



www.ResidencesatSpringbrook.com



RESIDENCES AT SPRINGBROOK

8230 SCHULTZ RD. CLINTON, MD 20735

COMING IN 2023

AN AFFORDABLE COMMUNITY FOR SENIORS 62+
OFFERING ONE AND TWO BEDROOM APARTMENTS
LOCATED OFF OF BRANCH AVENUE AND CLOSE TO
THE NATIONAL HARBOR, ALEXANDRIA, VA, AND D.C.

SCAN THE QR CODE TO
JOIN OUR INTEREST LIST



APARTMENT AMENITIES

- LUXURY VINYL PLANK FLOORING
- CERAMIC TILE BATHROOMS
- CARPETING IN BEDROOMS
- QUARTZ COUNTERTOPS AND BACKSPLASH
- VINYL BLINDS
- ENERGY EFFICIENT APPLIANCES

COMMUNITY AMENITIES

- ON-SITE RESIDENT SERVICES COORDINATOR
- COMMUNITY ROOM
- MEDIA/PARTY ROOM
- FITNESS CENTER
- COMPLIMENTARY GUEST HOSPITALITY SUITE
- ON-SITE LAUNDRY FACILITIES
- OUTDOOR PATIO AREAS



Residences at Springbrook

An affordable community for seniors 62+

8230 SCHULTZ ROAD, CLINTON MD 20735



Unit Mix

- 72 one-bedrooms | 18 two-bedrooms
- Rent Ranges: \$1,137 - \$1,429

Mixed Income

- Affordable apartments for residents 62+
- 50 - 60% AMI - Income ranging from \$45,150 - \$61,920

Amenities

- Four-story building with two elevators
- Fitness Center, Cafe and Party Room
- Rear patio and walking paths
- Multipurpose Room with Computer stations
- Lounges and laundry on each floor
- On-site professional property management
- On-site Resident Services Coordinator
- Hospitality suite for overnight guests
- 69 parking spaces for residents and guests



Development Team

- *Managing Developer:* Housing Initiative Partnership
- *Co-Developer:* Parallax Development Group, LLC
- *Co-Developer:* Banc of America CDC
- *General Contractor:* Hamel Builders
- *Architect:* Soto Architecture & Urban Design
- *Engineer:* Ben Dyer Associates, Inc.
- *Owner's Rep:* Site Insight
- *Energy Rater:* Pando Alliance
- *Property Manager:* Habitat America

Finance Partners & Investors

- State of Maryland Community Development Administration (CDA)
- Prince George's County
- Bank of America Community Development Lending
- Greystone Servicing Company LLC
- Freddie Mac
- Federal Home Loan Bank of Atlanta
- Hudson Housing Capital LLC
- JP Morgan Chase Fund



Housing Initiative Partnership, Inc.

www.HIPhomes.org

**Parallax
Development
Group**



BANK OF AMERICA