



ReVireo

The Majestic at Watkins Mills & Paramount East/West

Overview

The Majestic at Watkins Mills is a 280,000 square foot multi-family building located in the Spectrum Town Center of Gaithersburg, Maryland. Composed of several conjunct buildings, the property includes 243 rental units, a parking garage, and ground floor retail space.

Paramount East and West are two multi-family buildings, totaling 216,524 square feet, and also situated within Gaithersburg's mixed-use Spectrum Town Center. The apartments offer 224 rental units as well as access to the property's dynamic layout and amenities.

ReVireo partnered with Dominion Energy Rater Group to develop an ENERGY STAR Portfolio Manager profile for these projects, set up utility data transfers to benchmark the buildings' energy usage, and generate respective ENERGY STAR scores. ReVireo used these ENERGY STAR scores to apply for – and attain – the EPA's ENERGY STAR certification for existing buildings on behalf of the property owners. The property owners utilized this certification to qualify for preferential permanent financing through the U.S. Department of Housing and Urban Development (HUD).

The project also includes ongoing benchmarking to produce the ENERGY STAR Statement of Energy Performance (SEP), which summarizes each building's energy consumption and ENERGY STAR score. This analysis focuses specifically on the buildings' electric and gas consumption, providing the ownership team with clear, reliable, and continuously updated insights into operational efficiency.

Client

HIP Projects, LLC

Building Type

Multifamily (4+ Stories)

Location

Gaithersburg, Maryland

Services

Benchmarking, ENERGY STAR, National Incentives