

WIEN & MALKIN STRATEGIC CAPITAL



Wien & Malkin Strategic Capital V Joins in \$8 MM Recapitalization for a 190 Unit Condominium Community in Northern Virginia

The Wien & Malkin Strategic Capital V (SC V) program recently participated in an \$8MM preferred equity investment on Grove at Arlington, 190 unit condominium community. The owner will use the proceeds to reduce the senior loan and to provide reserves for improvements and debt service while the remaining 91 units are sold. The investment is for a term of two years plus a one year option. Strategic Capital funded \$4MM of the \$8MM investment.

The property was developed for rental in 2003 by KSI. The current owner bought it from KSI in June 2005 for upgrade and conversion to condominium ownership. To date, 133 of the 190 units have been upgraded.

Grove at Arlington is located at 2445, 2455, 2465 Army Navy Drive and is only 10 minutes from Ronald Regan National Airport and 25 minutes from Dulles International Airport. Other locations that are close by are Downtown DC & Tyson's Corner. The community is close to upscale shops, parks cafes, Pentagon Row and the Fashion Center at Pentagon City. There is a Metrobus stop adjacent to the property with direct service to Pentagon Metro.

George S. Perry, Senior Vice President and Director of Investments for W&M Properties which sources and structures investments for the Strategic Capital program notes, "this is another example of how Strategic Capital creativity fills the need for special-purpose entrepreneurial capital in today's capital constrained environment."