

7725 Old Georgetown Road

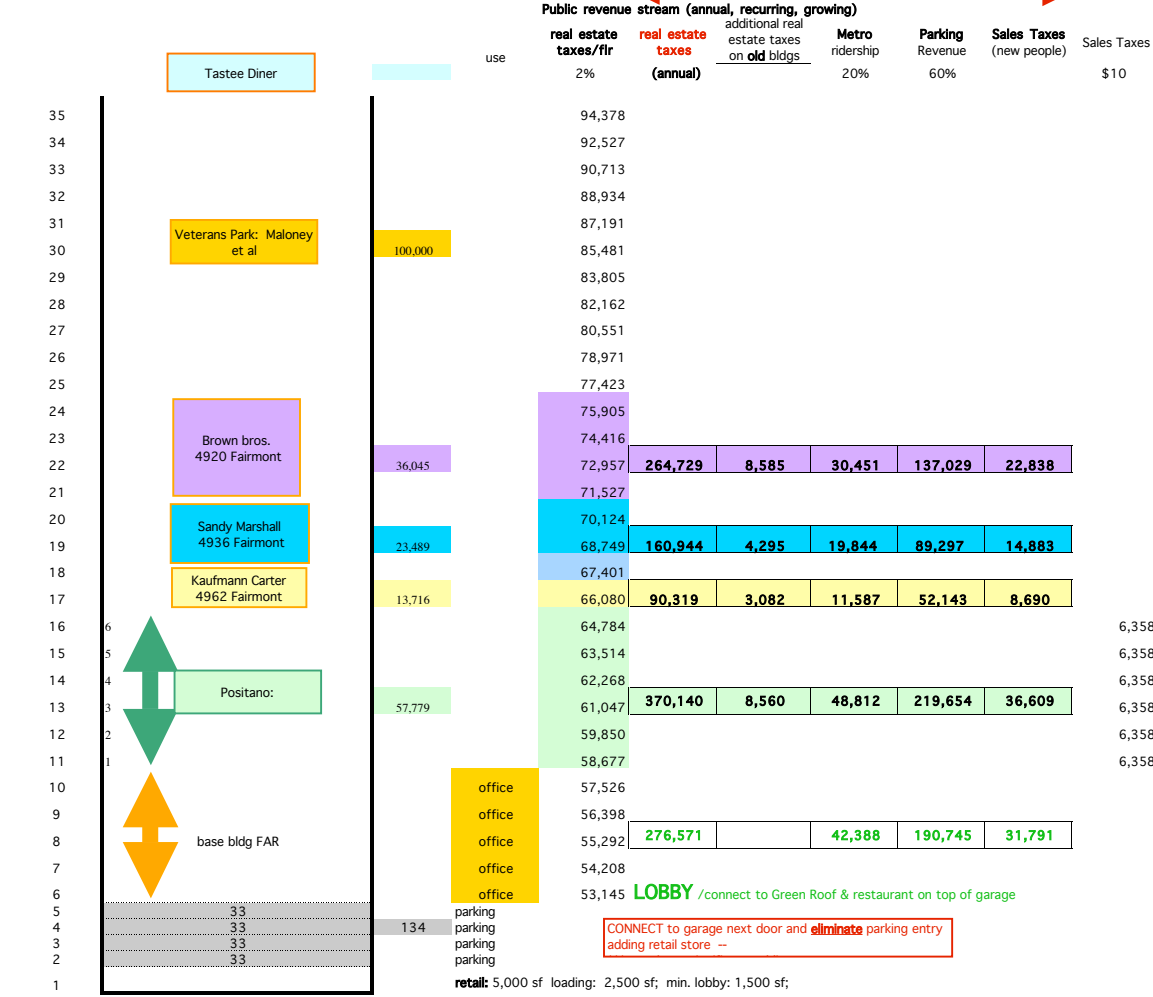
proposed Woodmont Triangle landmark / identity Office building with street-front retail

building height	0	1st fir	12	typ fir
FAR area/fl	10,035	104	105	
7725 land	10,914			
Fairmont dedic	1,040			
FAR	47.816	4.0		

why not 5.0? Metro; public health; smart growth;

The building will have an underground cistern for collecting rainwater from roof and garage green roof.

ANNUAL Recurring public revenues



Public revenue stream (one-time, investment up front)

Retail sales	Investment in small old bldg	Transfer Tax (if sold not contributed)	Amenity Fund contribution
	30%	2%	20%



1,162,703	24,521	153,082	688,867	114,811
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The Woodmont Triangle IS the project:

	sf/person		retail sales	sales taxes
people/floor	250	40		
Metro	\$4		20%	
parking	\$6			
sales taxes	\$10	240	6%	105,970
guest/visitor	10%			6,358 per floor

CORE 7725 OGR calculation		200,000	bdg sq ft	core area
* elevators	40,000	5	81	405
* stairs		2	160	320
* HVAC shafts		8	20	160
				885

Sales Taxes # of floors
old bldg)

