Loan to Completed Value: 40%