

# The Nexus at West Alex

3450 BERKELEY STREET | ALEXANDRIA, VA 22302



In an area known for its high cost of living, the West Alex community now offers 74 affordable apartment homes. The new community is part of a mixed-use development that also contains market-rate housing, office space and a grocery store. Residents enjoy underground parking and a private playground, and have access to amenities such as a fitness center and coffee bar at the neighboring market-rate Array at West Alex.

New, affordable apartments added to existing mixed-use community in Alexandria.

**ABOUT THE PROPERTY**

**NEW CONSTRUCTION**

5 Stories

44 Reserved spaces

**74 TOTAL UNITS**

All units are  
Income-restricted

**PROPERTY FINANCING**

**REACH Virginia:**

Strategic - \$6,700,000

Locality Match - \$2,000,000

**Total Virginia Housing:**

\$8,700,000

**Housing Credit Equity:**

\$16,409,000

**Locality Loan:**

\$6,285,000

**Deferred Developer Fee:**

\$1,585,000

**Total Development Cost:**

\$32,979,000