

Case Study : Arlington Oaks

Property Information	
Location	Arlington, VA.
Number of Units	327



As a Co-op		As a Condo
Large Co-op with stagnant market values.	➔	Unit prices skyrocketed and has been increasing well above general market rates.
Had over 70% Investor population prior to conversion	➔	Reduced investor population to less than 50% soon after the conversion.
Units built in 1950's with substantial deferred maintenance and capital replacement requirements.	➔	Condo association able to use increased reserves to bridge conversion costs for differ participants and still afford to complete capital projects

Case Study : Arlington Village

Property Information	
Location	Arlington, VA.
Number of Units	60



As a Co-op		As a Condo
Limited Equity Co-ops which were selling at low values in this Section 8 Project	➔	Condos gained value immediately following conversion.
Both the individual interior units and common elements were in need of major replacement or remodeling..	➔	A special "Conversion/ Rehab/Permanent" hybrid financing was used to provide funds for much needed projects and interior rehabs.
Almost all owners were residents and wanted to keep their homes after conversion.	➔	ROA assured NO displacement giving each owner an opportunity to own their own homes as real property.

ROA HUTTON, LLC
The Co-op to Condo Conversion Specialists

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