



**Goldfarb Capital, LLC**  
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**Company Information**

**EIN:** 84-2364086  
**DUNS:** 117157475  
**CAGE Code:** 8GQU4

**NAICS Codes:**

- 236115** New Single-Family Housing Construction (except For-Sale Builders)
- 236116** New Multifamily Housing Construction (except For-Sale Builders)
- 236210** Industrial Building Construction
- 236220** Commercial and Institutional Building Construction
- 336411** Target drones, aircraft manufacturing
- 334511** Radar detectors manufacturing
- 334511** Radar systems and equipment manufacturing

**Fairfax Crossing Apartments**

Goldfarb Capital has been offered 30 acres for multifamily development on this 256 acre tract at the [Potomac Town Center](#) in Ranson, West Virginia. The city of Ranson is offering **\$2MM** in grants for projects north of **\$10MM**.

The landlord, [Cohen Siegel Investors](#), has agree to a joint venture with Goldfarb by forming a special purpose entity to hold and develop 180 units of multifamily housing for Phase I.



<https://www.youtube.com/watch?v=S0igr3DxB2A>

**Contacts**

For additional information please contact:

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**Additional Details**

To that end, we also anticipate our vertical will cost to be no more than **\$120K** per unit. At 180 units this will be **\$21.6MM**. Once factoring some hard and soft costs the permanent loan we would need from the WVHDF to complete this project will be **\$24MM**.

As this will be an affordable housing project we look to meet the requirements of other programs such as USDA 538.

- Rents for individual units are capped at 30% of 115% of area median income (AMI), adjusted for family size.

The capital structure may include another capital provider in the first or second position. If the WVHDF were to fund the total project the site cost will be about **\$10K** per unit or **\$1.8MM**. This includes county impact fees which could be expunged, albeit we prefer to be conservative in our estimates.