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More working people in housing they can afford makes for stronger cities and communities.

MISSION

Dantes Partners' goal is to facilitate and enhance local urban economic development by designing and structuring innovative funding and financing solutions for affordable, workforce, and mixed-income housing and community-based real estate initiatives.

Our success is driven both by our technical expertise and our ability to extract value in even the most complex transactions. As such, we are extremely attentive to budgets, timelines and milestones, and are well-versed in the current state of the capital markets. Moreover, our experience in working with all available capital sources to creatively finance a diversity of projects - which include affordable/ workforce housing, office buildings and charter school facilities - positions us as leaders in the future of the alternative financing landscape.



CAPABILITIES & EXPERIENCE



Fighters for the cause....and our cause is creating Luxury Affordable Housing® for hard-working people.

Dantes Partners, founded in 2006 is a Minority-Owned, Resident Owned, Certified Business Enterprise headquartered in the District of Columbia with a satellite office in New York City. The Organization was founded with a mission to facilitate and enhance local urban economic development by designing and structuring innovative funding and financing solutions for affordable, workforce, mixed-income housing and community-based real estate initiatives. The firm has advanced that mission through a focus on Luxury Affordable Housing® as an anchor for strong residential communities throughout the Mid Atlantic.

In addition, the firm provides consulting services in the areas of public-private deal structuring and negotiations; predevelopment planning and oversight; community outreach; market analysis; project and asset management; debt and equity underwriting; and portfolio due diligence. As developers, we have completed and/or secured over 2,400 units of affordable housing, with over a billion dollars in delivered and pipeline projects.

26

Deals Closed

19

Tax Credit Deals Closed

12

Public Land Dispositions/ Awards

4%

Low Income Housing Tax Credit TE Bond Deals: 12

2

New Markets Tax Credit Deals

9%

Low Income Housing Tax Credit Deals: 5

1

Historic Credit Deal Closed: 1

\$323

Million in Tax-Exempt Bond Financing Secured

\$166

Million in Public Subsidy Secured

\$848

Million in Commercial Real Estate Financing Secured

2,421

Units Financed

PRODUCTS & SERVICES

ADVISORY SERVICES

Dantes Partners prides itself on using a myriad of financing sources to creatively determine the highest and best use for a site be it for repositioning, rehabilitation, or infill development. Dantes pursues housing and mixed-use projects in emerging or transitional neighborhoods with favorable economic and demographic trends. Dantes embarks on real estate projects individually or through joint ventures. In all cases, Dantes looks to maximize utilization and maximize profitability.

Luxury Workforce and Affordable Housing Financing

Our team has extensive experience in analyzing and structuring financing for mixed-income residential projects with significant affordable housing requirements. We have found creative financing solutions for projects in the form of tax credits (historic, low-income housing, new markets and renewable energy investment), the creation of public- private joint ventures, and other approaches. Similarly, our team will exhaust all efforts to identify alternative financing sources as well as aim to minimize financing costs and risks to our clients.

Pro Forma Analyses and Modeling

In analyzing project financial feasibility, our team will measure the viability of the development options proposed. Our team has developed many dynamic, adaptable models in the past and maintains the capability to prepare our own customized models as a basis for negotiations. We will consider multiple financing, ownership, and transaction structures to determine the scenarios that are most advantageous given the existing market conditions.

Transaction Services

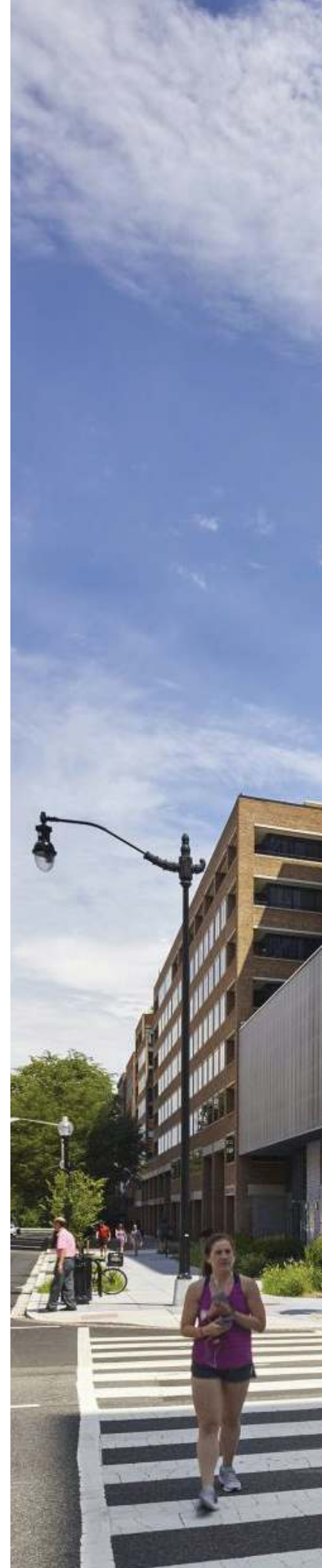
Our team has substantial experience representing the interests of landlords/tenants, buyers/sellers, borrowers/ lenders, and we seek to leverage our experience in these areas for the benefit of our clients.

REAL ESTATE DEVELOPMENT MANAGEMENT SERVICES

Dantes Partners has consulted for a wide variety of clients to coordinate with parties from design and financial teams to program sites from vacant parcels to stabilized buildings. Over the past 15 years, Dantes Partners has grown exponentially to provide consulting services in the areas of public/private deal structuring and negotiations, predevelopment planning and oversight, community outreach, market analysis, project and asset management, debt/equity underwriting, and portfolio due diligence. Our clients include corporations, government entities, non-profit organizations and individual land-owners.

Typical development activities include, but are not limited to the following:

- Generating strategic plans for development projects including design, feasibility, marketing, and operational decisions/strategies
- Assisting clients in selecting and organizing project teams (architects, engineers, sales agents, and other consultants)
- Management of the project team
- Implementation of design development activities
- Development of overall project budget
- Negotiation of all ancillary contracts and agreements
- Management of the zoning and entitlement process
- Working with the general contractor to develop a construction schedule and budget
- Working with various elected officials and other community organizations to inform as well as gain support for proposed project



We're honored to play a major role in meeting a growing, fundamental need in our communities.

BUWA BINITIE
Managing Principal



DEVELOPMENT EXPERIENCE

Project Name	Unit Count	TDC	Gap Financing	Low Income Tax Credit Equity	Tax-Exempt Bonds	LIHTC
Residences at Georgia Ave	72	\$30,000,000	\$6,700,000	\$10,260,000	\$13,000,000	
VIDA Senior Residences	36	\$8,700,000	\$470,000	\$6,870,000		
Progression Place	0	\$32,200,000	\$13,230,000			
Mayfair Mansion	160	\$33,000,000	\$8,250,000	\$9,410,000	\$16,730,000	
The Heights	69	\$24,700,000	\$5,360,000	\$7,570,000	\$13,052,000	
Minnesota Ave (L'Enfant Square)	37	\$3,500,000	\$640,000			
W Street	15	\$4,900,000	\$2,220,000			
O Street	90	\$28,000,000	\$6,280,000	\$11,500,000	\$13,010,000	
Justice Park	28	\$9,800,000		\$8,290,000		
6925 GA Ave	27	\$6,634,000	\$1,300,000			
47th Place	2	\$258,000	\$180,000			
Grandview Estates II	46	\$12,600,000	\$6,310,000			
Highland Dwellings (DCHA)	208	\$64,700,000	\$15,290,000	\$25,910,000	\$35,290,000	
Girard Street	25	\$11,200,000	\$323,000	\$9,500,000		\$865,038
Hine	34	\$15,050,000		\$4,630,000	\$7,600,000	\$420,863
PW-YWCA	84	\$16,805,000	\$3,700,000	\$9,700,000		\$886,206
West End	61	\$27,100,000	\$11,300,000	\$7,660,000	\$13,370,000	\$696,669
South Capitol Street	196	\$58,600,000	\$25,138,557	\$23,186,000	\$30,000,000	
1300 H Street	33	\$12,100,000		\$10,779,000		\$1,099,999
Capitol Vista	104	\$60,100,000	18,006,741	\$14,292,247	\$25,250,000	\$1,429,368
Fortitude at Delta Towers	179	\$92,191,000	23,261,307	\$30,545,000	\$48,200,000	\$2,994,945
Twin Parks (NY)	311	\$106,848,000				
Highbridge / Franklin Bridge (NY)	335	\$55,126,000	\$11,120,846			
Southern Avenue	152	\$66,564,000		\$15,398,000	\$50,000,000	\$1,878,034
Todd A. Lee Senior Apartments (Kennedy Street)	38	\$15,810,000	\$7,377,210	\$5,560,939	\$8,200,000	\$561,767
8th and O Street	79	\$51,790,000				
TOTALS	2,421	\$848,276,000	\$166,457,661	\$211,061,186	\$273,702,000	\$10,832,889

PUBLICLY TRADED TRANSACTIONS



THE TODD A. LEE SENIOR RESIDENCES AT KENNEDY STREET

809 Kennedy Street, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Gilbane Development Company
- H Street CDC

Key Facts

- 38 Units of luxury affordable senior housing (55+)
- Approximately 36,000 GSF
- \$15.8M Total Development Cost
- 4% LIHTC, Tax-exempt bonds, HPTF Financing, and DMPED Grant
- Rents will be set at 30% and 50% Area Median Income
- Completed Q2 2021



Dantes Partners, in partnership with Gilbane Development Company and H Street CDC, developed The Todd A. Lee Senior Residences at Kennedy Street. Named in memoriam of the late former Executive Director of the DC Housing Finance Agency and affordable housing champion, the development includes 38 units of luxury affordable senior rental housing and approximately 1,000 SF of ground floor retail. The site is located in the Brightwood neighborhood of DC's Ward 4, which has the city's highest senior population. All 38 units will be income-restricted to seniors age 55+ at 30% and 50% of AMI. The development is financed using a combination of 4% LIHTC equity, Tax-Exempt Bonds, DHCD Gap Financing and an NSP Grant via DMPED. Construction commenced in Q1 of 2020 and was completed in the 2nd quarter of 2021.

<https://www.toddleepts.com/>



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THE SENIOR RESIDENCES AT SOUTHERN AVENUE

4565 Livingston Road, SE & 306 Southern Avenue, SE Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Gilbane Development Company
- The Carding Group
- H Street CDC

Key Facts

- 152 Units of affordable assisted living
- Approximately 112,000 GSF
- \$67M Total Development Cost
- 4% LIHTC and Tax-exempt bonds
- Rents will be affordable to Medicaid-eligible seniors at and below 60% Area Median Income
- Completed May 2021



The Senior Residences at Southern Avenue, located in Ward 8, is a 5-story, 152-unit, Affordable Assisted Living Community (AALC) that accepts Medicaid reimbursements for low-income individuals who would otherwise be unable to afford assisted living. This project combines apartment-style housing with personal care and supportive services, which allows residents to live more independently than a nursing home setting. AALC services include three meals per day, personal care, homemaking, laundry, medication supervision, transportation, social activities, recreation, and 24-hour staff to meeting residents scheduled and unscheduled needs. The project is being financed using 4% LIHTC credits, tax exempt bonds, and deferred developer fees. The development commenced construction in July 2019 and was completed in the 2nd quarter of 2021.

<https://www.livingstonplacedc.com/>



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CAPITOL VISTA

810 New Jersey Avenue, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Bailey Real Estate Holdings
- The Menkiti Group
- Spectrum Management
- Housing on Merit

Key Facts

- 104 Units, including 21 Permanent Supportive Housing (PSH) units
- Approximately 108,500 GSF
- \$60M Total Development Cost
- 4% LIHTC, HPTF Financing, and Tax-exempt bonds
- Rents will be set at 30% and 50% Area Median Income
- Completed October 2020



Capitol Vista is a triangular-shaped parcel located in the Mount Vernon Triangle neighborhood and bounded by 2nd Street, N.W. to the west, H Street

N.W. to the south, and New Jersey Avenue N.W. to the east. Based on a competitive Request for Proposals (RFP), the Office of the Deputy Mayor for Planning and Economic Development (DMPED) selected Voltron Community Partners comprised of Dantes Partners LLC, Spectrum Management LLC, The Menkiti Group and Bailey Real Estate Holdings, to redevelop the parcel. The development has 104 affordable units with a mix of studios, 1-bedroom and 2-bedroom units as well as 3,200 square feet of ground floor retail space. It also includes significant public space improvement such as a fitness room and club room. The project was financed using Low- Income Housing Tax Credit (LIHTC), Housing Production Trust Fund financing, and tax-exempt bonds. The development commenced construction in October 2018 and opened its doors in the 4th quarter of 2020.

<https://capitolvistadc.com/>



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PROJECT HIGHLIGHTS

Development Partners

- Delta Housing Corporation of the District of Columbia
- Gilbane Development Company

Key Facts

- 179 Senior Housing (age 55+) Units, including 18 Permanent Supportive Housing (PSH) units
- Approximately 202,600 GSF
- \$96M Total Development Cost
- 4% LIHTC, HPTF financing, and tax-exempt bonds
- Rents will be set at 30% Area Median Income (AMI)
- Completed November 2020

FORTITUDE AT DELTA TOWERS

808 Bladensburg Road, NE Washington, DC



Delta Towers is an affordable senior housing building in Ward 5 along the H Street corridor, adjacent to the existing Delta Towers. Dantes Partners in partnership with the Gilbane Development Company and Delta Housing Corporation of the District of Columbia developed 179 affordable senior housing units as well as 4,300 square feet of ground floor retail space atop a garage. The project was financed using 4% Low-Income Housing Tax Credits (LIHTC), Housing Production Trust Fund (HPTF) financing, and tax- exempt bonds. The development commenced construction in October 2018 and opened its doors in the 4th quarter of 2020.

<http://fortitudeatdeltatowers.com/>



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TWIN PARKS WEST | HIGHBRIDGE | FRANKLIN

The Bronx, New York

PROJECT HIGHLIGHTS

Development Partners

- Gilbane Development Company
- APEX Building Group
- Kraus Management

Key Facts

- Highbridge Franklin: 335 units
- Twin Parks West: 311 units
- Approximately 202,600 GSF
- \$162M Total Development Cost
- 100% Affordable via a MAP Contract (50% AMI and below)
- Anticipated Completion: 2022



Dantes Partners, in partnership with lead developer Gilbane Development Company, The Kraus Organization and Apex Building Group, and social services provider BronxWorks, will upgrade and preserve much-needed affordable housing while creating new employment opportunities and community spaces in the Bronx. Part of NYCHA's Permanent Affordability Commitment Together (PACT) program, the project includes 646 units across 15 low-rise buildings: Twin Parks West (Sites 1 & 2), Franklin Avenue I Conventional, Franklin Avenue II Conventional, Franklin Avenue III Conventional, Highbridge Rehabs (Anderson Avenue), and Highbridge Rehabs (Nelson Avenue). 100% of units are rent-restricted at 50% of the area minimum income (AMI) and the property is supported by a Section 8 MAP contract. The project rehabilitation, worth over \$162 million, covers physical improvements that will enhance the quality of life for residents and improve the long-term financial viability of the properties. Improvements include building restoration (building envelope, heat and hot water, elevators, apartment renovations), safety enhancements (upgrading entries, increased lighting), and significant community space upgrades (landscaping, play equipment, Community Room, laundry area). Support services will include senior services, workforce development for new employment and career advancement.



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HODGE ON 7TH (CITY MARKET AT O)

7th and P Streets, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Roadside Development

Key Facts

- 90 Units
- \$28 M Total Development Cost
- Completed 2014
- Financed with 4% Tax Credits, Tax- Exempt Bonds, HOME Funds, Seller Financing and Deferred Developer Fee
- Active Adult Community for ages 55+
- 60% AMI and below



As Co-Developer/Co-Owner, Dantes Partners identified and closed the acquisition financing as well as structured and secured a wide array of financing including equity from the sale of 4% low income housing tax credits, HOME funds via the District of Columbia DHCD, Tax-Exempt Bonds, and Seller Financing. Roadside Development and Dantes Partners developed a 90 unit senior housing development that rests on top of a 75,000 sq ft Giant Food store located on the prominent corner of 7th and P Street, NW. Meeting the District's affordable housing priorities of elderly housing, the units target seniors 55 years and older earning no more than 60% of AMI.

<https://www.hodgeon7th.com/>



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JUSTICE PARK APARTMENTS

1421 Euclid Street, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- The Menkiti Group

Key Facts

- 28 Units
- 27,000 GSF
- \$10 M Total Development Cost
- Completed Summer 2014
- Financed with 9% LIHTC and conventional debt
- Workforce Housing for Individuals and Families
- 60% AMI and below



Dantes Partners partnered with the Menkiti Group and led the successful development of 28 units of workforce housing in the Columbia Heights neighborhood. Our team identified and closed the acquisition financing and secured 9% Low Income Housing Tax Credits as well as conventional permanent debt. This sustainable community, which targets professionals and families earning at or below 60% AMI, is designed with unique features to assist the hearing-impaired. As a fitting addition to the Columbia Heights community, the project has revitalized a once vacant and derelict lot into a vibrant housing community that provides much needed luxury workforce housing in the rapidly gentrifying neighborhood.

<http://www.justiceparkapartments.com/>



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HINE (NORTH BUILDING)

770 C Street, SE Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- EastBanc
- Stanton Development

Key Facts

- 34 Units
- \$15 M Total Development Cost
- Completed 2017
- Financed with 4% LIHTC, Tax- Exempt Bonds and a Sponsor Loan
- Mix of Families & Active Adults age 55+
- 60% AMI and below



As Co-Developer/Co-Owner, Dantes Partners, working in partnership with Stanton Development and EastBanc, Inc. structured, identified, and closed the construction financing for the development which included equity from the sale of 4% LIHTC, tax-exempt bonds and a sponsor loan. This luxury affordable housing development is one phase of the 500,000 SF Hine School redevelopment. The redevelopment rights were awarded to the development team via a competitive disposition process through the District of Columbia's Office of the Deputy Mayor for Planning and Economic Development. The intergenerational community provides affordable housing opportunities in the high-cost Capitol Hill neighborhood and is located directly across from the historic Eastern Market and 1 block from Eastern Market Metro Station. The development features a mix of studios, 1 bedroom and 2 bedroom units and includes a resident lounge and fitness room.

<https://www.770cstreet.com/>



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WEST END (SQUARE 50)

1211 23rd Street, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Eastbanc

Key Facts

- 61 Units
- Approximately 53,000 GSF
- \$28 M Total Development Cost
- Completed 2017
- Financed with 4% Tax Credits, gap financing, Tax-exempt Bonds, and deferred developer fee
- 60% AMI and below/ Market Rate



Dantes Partners in partnership with Eastbanc, Inc. were selected to redevelop the West End Library and West End Fire Station sites. The project is such that a portion of the city's land value will be used to subsidize the development of a new neighborhood Library and new Fire Station.

The West End is one of the District's most desirable residential areas being within walking distance to both Georgetown and the CBD, situated between the two primary metro stops (Foggy Bottom and DuPont Circle), and the home of George Washington University and Hospital. The mixed- income development on the Square 50 site will provide 55 units much needed low-income and workforce housing that will be uniquely situated atop a squash facility and a brand- new fire station. Dantes Partners structured, identified and secured the financing for the residential component of this innovative development which includes equity from the sale of 4% LIHTC, gap financing, tax-exempt bonds and deferred developer fee.



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<https://www.square50dc.com/>

METROPOLITAN OVERLOOK

1831 2nd Street, NE Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- The Menkiti Group

Key Facts

- 37 Units
- \$5 M Total Development Cost
- Completed 2013
- Financed with Conventional Debt and Subordinate Debt
- For Sale Condominium with Market Rate & Affordable Units at 60% AMI



Dantes Partners and The Menkiti group partnered to win the District of Columbia's solicitation for proposals for the acquisition and development of a 37 unit for- sale multifamily property. Built in 1938 and abandoned for over 40 years, the existing building was derelict and in need of substantial renovation. This \$5,000,000 transaction utilized Conventional Debt and a Subordinate Loan from CityFirst Homes. By negotiating a nominal acquisition price, our development team was able to create long-term value for investors via the limited land cost basis. This transit- oriented green development is less than 1 mile from both the Rhode Island Avenue Metro Station and the New York Avenue Metro Station in the rapidly developing Eckington neighborhood.



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VIDA SENIOR RESIDENCES

1300 Missouri Avenue, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Vida Senior Centers

Key Facts

- 36 Units
- \$8.5 M Total Development Cost
- Completed 2011
- Financed with 9% Tax Credits via the 1602 Exchange Program, Enterprise Green Communities Grant funds, McKinney Act Predevelopment Loan Funds, NIF Predevelopment Grant Funds, and conventional debt
- Active Adult Community for age 55+
- Affordable Units at 50% AMI



VIDA Senior Centers, a local non-profit that has served area seniors for over 40 years, selected Dantes Partners to lead their first housing development. As Development Manager and Co-Owner, Dantes was instrumental in crafting and successfully implementing a complex financing strategy that required utilizing six various capital sources including Low Income Housing Tax Credits (LIHTC), an Enterprise Green Communities Grant, McKinney Act Predevelopment Loan, a Neighborhood Investment Fund Predevelopment Grant along with conventional debt. Ultimately, Dantes Partners structured a deal to develop 36 affordable housing units with minimal capital outlay from VIDA. The \$8,500,000 development was awarded a competitive allocation of 9% LIHTC in August 2009. The state of the art building is now home to seniors (age 55+) earning less than 50% of the Area Median Income.



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PROGRESSION PLACE

7th and T Streets, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Four Points, LLC
- Broadcast Centers Partners, LLC Jarvis Co, LLC
- Ellis Development Group, LLC

Key Facts

- 300k+ square feet of commercial office and retail
- \$150M Total Development Cost
- Completed 2012



The Four Points, LLC engaged Dantes Partners to finance the development of the Northeast corner of the Headquarters for the United Negro College Fund (UNCF). The project is a mixed-use, transit-oriented development with approximately 319,937 GSF of office space, storefront retail, apartments and below-grade parking structure. The project is located in Ward 1 and was included in the Planned Unit Development (PUD) application which was approved by the Zoning Commission in November 2008. The 204 residential apartments are mixed-income units, of which 51 are set aside for families earning 30%-120% AMI and the final component includes a below-grade garage which provides the required parking for the facility users, the general public and Howard Theatre. Dantes was instrumental in securing a \$23,000,000 New Market Tax Credit (NMTC) Allocation to help close the financing for this \$150,000,000 development.

This project is located above the Shaw-Howard University Metrorail



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PHYLLIS WHEATLEY YWCA

901 Rhode Island Avenue, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Phyllis Wheatley YWCA, Inc.

Key Facts

- 84 Units
- \$17 M Total Development Cost
- Permanent Supportive Housing for Women
- Completed 2016
- Financed with 9% tax credits, DBH Grant, DCHA Capital Funds, HUD factor funds, and PACE Funds
- 0 - 30% AMI



Dantes Partners partnered with the Phyllis Wheatley Young Women Christian Association, Inc. to finance and renovate the historic Phyllis Wheatley YWCA in the Shaw neighborhood of Northwest, DC. This \$17M project preserved 84 affordable units for the building's population of low-income and vulnerable women. The renovation of the historic building – originally constructed in 1920 – was financed utilizing a combination of 9% LIHTC, DBH grant funds via the District of Columbia DHCD, DCHA capital funds, a PACE Assessment via the District Department of Energy and Environment, HUD factor funds, and deferred developer fee. The project was designed to ensure the building's current residents were able to remain in their homes and not be displaced. Rental rates remained affordable, and the building's pre-renovation residents have not seen their rents increase due to rental subsidy provided via a blended local rent supplement and annual contribution contract.



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GIRARD STREET APARTMENTS

1545 Girard Street, NE Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- The Menkiti Group

Key Facts

- 25 Units, including 10 Permanent Supportive Housing (PSH) units
- Approximately 28,000 GSF
- \$11.2 M Total Development Cost
- Completed Summer 2016
- Financed with 9% LIHTC, HOME Funds, private 1st trust debt, and deferred developer fee
- Active Adults age 55+
- 30% AMI



Dantes Partners partnered with the Menkiti Group to finance and develop the Girard Street Senior Apartments in the Brookland neighborhood of Northeast, DC. This development involved the new construction of a twenty-five (25) unit community for seniors 55 years of age and older, along with over 1,800 SF of amenity space that includes a resident lounge, yoga studio, library/living space and sitting areas on every floor, and provides covered parking, state of the art laundry facilities, proximity to public transportation, resident and supportive services with. The project was financed using 9% LIHTC, HOME funds via the District of Columbia DHCD, conventional 1st trust debt, and deferred developer fee. The development includes local rent supplement program funds (LRSP) – the District’s version of project-based vouchers – for 100% of the units which allows for the provision of permanent supportive housing within the community and ensures that tenants pay no more than 30% of their income for the next 15 years.

<http://www.girardstreetapartments.com/>



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FORTITUDE
AT DELTA
TOWERS

The Fortitude at Delta Towers shows what we can achieve with bold vision and unwavering commitment to a project we know will benefit our community...

MAYOR MURIEL BOWSER
Mayor of Washington, DC





BUWA BINITIE
MANAGING PRINCIPAL



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EDUCATION AND AWARDS

- B.S., New York University
- M.S., Real Estate Development, Johns Hopkins University
- Leadership Greater Washington Class of 2016
- 2015 Washington Business Journal Minority Business Leaders Awardee
- 2010 African American Real Estate Professionals' Economic Development Awardee
- Alumnus, Urban Land Institute's Real Estate Apprenticeship Program

PROFILE

As Managing Principal of Dantes Partners, Mr. Binitie directs the acquisition, development, management, and financial activities of the firm. Mr. Binitie has an extensive tax credit financing experience (LIHTC, NMTC and HTC) and has closed on financing from nearly every public capital source available including HOME, HPTF, NSP, CDBG and NIF. Mr. Binitie maintains a narrow focus on creatively structuring deals that strive to address the need of his clients, community stakeholders as well as various government agency partners. By narrowly focusing on efficiently financing community development transactions, Mr. Binitie has been successful in adding value beyond the numbers. Mr. Binitie's career is underscored by a commitment to creating and preserving affordable and workforce housing. To this end, since founding Dantes Partners, Mr. Binitie and his team have closed over \$750 million of unconventional real estate transactions that utilize low-income tax credits, new market tax credits, tax-exempt bonds, and various other forms of alternative financing. These efforts have led to the creation of over 2400 units of workforce and affordable housing. Mr. Binitie speaks regularly at industry focused events. Recent engagements include sessions with The Minority Resource, African American Real Estate Professionals, Bisnow, DC Building Industry Association, Georgetown University, University of Maryland – Colvin Institute of Real Estate Development and the Howard University Real Estate Club. Mr. Binitie is currently the Chairman of the DC Housing Finance Agency Board of Directors. He also serves a Board Member for the DC Building Industry Association, and previously on City First Bank where he is a member of the Audit and Compliance Committee, the Business & Community Development Committee, and the Directors Loan Committee.

PROJECT EXPERIENCE

- CityMarket at O Street, Washington, DC
- Justice Park Apartments, Washington, DC
- Phyllis Wheatley YWCA, Washington, DC
- 770 C Street, Washington, DC
- West End (Square 50), Washington, DC
- Girard Street Apartments, Washington, DC
- Capitol Vista, Washington, DC
- Fortitude at Delta Towers, Washington, DC
- Twin Parks, New York, NY
- Highbridge, New York, NY
- Livingston Place at Southern Avenue, Washington, DC



COREY J. POWELL

CHIEF OPERATING OFFICER



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EDUCATION AND AWARDS

- B.S. Architecture, University of Maryland, College Park
- Master of Architecture / Urban Design Concentration, University of Maryland, College Park
- LEED Accredited Professional
- Bisnow's "35 Under 35: Washington's Rising Stars of Commercial Real Estate" in 2011
- Young Leaders in Affordable Housing by Affordable Housing Finance in 2013

PROFILE

Mr. Powell has over a decade of experience overseeing the full life cycle of the preservation and development of affordable and mixed-income communities – both homeownership and rental – for families and seniors. His responsibilities include structuring multi-layered financing, coordinating design and construction, managing the entitlement and public approval processes, overseeing marketing, leasing and sales, and oversight of the preparation and implementation of operating budgets. Prior to joining Dantes Partners, Mr. Powell was a senior development manager for the development arm of a national organization whose mission was to increase the supply of high-quality, sustainable housing and communities for people from all walks of life. During that time, Mr. Powell completed developments in the District of Columbia as well as multiple jurisdictions in Maryland. Mr. Powell has served as a guest speaker for the University of Maryland's and Howard University's architecture programs; numerous industry-focused panels including ULI, HAND and MAHC; serves as the chairman of the Board of Directors of AAREP DC; and serves as a gubernatorial appointee on the Maryland Department of Housing and Community Development's Housing Finance Review Committee.

PROJECT EXPERIENCE

- Phyllis Wheatley YWCA, Washington, DC
- 770 C Street, Washington, DC
- West End (Square 50), Washington, DC
- Girard Street Apartments, Washington, DC
- Capitol Vista, Washington, DC
- Fortitude at Delta Towers, Washington, DC
- The Senior Residences at Southern Avenue, Washington, DC
- 809 Kennedy Street, NW Washington, DC



JOEL PATTERSON

VICE PRESIDENT
OF DEVELOPMENT



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EDUCATION AND AWARDS

- B.Arch., Syracuse University
- M.S., Real Estate Development, Columbia University

PROFILE

As a VP of Development of Dantes Partners, Mr. Patterson is responsible for leading all aspects of planning, financing, and implementation of several developments in the Washington DC area. Mr. Patterson also assists in financing consulting and is engaged in business development efforts.

After earning his Bachelors of Architecture from Syracuse University, where he worked with notable architectural firms in New York and Philadelphia, Mr. Patterson started his career in real estate development as a consultant with Sherick Project Management which subsequently became Stone Sherick Consulting Group. At Stone Sherick Consulting Group, he has been involved with securing and managing \$50mm of affordable and special needs housing as well as commercial projects, operating as owner's representative to non-profits and governmental agencies in Pennsylvania, Delaware, and New Jersey.

In 2018, Mr. Patterson joined PIRHL Developers as a development manager. In this position, he was responsible as primary lead on closing approximately \$70mm in multifamily affordable housing developments in New Jersey and Pennsylvania. Mr. Patterson is a member of the Urban Land Institute (ULI) and volunteers his time in various capacities assisting young professionals in transition into careers in commercial real estate.

PROJECT EXPERIENCE

- Mill At Easton, Easton, PA
- Apartments at Montgomery Crossing, Skillman, NJ
- Carlisle Veterans Housing, Carlisle PA
- Wemrock Senior Living, Freehold, NJ
- Roberto Clemente Homes, Philadelphia, PA
- Strawberry Mansion Homeownership, Philadelphia, PA
- Covenant House of Pennsylvania, Philadelphia, PA



MICHAEL NYAMEKYE
DEVELOPMENT DIRECTOR

EDUCATION

- B.A. Economics, University at Albany, SUNY

PROFILE

As Development Director at Dantes Partners, Mr. Nyamekye is primarily responsible for leading all aspects of planning, financing and implementation of the current New York pipeline. He serves as the day-to-day contact and liaison with applicable housing finance agencies and other key stakeholders within the communities where the developments are located. He is also responsible for leading community meetings; overseeing construction of preservation and new construction developments; and actively engaging in business development efforts. Mr. Nyamekye graduated from the University at Albany, SUNY in Albany, NY with a degree in Economics. Prior to accepting this position, he served as a Project Manager and Senior Project Manager for the New York City Department of Housing Preservation and Development where he was primarily involved in the implementation of Inclusionary Housing, in both private and subsidized, new construction and preservation affordable housing developments. During his time with HPD, he was involved in the transactions of over 2,000 units financed through City and State agencies.

PROJECT EXPERIENCE

- Audubon Houses, Bethune Gardens, Marshall Plaza, New York, NY



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NATALIE LEVKOVITZ

OPERATIONS MANAGER/
DEVELOPMENT ASSOCIATE



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EDUCATION AND AWARDS

- B.S., Miami Dade College

PROFILE

As Operations Manager of Dantes Partners, Ms. Levkovitz oversees the daily operations of Dantes Partners along with all affiliated sister companies. She is responsible for managing the operation process embracing planning, control, performance improvement and operation strategy. She also serves as the EA for the CEO. Ms. Levkovitz assists in directing the overall structure of the company to advance along with the growth of the firm.

After graduating from Miami Dade College, Ms. Levkovitz began her career in hospitality management. In 2008, Ms. Levkovitz was the Front Office Assistant Manager for the Hyatt in South Beach, FL. By 2012 Natalie expanded her career and became the Front Office Manager for the Breakwater Hotel in South Beach, FL and was soon promoted to Operations Manager for the Breakwater Hotel.

In 2017, Ms. Levkovitz joined Dantes Partners as the Administrative Assistant. In this position, she was responsible for EA support, office supervision and company support. Ms. Levkovitz has expanded in her development career and is now managing the relocation of 149 seniors to a new development, leading the lease-up process and assisting in closing deals.

PROJECT EXPERIENCE

- Capitol Vista Community Partners, DC
- Fortitude at Delta Towers, DC
- Todd A Lee Residences at Kennedy St, DC



NIKKIA FITCH, CPA, MS
CONTROLLER



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EDUCATION AND AWARDS

- B.S. in Business Administration / Accounting Concentration, University of Baltimore
- M.S. in Accounting & Business Advisory Services, Towson University
- Certified Public Accountant in the State of Maryland
- CREW Network 2019 Leadership Certificate

PROFILE

Mrs. Fitch is the Controller at Dantes Partners LLC and has more than a decade of experience in financial reporting and tax engagements in a number of industries, including not-for-profits, multifamily and commercial real estate, and affordable housing. She also has an extensive knowledge base in HUD, VHDA, and CDA reporting and compliance.

Mrs. Fitch obtained her M.S. in Accounting and Business Advisory Services from Towson University in December 2018 and her B.S. in Business Administration with an Accounting concentration from the University of Baltimore in 2008. Nikkia is a certified public accountant in Maryland and is a member of the American Institute of Certified Public Accountants (AICPA) and the Maryland Association of Certified Public Accountants (MACPA).

Mrs. Fitch also has served on the Board of Directors for the Baltimore Chapter of the Commercial Real Estate Women's Network (CREW Network) in multiple positions from 2017 through 2020, which includes serving as the 2019 Board President and the Board Director for Membership in 2017. She previously served on the MACPA's Diversity & Inclusion Task Force and has volunteered with Junior Achievement of Central Maryland, Paul's Place and Suited to Succeed. Additionally, Mrs.

Fitch has given back to students at the University of Baltimore through presentations to Beta Alpha Psi, the accounting honors fraternity, and in the classrooms of her former professors.

SERVICE

- CREWBaltimore 2020 Past President, Board of Directors
- CREWBaltimore 2019 President, Board of Directors
- CREWBaltimore 2018 President-Elect, Board of Directors
- CREWBaltimore 2017 Board of Directors, Membership Liaison
- MACPA Diversity & Inclusion Task Force – 2015 - 2017



STEPHEN A. VASSOR
DEVELOPMENT MANAGER

EDUCATION AND AWARDS

- B.S.B.A Finance – Old Dominion University
- B.S.B.A Business Analytics – Old Dominion University

PROFILE

As a Development Manager of Dantes Partners, Mr. Vassor is responsible for the financing, approvals and design of affordable housing developments and mixed-use community development projects. He drives the development process by updating schedules, budgets, timelines, financial information, projections and closings as necessary while coordinating with land planners, engineers, architects, and other third-party consultants, as well as the construction team. He quickly identifies complex problems and develops creative solutions to solve them by using his solution driven mindset and analytical strengths. Prior to joining Dantes Partners, he assisted many developers in the District of Columbia by providing feasibility studies, financial analysis, and managing costs on residential developments to maximize the use of the sites within the community. Since joining Dantes Partners in 2019, he is accountable for managing the development process of three (3) multifamily affordable housing projects in the District.

PROJECT EXPERIENCE

- Fortitude at Delta Towers 808 Bladensburg Road NE Washington, DC
- 306 Southern Ave SE Washington, DC
- 809 Kennedy Street NW Washington, DC



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TESSA M. HALL

**DIRECTOR OF
CONSTRUCTION**



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EDUCATION AND AWARDS

- Bachelors of Architecture (B.ARCH) – Howard University, Washington, DC

PROFILE

As Construction Manager at Dantes Partners, Ms. Hall oversees the preconstruction phase and construction phases of all of the company's developments. Her responsibilities entail design review, developing scopes of work, general contractor selection, value engineering and assisting the company in making critical decisions with the construction budget in mind.

Ms. Hall has over 14 years of experience in the construction industry which includes working for some of the largest construction companies in the world, managing impactful and complex regional projects. Her most recent project was working for Skanska Construction managing a multi-family mixed use project located in the Washington DC area. From Q4 2016 - Q1 2019 the project remained on budget and on schedule despite various changes in project scopes.

In 2007, while working for Clark Construction, Ms. Hall worked on the purchasing end of construction for the Washington Nationals' Stadium which was the first true design build job that Clark constructed. In 2008, while also working for Clark Construction through her estimating efforts as part of a 4-person team she assisted in winning the largest contract to that date of \$860 million contract for the Bethesda Walter Reed Hospital. Becoming well rounded in the industry with estimating, purchasing, and project management have allowed her to gain a comprehensive and thoughtful view of the design and construction processes.

PROJECT EXPERIENCE

- Jane Apartments, Greenbelt, MD
- Fortitude at Delta Towers 808 Bladensburg Road NE Washington, DC
- Capital Vista 810 New Jersey Ave NE Washington, DC
- 306 Southern Avenue SE Washington, DC
- 809 Kennedy Street NW Washington, DC

PARTNERS

Our success is due in large part to the partnerships we have forged over the years. We take pride in our private and public partners and the expertise they bring to help make our vision a reality.

A few of our Clients, Development Partners and NonProfit Partners are featured below.

We have successfully partnered with 50 Black and Brown businesses.



Delta Housing Corporation of the District of Columbia (DHCCDC)



IMPACT, CONTRIBUTIONS & AWARDS

SOCIAL IMPACT

Dantes Partners is committed to supporting other Black and Brown businesses succeed. We have contributed over \$51 million dollars in support of these businesses which have created more opportunities for meaningful savings, property ownership, credit building, and generational wealth for Black and Brown communities. Our support also builds economic vitality, uplifts communities, and promotes productivity and resilience.

CHARITABLE CONTRIBUTIONS

Together The Binite Family Foundation and Dantes Partners build stronger communities by investing in youth, education, higher learning, the arts, and in organizations that revitalize and provide critical services to neighborhoods where we live and work.

The Binite Family Foundation and Dantes Partners have contributed over \$127,000 combined to various charitable organizations.

AWARDS

Dantes Partners is honored by the award and recognitions it has received over the years for its commitment to affordable housing and its creativity in affordable housing finance.

- 2018, Affordable Housing Finance, **Top 50 Affordable Housing Developers (#10)**
- 2017, HAND, **Best Small Affordable Housing Project** (Girard Street Apartments)
- 2017, LOCUS, **Richard Baron Award for Affordable Housing Leadership**
- 2016, Manna Inc, **American Dream Award**
- 2016, Affordable Housing Finance, **Top 50 Affordable Housing Developers**
- 2016, African American Real Estate Professionals, **Developer of the Year Award**
- 2015, HAND, **Best Small Affordable Housing Project** (Justice Park Apartments)
- 2015, Washington Business Journal, **Minority Business Leaders Awardee**
- 2010, African American Real Estate Professionals, **Economic Development Awardee**
- 2003, Fast Company Magazine's, **Fast 50**





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