

# Arna Valley View

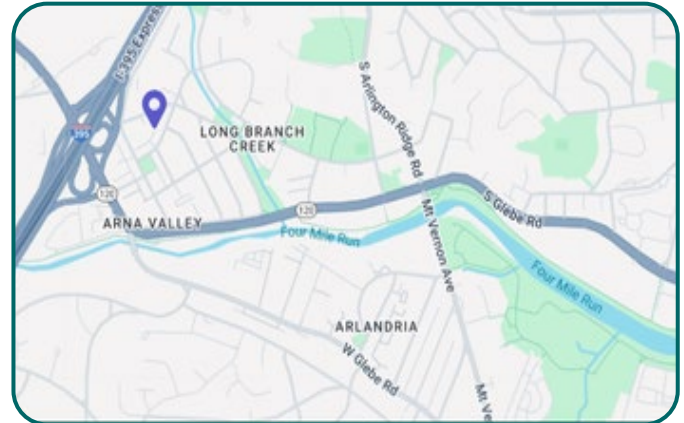
2300 S 25th Street, Arlington, VA 22206

## About this Location

Located on S. 25th Street, Arna Valley View Apartments is a garden-style community located in Arlington's Long Branch Creek neighborhood. Conveniently situated near I-395, residents have bus, metro and/or car access to Pentagon City, Crystal City, and Washington DC. The property is also located close to several parks, including Four Mile Run Trail.

## Building and Apartment Features

Built in 2001, Arna Valley View is a 101-unit rental community. True Ground purchased the 2.1 acre property in 2014 in an effort to preserve affordable housing in the neighborhood. The property includes three four-story buildings, a central parking structure, business center, community room, playground, and picnic area with gas grills.



## Sources

• Virginia Housing First Mortgage	\$4,920,000
• SPARC & REACH Loans	\$3,500,000
• Arlington County AHIF/CDBG Loan	\$5,502,000
• Arlington County HOME Loan	\$2,800,000
• Developer Fee	\$275,000
<b>Total:</b>	<b>\$16,997,000</b>

## Uses

• Land	\$14,039,000
• Reserves & Capital Improvements	\$1,969,000
• Soft Costs	\$989,000
<b>Total:</b>	<b>\$16,997,000</b>

## Project Partners

- Arlington County
- Virginia Housing

## Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 45% AMI	Total
1 Bedroom	12	12	12	36
2 Bedroom	8	9	8	25
3 Bedroom	13	13	14	40
<b>Total</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>101</b>



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