

# Marbella Apartments

1301 N Queen Street, Arlington, VA 22209



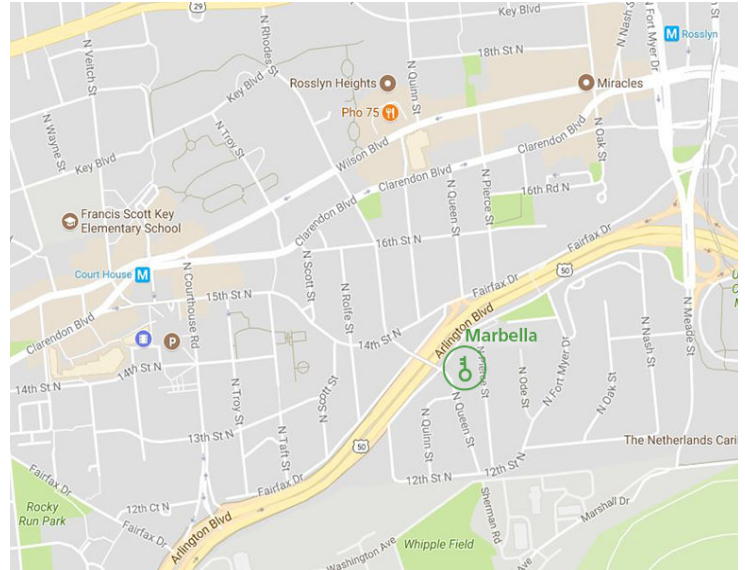
## About this Location

Located on 3.5 acres in north Arlington, Marbella Apartments is home to twelve 3-story buildings and 134 affordable homes. The property is in a transit-rich neighborhood, ensuring residents have convenient access to the Rosslyn and Courthouse Metro stations, bus transit, restaurants, parks, and employment.

## Building and Apartment Features

Marbella's 12 buildings have 134 committed affordable units at deep levels of Area Median Income (AMI), ensuring both very low-income and moderate/low-income families have equitable access to the great jobs and amenities of the Rosslyn-Ballston metro corridor.

All rental homes feature individually controlled, energy-efficient heat and air conditioning, and thermal windows. The property also features a community room, onsite resident services programming, leasing office, and Capital Bikeshare station.



## Project Financing

### Sources

VHDA First Mortgage	\$6,580,000
REACH and SPARC Loans	\$3,500,000
Arlington County AHIF/HOME Loan	\$4,031,000
APAH Capital Contribution	\$200,000
<b>Total:</b>	<b>\$14,311,000</b>

### Uses

Acquisition	\$13,000,000
Reserves and Soft Costs	\$1,311,000
<b>Total:</b>	<b>\$14,311,000</b>

## Project Partners

Arlington County  
Virginia Housing Development Authority



## Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 40% AMI	Units @ 30% AMI	Total
Studio	2	0	0	0	2
1 Bedroom	71	11	17	6	105
2 Bedroom	13	5	2	0	20
3 Bedroom	5	2	0	0	7
<b>Total</b>	<b>91</b>	<b>18</b>	<b>19</b>	<b>6</b>	<b>134</b>



Arlington Partnership  
For Affordable Housing

[www.apah.org](http://www.apah.org)

