Vivus, located at 5416 Annapolis Road, is a transformational mixed-use development in Bladensburg, Maryland. Vivus is a Latin word meaning "living, alive, or lively." This project will turn Annapolis Road from an auto-dominated corridor into a community-friendly destination. Vivus is the first project of its kind in Bladensburg and will act as a catalyst for development in other northeast suburbs of Washington, D.C. The 300,000 square-foot project includes 150 market-rate apartment units, a Wegmans grocery store, Texas Roadhouse restaurant, UrgentCare, 7-Eleven, Dunkin’ Donuts, 220 parking spaces, and community park. The total project cost is $50 million. Vivus is financed by a $37.5 million conventional loan, $9 million from a private real estate equity fund, and $3.5 million in deferred developer fees. Vivus maintains the quadruple bottom line: (1) financially viable, (2) environmentally respectful, (3) socially responsible, and (4) incorporates beautiful and sustainable design. Welcome home, to Vivus.

Designer: Sam Englehart

Added Community Benefits
-增添社区益处，以满足其目标
-创造有利于发展和健康的环境
-质量绿色空间，提供健康食品选择
-社区公园为儿童、树木和家庭

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th>Percentage</th>
<th>Unit Size</th>
<th>Asking Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>10</td>
<td>7%</td>
<td>600 SF</td>
<td>$1,200</td>
</tr>
<tr>
<td>1 Bedroom, 1 Bathroom</td>
<td>60</td>
<td>40%</td>
<td>800 SF</td>
<td>$1,500</td>
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<tr>
<td>2 Bedroom, 1 Bathroom</td>
<td>45</td>
<td>30%</td>
<td>1,050 SF</td>
<td>$1,800</td>
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<tr>
<td>2 Bedroom, 2 Bathroom</td>
<td>20</td>
<td>13%</td>
<td>1,200 SF</td>
<td>$1,900</td>
</tr>
<tr>
<td>3 Bedroom, 2 Bathroom</td>
<td>15</td>
<td>10%</td>
<td>1,500 SF</td>
<td>$2,100</td>
</tr>
<tr>
<td>Total Average</td>
<td>100</td>
<td>100%</td>
<td>1,036 SF</td>
<td>$1,210</td>
</tr>
</tbody>
</table>

Population 1,048
Increase in Population 3.77%

Renter 78%
Owner 22%

VIVUS
Bladensburg, Maryland

Catherine Ryckman

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Designer: Sam Englehart

Acquisitions/ Negotiations
9 Months

Zoning/ Negotiations
12 Months

Design/ Permitting
18 Months

Construction
21 Months

Lease-Up/ Stabilization
12 Months