

REVEL

1005 First Street NE | Washington, DC

BEST-IN-CLASS MULTIFAMILY OFFERING



EXECUTIVE *Summary*

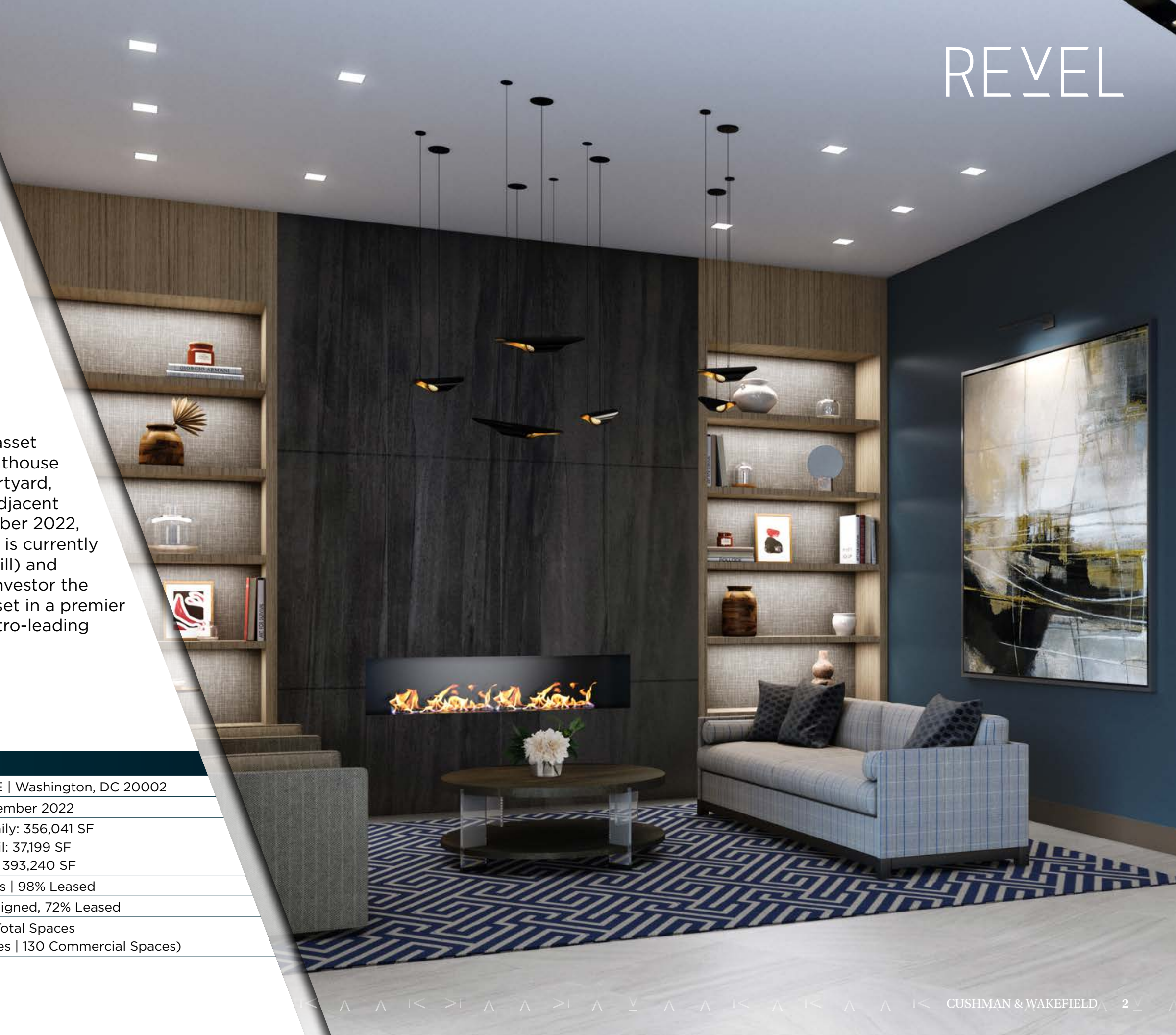
REVEL

Cushman & Wakefield is pleased to offer for sale **Revel** (the “Property”), a 393,240 SF newly constructed trophy mixed-use asset consisting of 500 multifamily units, 39,177 SF of retail space, and a 130-space commercial parking garage in Washington DC within the NoMa neighborhood.

Revel is a 12-story, pre-stabilized mixed-use asset that offers premier amenities including a penthouse clubroom, rooftop terrace, rooftop pool, courtyard, fitness center, pet spa, direct access to the adjacent hotel rooftop bar and much more. In September 2022, residents began moving into the asset. Revel is currently 97% leased for multifamily (including Churchill) and 72% leased for the retail. Revel provides an investor the opportunity to acquire an exciting trophy asset in a premier location that drives outsized growth and metro-leading absorption.

Property Summary

Address	1005 First Street NE Washington, DC 20002
Year Built	September 2022
Net Rentable Area	Multifamily: 356,041 SF Retail: 37,199 SF Total: 393,240 SF
Multifamily Component	500 units 98% Leased
Retail Component	100% LOI's Signed, 72% Leased
Parking Component	294 Total Spaces (164 Residential Spaces 130 Commercial Spaces)





CORPORATE HOUSING

104 Units
(Floors 1 - 12)

MULTIFAMILY - MARKET RATE

396 Units
(Floors 1 - 12)

MARRIOTT
HOTEL

235 Keys
(not a part of collateral)

RETAIL

37,177 SF
(Lower Level / Ground Floor)

REVEL

INVESTMENT

Highlights

REVEL



Premier Mixed-Use Investment Opportunity

Revel presents the exceedingly rare opportunity to own a neighborhood anchor, mixed-use development nestled in the heart of NoMa. The Property's unit mix with various layouts and enticing views of the city and multi-level courtyards - providing one-of-a-kind homesteads for DC residents looking to immerse themselves within one of DC's hottest areas. Revel checks all the boxes for a potential investor as it was designed to be a 24-hour hub for residents who want to live, shop, work, and dine in the immediate area and destined to be at the forefront of this rapid transformation and booming housing demand.



Best-in-Class, Trophy Construction

Newly constructed and delivered in September 2022, Revel offers 356,041 SF of trophy residential and exceptional street-focused retail and outdoor spaces designed for community activities - both intertwined into one single asset significantly below current replacement costs. Featuring iconic architecture, amenity spaces include a 15,000 SF spa-like fitness center - including a yoga studio, spin room, and crossfit area - along with a full-block rooftop featuring a swimming pool, bar, and dog park. Multiple tiered courtyards promote indoor-outdoor resident living and socializing. Framing the courtyards is also a six-story bridge - making the building stand out in NoMa.



Luxury Class A Asset in a Maturing Neighborhood

Revel is a 12-story high-rise multifamily trophy asset with market leading construction, utilizing the latest and best soundproofing technology for resident privacy and quality interior unit finishes. The asset exhibits modern features, sleek finishes and open floor plans creating an inviting environment. The unit interiors are equally impressive and feature expansive window lines, stainless steel appliances, white quartz countertops, modern Euro-style cabinetry and movable center islands. Plus, residents have access to a massive fitness center including yoga, crossfit and spin studios along with direct access to the adjacent hotel rooftop bar.

INVESTMENT *Highlights*

Scarce Development Pipeline



As of Q1 2025, there are only 212 market rate units within the Union Market/NoMa submarket under construction. There are 0 market rate units set to be fully delivered within the submarket in 2025, and only one delivery expected in 2026. This will lead to vacancies stabilizing and allowing for rent growth for well positioned properties like Revel.

24/7 Live-Work-Play District



Combining the best of NoMa's premier employment base, Union Market District's placemaking retail and H Street's eclectic entertainment options within walking distance, Revel offers residents the opportunity to take advantage of a true 24/7 live-work-play environment that drives outsized growth and metro-leading absorption.

Tremendous In-Place Employment



Revel, located in the heart of NoMa, offers convenient connectivity to both the East End and Capitol Hill, providing residents with access to high-profile public and private employment. Since most residents in the northeast quadrant are private sector and big technology employees, apartments like Revel will avoid the negative effects of DOGE, further highlighting the positive fundamentals of the area.

Transit Oriented Location



Revel is less than a 5-minute walk from the NoMa-Gallaudet U Metro station on the Red Line, providing connectivity to some of Washington DC's largest employment nodes in the East End, Downtown and the Connecticut Avenue corridor. Additionally, the Property is just 5 minutes from Union Station, which services 5 million riders to other gateway cities along the East Coast.



Distance from Revel

NoMa-Galludet U Metro	2 blocks
Union Station	3 blocks
Union Market	7 blocks
US Capitol	1 mile
CBD / East End	1.1 miles
White House	1.9 miles
Nationals Park	2.3 miles
Ronald Reagan National Airport	5 miles
Amazon HQ2	5.2 miles

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