



EXTRAORDINARY DELIVERED

## WALKER MILL APARTMENTS

Forestville, Maryland  
Capital Markets

### OPPORTUNITY

Transwestern's Mid-Atlantic Multifamily Group, led by co-directors Dean Sigmon and Robin Williams, were retained to sell Walker Mill Apartments, 336 apartment homes at in Forestville, Maryland, located in Prince George's County.

### SOLUTION

The team marketed the property

- Renovation program – Promote the opportunity to continue the successful interior unit renovation program that had been implemented by current ownership with monthly premiums of \$150-\$200.
- Capital improvements – Highlight the significant amount of non-income producing capital improvements recently completed which totaled over \$7.4 million.
- Strong market demographics – Outline the strong regional employment drivers and exceptional rent growth in the immediate sub-market area

### RESULTS

Aulder Capital purchased Walker Mill Apartments for \$44.5 million in January 2019. Aulder Capital plans to continue interior unit renovations at Walker Mill by adding additional amenities such as a fitness center and community center.