

RIVER POINTE

APARTMENT HOMES

170 APARTMENTS

**MANAGEMENT UPSIDE
VALUE-ADD OPPORTUNITY
IN FORT WASHINGTON, MD**



TRANSWESTERN[®]

MID-ATLANTIC MULTIFAMILY GROUP

OFFERING SUMMARY

OFFERING PRICE:	Unpriced
TERMS/FINANCING:	"Free and Clear"
OFFER DUE DATE:	TBD

PROPERTY SUMMARY

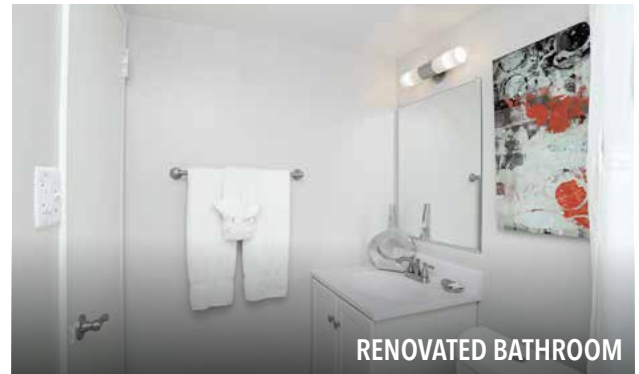
ADDRESS:	8340 Indian Head Hwy Fort Washington, MD 20744
NUMBER OF UNITS:	170
YEAR BUILT:	1968
NET RENTABLE SF:	117,730 SF
AVERAGE UNIT SIZE:	693 SF
AVERAGE LEASE RENT:	\$1,686 (Rent Roll dated 6/23/2026)
AVERAGE LEASE RENT PSF:	\$2.44
PROPERTY WEBSITE:	www.riverpointemd.com



Transwestern's Mid-Atlantic Multifamily Group, as exclusive agent, is pleased to offer an opportunity to acquire River Pointe Apartments (the "Property"), a 170-unit garden-style community with meaningful management and value – add upside, driven by absentee self-management, 60% unrenovated interiors, and a prime location in the Fort Washington submarket in the Washington, D.C. metro area. Situated on a prime infill location along MD 210 (Indian Head HWY) one of the most trafficked corridors, the property provides immediate access to major employment hubs in a supply-constrained submarket with close proximity to MGM National Harbor, Gaylord National Resort, Tangler Outlets and Old Town Alexandria Virginia.

UNIT TYPE	# OF UNITS	% OF MIX	SF	LEASED RENT
1BR/1BA	17	10.0%	542	\$1,341
2BR/1BA	84	49.4%	652	\$1,557
3BR/1BA	52	30.6%	763	\$1,866
4BR/1.5BA	17	10.0%	827	\$2,124
TOTAL/AVERAGE	170	100%	693	\$1,686

Rent information provided by rent roll dated 6/23/2026



INVESTMENT HIGHLIGHTS

MANAGEMENT UPSIDE - The property is self-managed by an out-of-town owner that has lacked oversight over the past few years with significant lack of human capital to appropriately manage the asset to its fullest capability. The opportunity to make a meaningful impact on performance can be achieved through engagement of a local third-party management company or an owner that has more of a hands-on approach to management to include any economies of scale from managing and owning other assets in this region to bring the property back to normal stable operations.

INTERIOR UNIT RENOVATIONS - Only 69 of 170 units have been fully upgraded, leaving 101 units (approximately (60%)) of the interiors left as an untapped value-add opportunity. Proven rental premiums of approximately \$150 per month are being obtained for updated kitchens that include new cabinets, countertops, appliances, vinyl plank flooring and lighting upgrades.

DESIRABLE FLOOR PLANS - River Pointe has a favorable unit mix including one, two, three, and very rare four-bedroom apartments. 90% of the units are two bedroom units or larger, and over 40% of the units are three or four-bedroom apartments.

AMENITY ENHANCEMENT - There is an opportunity to enhance existing amenities, and to utilize unused office area above the leasing office as interior amenity space such as a fitness center or Wi-Fi Café. There is also an opportunity to upgrade or enhance the playground and pet walking areas.

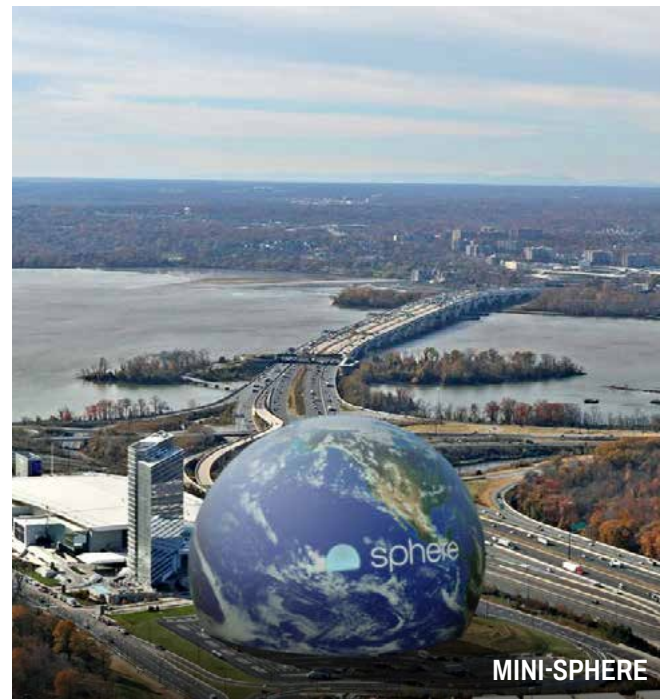
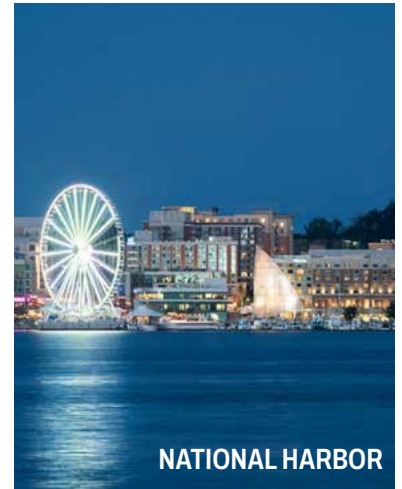
DISTINCT PROPERTY FEATURES - Units have Individually controlled Heating and A/C with building construction of solid concrete on all floor levels. Every unit also has a balcony or patio with enclosed building entry stairwells offering open kitchen floor plans and an abundance of natural light.

SUPERIOR LOCATION AND REGIONAL CONNECTIVITY - Located with frontage on MD 210 (Indian Head Hwy) with over 70,000 vehicles passing daily, River Pointe offers quick and direct access to Downtown DC, Alexandria, and a significant number of surrounding employment centers. A vast array of world-class entertainment and lifestyle amenities are located at MGM National Harbor, Gaylord National Resort, Tanger Outlets and Old Town Alexandria are just minutes from River Pointe.

SOCIAL IMPACT - This property provides an opportunity for mission driven investment to maintain affordable rents and preserve a property with a significant amount of naturally occurring affordability for low-and moderate-income families and individuals.

NATIONAL HARBOR

LOCATED JUST MINUTES FROM NATIONAL HARBOR THAT DRAWS MORE THAN 15 MILLION VISITORS PER YEAR, TANGER OUTLETS AND MGM NATIONAL HARBOR WITH MORE THAN 16,000 EMPLOYEES COMBINED, RIVER POINTE BENEFITS FROM SUPERIOR PROXIMITY TO ONE OF THE FASTEST GROWING EMPLOYMENT CENTERS IN THE WASHINGTON REGION.



SPHERE ENTERTAINMENT

SPHERE NATIONAL HARBOR – THIS MASSIVE ENTERTAINMENT PROJECT TO BUILD A 6,000 SEAT “MINI-SPHERE” ON AN 8-ACRE SITE NEAR MGM NATIONAL HARBOR WILL SIGNIFICANTLY BOOST TOURISM, ENTERTAINMENT, AND BUSINESS ACTIVITY AND HAS STATE FUNDING IN PARTNERSHIP WITH MARYLAND OFFICIALS. CONSTRUCTION IS EXPECTED TO BEGIN IN 18 MONTHS WITH COMPLETION BY 2030.

DYNAMIC NEW DEVELOPMENT

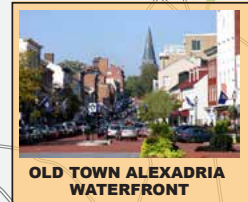
SIX FLAGS AMERICA THE 515-ACRE CLOSED AMUSEMENT PARK IS BEING PURCHASED BY NBA STAR KEVIN DURANT, WITH TPA GROUP AND WILL BE TRANSFORMED INTO A MIXED-USE DEVELOPMENT. THE WASHINGTON COMMANDERS' NEW STADIUM LOCATED AT THE FORMER RFK STADIUM IS A PLANNED YEAR-ROUND DESTINATION FOR SPORTS, COMMUNITY EVENTS, AND ENTERTAINMENT ESTIMATED COST OF \$3.7 - \$4 BILLION, FOR THE 70,000 -SEAT TRANSPARENT-DOMED VENUE WITH GROUNDBREAKING IN 2026 AND SCHEDULED TO OPEN IN 2030.



THE WASHINGTON COMMANDERS' NEW STADIUM

SIGNIFICANT FEDERAL EMPLOYMENT

SUPERIOR ACCESS TO FEDERAL EMPLOYMENT CENTERS IN PRINCE GEORGES COUNTY, NORTHERN VIRGINIA, AND WASHINGTON, DC INCLUDING; US NAVAL RESEARCH LABORATORY, JOINT BASE ANACOSTIA BOLLING, SUTLAND FEDERAL CENTER, JOINT BASE ANDREWS NAVAL AIR FACILITY, DEPARTMENT OF HOMELAND SECURITY HEADQUARTERS, US PATENT AND TRADE OFFICE, PENTAGON/ DEPARTMENT OF DEFENSE, FORT BELVOIR AND MANY MORE.



UNITED STATES PATENT AND TRADEMARK OFFICE

HUNTINGTON
RT 1 Corridor


NATIONAL HARBOR
GAYLORD NATIONAL®
RESORT & CONVENTION CENTER
on the Potomac


MGM GRAND

TangerOutlets
BROOKS BROTHERS
chico's
GAP
WHITE BLACK
AMERICAN EAGLE
Columbia Sportswear Company

RIVERTOWNE COMMONS MARKETPLACE
SAFeway  **AMC THEATRES**
 **CVS pharmacy** **STAPLES**

 **RIVER POINTE**
APARTMENT HOMES

LIVINGSTON SQUARE
 **Giant**

 69,001
(2024 ADT)

 80,975
(2024 ADT)

 242,671
(2024 ADT)

 197,580
(2024 ADT)



5

**MINUTES TO
NATIONAL HARBOR**

.....



20

**MINUTES TO
DOWNTOWN DC**

.....



5

**MINUTES TO
MGM GRAND CASINO**

.....



10

**MINUTES TO
OLD TOWN
ALEXANDRIA**



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