

Starwood Real Estate Income Trust

Sawyer Flats

Gaithersburg, MD

Snapshot

Acquisition Date

OCT 2021

Ownership %

100%

Properties

1

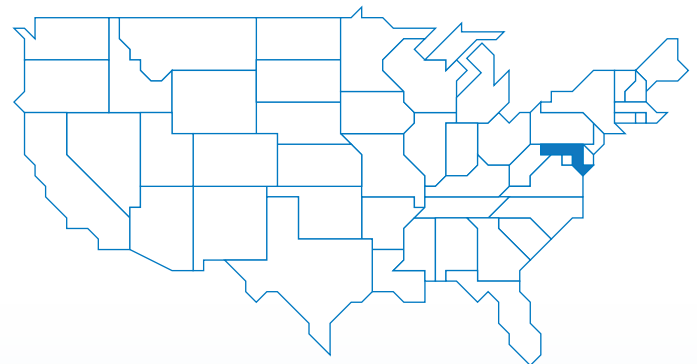
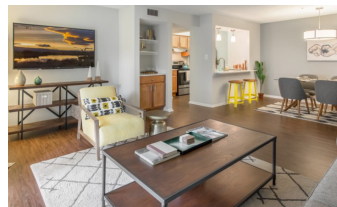
Square Feet

648



Investment Highlights

- 648-unit multifamily property in Gaithersburg, Maryland in the Washington DC MSA.
- It underwent a comprehensive renovation that included all unit interiors, amenity upgrades, landscaping enhancements, and deferred maintenance.
- The Property is centrally located within the I-270 Biotechnology Corridor and benefits from an abundance of STEM employment with over 80,000 STEM jobs amongst the major employers in the corridor, all of which are located within a 30-minute drive of the Property.
- There is also one million square feet of retail within walking distance of Sawyer Flats, including Harris Teeter, an AMC movie theater, Target, several banks, and an abundance of restaurant and fast casual F&B options.



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