

# DOMINION REALTY PARTNERS

## 2026 1Q Update



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## DRP ANNOUNCES LEADERSHIP ADDITION AND SUCCESSFUL MULTIFAMILY TRANSACTIONS

Dominion Realty Partners (DRP) continues to build momentum in 2026 with a key leadership addition and 3 major multifamily transactions in the Richmond and Raleigh markets.



**Gary LeClair Jr.**  
Vice President of Development

The firm welcomes Gary LeClair Jr. as Vice President of Development, where he will focus on sourcing and executing new development opportunities across Virginia, North Carolina, and South Carolina. Prior to joining DRP, Gary held development roles at Oxford Properties and RangeWater Real Estate, overseeing the successful development of more than 1,800 multifamily units across the Charlotte and Atlanta markets.

DRP has successfully sold Boulders Lakeview, a 212-unit multifamily community in Chesterfield County's Boulders Office Park, to American Landmark Apartments for \$51.5 million. The transaction closed in January 2026. American Landmark also owns the adjacent Boulders Lakeside community developed by DRP in 2021.



**Boulders Lakeview**  
Chesterfield County, VA



**Innsbrook Square**  
Henrico County, VA

DRP is pleased to announce the successful sale of Innsbrook Square, a 305-unit multifamily community. NYL Investors, a subsidiary of New York Life, purchased the property for \$81.7 million in March 2026. DRP also developed and sold 58 townhomes to HH Hunt as part of the larger development. Innsbrook Square represents another example of DRP's ability to deliver high-quality, institutional-grade multifamily communities in high-growth markets.

DRP completed a refinancing of Everly on 401, a 240-unit multifamily community in Raleigh, NC. The \$31.9 million dollar transaction refinanced the existing construction loan. Pinnacle Bank served as administrative agent and lender, providing a new term loan with extension options that supports the property's ongoing stabilization and long-term growth.



Everly on 401  
Raleigh, NC

## CURRENT CONSTRUCTION PROJECTS



29 North  
Charlottesville, VA

DRP is pleased to provide a construction update on 29North Apartments. Vertical construction is well underway with framing complete on the first 2 buildings for the 318-unit multifamily community, with first units on track for delivery in fall 2026. The development will include affordable housing units and is complemented by 72 for-sale townhomes, which have been sold to Lennar and are being developed by DRP.

DRP is pleased to provide a construction update on Tramway Place Apartments. Following its groundbreaking in June 2025, framing is complete on the first 3 buildings for the 300-unit multifamily community located at the intersection of US-1 and Tramway Road in Sanford, NC, with first units anticipated for delivery in fall 2026.



Tramway Place  
Sanford, NC

## FUTURE GROUNDBREAKING



Westside Bottling Project  
Durham, NC

DRP is pleased to announce the upcoming groundbreaking of the Westside Bottling redevelopment project, scheduled for summer 2026. The \$200M mixed-use development will transform the former Coca-Cola bottling site near Duke University and Hospital in Durham, NC, and include a dynamic retail component featuring tenants such as Sprouts Farmers Market, Shake Shack, and Ulta Beauty. DRP will lead the 370-unit multifamily development, consisting of a five-story building with a mix of studio, one-, two-, and three-bedroom residences.

DRP anticipates the groundbreaking of its 267-unit multifamily community in Panama City Beach, in the third quarter of 2026. The development is located just behind Duplin Winery along Highway 98, offering strong visibility and convenient access. Positioned less than two miles from public beach access and surrounded by a wide range of dining, retail, and entertainment options, the community is well-located within one of the region's most active coastal corridors.



DRP is pleased to announce the planned groundbreaking of Salisbury Square, a 542-unit multifamily community in downtown Raleigh, scheduled for the 2nd quarter of 2027. Situated on a 4.9-acre Opportunity Zone and Brownfield site, the development is designed as a green-certified community and represents a strategic investment within one of the region's most competitive urban markets.

DRP, in partnership with Stony Point Development Group, is pleased to announce the planned groundbreaking of Dairy Central - Phase 3 in Charlottesville, VA, scheduled for the second quarter of 2027. The next phase of the Dairy Market district will include 278 multifamily units and a 133-key hotel to be developed by McKibbon Equities through its McKibbon Places platform, further expanding the area's residential density and hospitality offerings.



## STABILIZED ASSETS IN 2026



# PROJECTS IN LEASE UP IN 2026



240 units  
91% +/- leased

**Everly at 401**  
Raleigh, NC



264 units  
86% +/- leased

**Atlantic Springs**  
Raleigh, NC



316 units  
66% +/- leased

**Peterson Station**  
Holly Springs, NC



252 units  
51% +/- leased

**Charlotte Exchange**  
Charlotte, NC



270 units  
61% +/- leased

**Perimeter Pointe**  
Charlotte, NC



328 units  
25% leased

**Rio Point**  
Charlottesville, VA



## Over 50 Years of Green Initiative

With over 50 years of experience, Dominion Realty Partners has developed high-quality, environmentally responsible properties across the Southeast and Mid-Atlantic. DRP has completed 37 green-certified projects—including eight LEED Gold and one LEED Platinum—and is committed to sustainable, resource-efficient development.

**DOMINION REALTY PARTNERS IS PROUD TO BE RECOGNIZED AS A TOP 10 MULTIFAMILY CLIENT BY NGBS GREEN, HIGHLIGHTING DRP'S CONTINUED COMMITMENT TO DELIVERING HIGH-PERFORMANCE, SUSTAINABLE COMMUNITIES ACROSS ITS PORTFOLIO.**

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