

Arna Valley View Apartments

2300 S 25th Street, Arlington, VA 22206

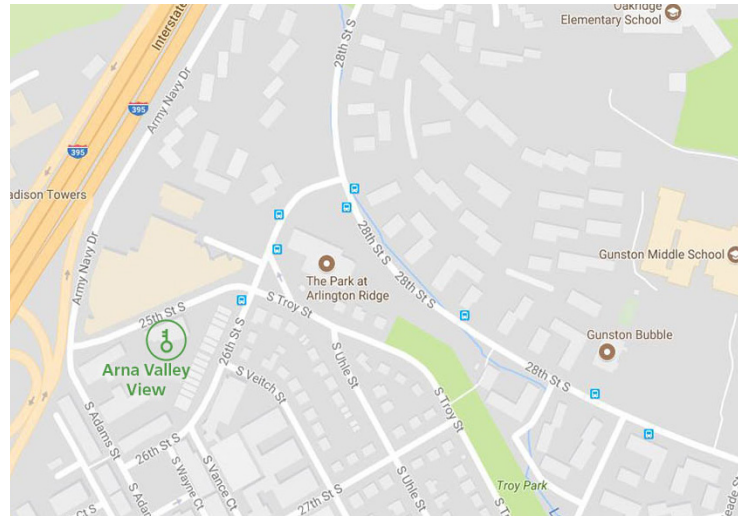


About this Location

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. APAH 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.



Project Financing

Sources

VHDA 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
Total:	\$16,997,000

Uses

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

Project Partners

Arlington County
Virginia Housing Development Authority

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
Total	33	34	34	101



Arlington Partnership
For Affordable Housing

www.apah.org

