

Multi-family project in Adams Morgan, Washington D.C. to be developed by Beztak Properties and Foxhall Partners

(Washington D.C. March, 2017) Beztak Properties and Foxhall Partners are developers and co-owners of the six-story building, which will bring approximately 80 rental apartment units to the heart of Adams Morgan, directly across Columbia Road from the entrance of The LINE Hotel. Virginia based company L.F. Jennings was awarded the distinction of constructing the brand-new retail and residential building in Adams Morgan, Washington, D.C. at 1777 Columbia Rd., which is scheduled to be completed in early 2018.



Beztak Properties, headquartered in Farmington Hills, MI and Foxhall Partners, based in Washington, D.C. have been key investors in the Adams Morgan neighborhood since 2006. The firms each specialize in multi-family residential and mixed-use developments.

Designed by Streetsense, with select interiors and artwork from the world-famous Michele Oka Doner, the building will feature nearly 13,000 square feet of street-level retail space and a residential lobby; the top five stories will be home to 80 luxury apartment residences with convenient underground parking. Residential units will boast open floor plans, 9 foot ceilings and luxurious finishes including gourmet kitchens with flat panel cabinetry, porcelain backsplash, quartz countertops and stainless steel appliances. The property's existing first story historic façade will remain while the newly designed façade for the top five stories will feature rich dark exterior tones and large industrial sized windows, bringing a sophisticated, modern look and feel to the neighborhood. The second floor will host be to a garden courtyard, complete with landscape and trees.

Adams Morgan, located just two miles north of the White House, can best be described as a dense and culturally rich residential and retail neighborhood located in the Northwest quadrant of Washington, D.C. As a cultural mecca, it is celebrated for its

diversity, offering global cuisine and a high concentration of shops, bars and restaurants. Adams Morgan boasts one of the most highly trafficked nightlife districts in the Washington metropolitan area. Parts of the neighborhood are also designated historic districts, with turn of the century row houses and updated multi-family residences offering young professionals, families and empty nesters from the suburbs, a varied selection of housing types and styles.

About Beztak Properties

For more than six decades, Beztak has developed, built, managed and invested in commercial, industrial and residential real estate throughout the United States. Today, Beztak owns and manages a diverse portfolio of commercial, office, retail, senior living and multi-family residential real estate, and continues to develop and construct new properties as well as renovate existing properties to add value or reposition them in the market. Beztak also offers comprehensive and customizable fee-based property management services for companies seeking to generate higher revenues from their assets while improving overall performance.

Headquartered in Farmington Hills, Michigan, Beztak has offices in Boca Raton, Florida and Phoenix and Tucson, Arizona. They currently have communities located in Arizona, Florida, Michigan, Ohio, South Carolina, Georgia, Tennessee and Alabama. For more information, visit www.Beztak.com.

About Foxhall Partners

Established in 2010, Foxhall Partners is a Washington, D.C. based commercial real estate firm that specializes in hospitality, retail, lifestyle rental apartments and mixed-use developments. In its dedication to creating real estate value, Foxhall focuses on leasing, entitlements and zoning, repositioning and development and active asset management. In collaboration with other industry-leading partners, Foxhall's projects are centered around unique and high level design projects in select United States metropolitan markets. For more information, visit www.foxhallpartners.com.