

# MMH FUND PIPELINE

## PIPELINE – GREEN BUILDING GROUP (FY 2025)



No.	Address	Asset Class	Asset Type	Hold Period	Acquisition+ Costs	Development Costs (Hard + Soft)	Total Project Cost (Est.)	Equity (50%)	Debt (50%)	Target Sale Price	Exp. Gains /Loss	Target IRR	Exp. Cap Rate	Exp. ROI	Multiplier (Yr1)
1	Shirlington Gate Road Arlington VA	Multifamily Apartments 32 Units Mix: 1BR/1BA, 2BD/1BA, 2BD/2BA	New Constr. Under Contract 12/31/24	5-10 Yr. Hold Rental	\$3,000,000	6,240,000	9,240,000	\$4,620,000	\$4,620,000	13007000	\$3,767,000	17.03%	8.05%	40.77%	1.41X
2	5630 8th St. N. Arlington, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2700000	\$380,000	n/a	n/a	16.38%	1.19X
3	1519 Spring Vale McLean, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2850000	\$530,000	n/a	n/a	22.84%	1.25X
4	6214 Cottonwood St. McLean, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,200,000	1,375,000	2,575,000	\$1,287,500	\$1,287,500	3100000	\$525,000	n/a	n/a	20.39%	1.25X
5	3615 N. Upland Street Arlington, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621. sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,400,000	1,676,620	3,076,620	\$1,538,310	\$1,538,310	3600000	\$523,380	n/a	n/a	17.01%	1.17X
6	2532 Vermont St. N. Arlington, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2700000	\$380,000	n/a	n/a	16.38%	1.16X
7	6422 Noble Dr. McLean, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,500,000	1,676,620	3,176,620	\$1,588,310	\$1,588,310	3800000	\$623,380	n/a	n/a	19.62%	1.19X
8	Clover Dr. McLean, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,400,000	1,760,000	3,160,000	\$1,580,000	\$1,580,000	3800000	\$640,000	n/a	n/a	20.25%	1.20X
9	3851 Rambla Orienta, Malibu, CA 90265	Single Family Home. Coastal Model. 3Bedrooms, 3.5Bathrooms, 3,450 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,000,000	2,817,500	3,817,500	\$1,908,750	\$1,908,750	8500000	\$4,682,500	n/a	n/a	122.66%	2.2X
		<b>TOTAL</b>			<b>\$9,500,000</b>	<b>\$13,265,740</b>	<b>22,765,740</b>	<b>\$11,382,870</b>	<b>\$11,382,870</b>	<b>\$31,050,000</b>	<b>\$8,284,260</b>				

**Disclaimer: Returns are not guaranteed, subject to market condition and fluctuation. Not independently veried.**

Debt/Eq ratio 0.5  
 Contingency 10%  
 Cost \$/sf \$200 single family  
 Cost \$/sf \$250 multifamily