



172 UNITS
\$227K
PER UNIT

MOIC 7.35X

AVERAGE RENT
\$1,244

BUILD TIME
18 MONTHS

SOLD FOR \$39MM &
ACHIEVED \$18MM PROFIT
AT 4.5% CAP RATE

DEVELOPMENT CASE STUDY

RIVERSIDE FOUNDRY

MULTI-UNIT • 716-1,406 SQFT • 1-3 BED • 1-2 BATH

Riverside Foundry is an apartment complex that sits along the Susquehanna River in Marietta, Pennsylvania. The community includes 172 1-story apartments as well as 12, 3-story townhouses. Featured amenities include garages for rent, laundry in each unit, granite countertops, a clubhouse with a boutique workout facility, and a large common area.

The timeline for constructing each building relied on the number of leasing agreements. The overall success of meeting deadlines and staying on budget was a team effort as Inch & Co. Property Management worked in tandem with Inch & Co. Construction. **100% of units were leased within 3 months of advertising each building**—allowing the construction team to stay on schedule.

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