



CREATIVE PORTFOLIO

ANGEL SEXTON

MARKETING SPECIALIST

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PORTFOLIO OVERVIEW

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ABOUT

I'm a skilled, creative, and results-driven marketing professional with experience across proposals, branding, social media, presentations, and client-facing marketing materials. Over the years, I've led social media initiatives, helped build brands from the ground up, and worked alongside talented teams and industry leaders to strengthen relationships and increase visibility.

I love collaborating with others and am drawn to both the strategic side of marketing and the hands-on work that brings ideas to life.

At the end of the day, I genuinely enjoy creating thoughtful, visually compelling work, solving interesting problems, and being part of a team that makes the process as rewarding as the outcome.

AREAS OF EXPERTISE

- **Proposal Development**
- **Presentation Design**
- **Business Development Support**
- **Marketing Strategy**
- **Brand Development**
- **Multi-Office Marketing Coordination**
- **Graphic Design & Production**



**ANGEL
SEXTON**

PROPOSAL & PRESENTATION DESIGN

Project: Commercial Offering Memorandum (Confidential Client)

Designed a 37-page Offering Memorandum for the confidential sale of two adjacent apartment complexes to be provided to stakeholders and prospective investors and developers. Selections primarily depict demographic information with all confidential information redacted.

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Vivo White Oak, Hillandale Gateway & More

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DOWNTOWN SILVER SPRING

FROM PARKING LOTS TO URBAN DESTINATION: A TRANSFORMATION STORY

Downtown Silver Spring — a 22-acre mixed-use urban core — was once described as a collection of parking lots, aging retail, office buildings, and boarded-up storefronts. Today it is nationally recognized as one of the Mid-Atlantic's most successful transit-oriented revitalization projects, and the momentum continues to accelerate.

22-ACRE URBAN CORE FULLY LEASED & THRIVING

The public-private downtown partnership — a national model cited by the Congress for the New Urbanism — has produced a fully occupied urban environment with retail, entertainment, office, residential and public space all within walkable distance of the Metro.

SILVER SPRING DOWNTOWN & ADJACENT COMMUNITIES PLAN (2022)

Montgomery County unanimously adopted an updated master plan in 2022 — unlocking zoning for additional density, towers, parks, and pedestrian infrastructure to sustain downtown growth through the next decade.

ATWELL ON SPRING — 375 UNITS, OPENED 2024

The Atwell on Spring complex at the former MCNPPC headquarters (9767 Georgia Ave.) completed in 2024, anchored by MCN's Organic Market as its ground-floor tenant.

RENTER PROFILE AND INCOME ANALYSIS

HIGHLY EDUCATED WORKFORCE

54% of residents within 3 miles hold a Bachelor's degree or higher — with 31% holding a Graduate or Professional degree. This is the highest credential renter cohort in the Washington D.C. metro area.

WHITE COLLAR DOMINANT ECONOMY

63.9% of the employed 3-mile workforce holds white-collar positions in management, professional, sales, and administrative roles — far above national averages — driving sustained demand for quality rental housing.

PRIME RENTER AGE COHORT

30.7% of the population is aged 25-44, the core apartment-renting demographic. Median household income for ages 25-34 is \$102,822 and rises to \$127,155 for ages 35-44, affording strong rent-paying capacity.

INCOME GROWTH TRAJECTORY

Median household income is projected to rise from \$109,450 (2023) to \$115,880 (2025) — a 2.84% annual rate outpacing inflation. Average household income of \$140,710 is forecast to reach \$176,700 by 2030.

EDUCATIONAL ATTAINMENT

Graduate / Professional: 31%
Bachelor's Degree: 23%
HS Graduate: 14%
Some College: 9%
No HS Diploma: 5%

27.0%
\$100,000 INCOME BRACKET
Broad, stable core rental base

26.8%
HOUSEHOLDS EARNING \$200,000+
Highest income bracket in trade area

ECONOMIC DRIVERS AND MAJOR EMPLOYERS

Silver Spring benefits from one of the most recession-resistant employment bases in the country, anchored by major federal agencies and a growing life sciences ecosystem within miles of downtown.

U.S. FOOD & DRUG ADMINISTRATION (FDA)

10,000+ employees at the White Oak Campus — one of the largest federal scientific campuses in the U.S.

2,000+ scientists & researchers

NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA)

Headquarters at 1315 East-West Hwy in downtown Silver Spring — thousands of federal employees.

National science anchor

DISCOVERY / WARNER

→ BIOS, NETWORKS

Major media presence in downtown Silver Spring, contributing high-wage creative sector employment.

Media & entertainment jobs

SOCIAL SECURITY ADMINISTRATION (SSA)

Major campus in Silver Spring at 10229 New Hampshire Ave, employing thousands of federal workers.

Federal workforce driver

NATIONAL CANCER INSTITUTE / NIH CLUSTER

Adjacent to the biotech-NIH/NIH research ecosystem, Silver Spring serves NIH-affiliated researchers.

Life sciences demand

MONTGOMERY COUNTY GOVERNMENT

County seat and administration bring significant public sector employment throughout the Silver Spring area.

Public sector stability

SILVER SPRING MARKET OVERVIEW

3-Mile Trade Area

\$109,450 Median Household Income (2023)	254,469 Population in 3-Mile Trade Area	+8,636 Household Growth 2010-2023 (+10.1%)
37.5 YEARS Median Age	47,167 Renter Occupied Units	+2.84%/YR Proj. Median Income Growth
\$125,888 Proj. Median Household Income 2030	86.5 East Diversity Index (100 = max)	92,340 Daytime Workers in Trade Area

ESRI TOP TAPESTRY SEGMENT (3 MILES): URBAN CHIC (H4)

Urban Chic households are affluent, well-educated families and professionals in the suburbs of coastal metropolitan areas. They are high-income renters and homeowners with strong consumer spending and exceptional brand loyalty — the gold standard renter profile for multifamily investors.

WHY DOWNTOWN SILVER SPRING IS WHERE PEOPLE WANT TO LIVE

"Silver Spring is a suburb of Washington, D.C. that has been drawing people for years thanks to its early downtown, diverse dining scene, and access to transit."

WALK SCORE: 92

World-class walkability with four short-term rental, dining, shopping, and daily needs within five minutes.

RISE IN SKYLINE

Two high-rise towers (313 & 300 ft) approved and moving toward construction signaling investor and market confidence.

MOST DIVERSE COMMUNITY

Over 100 nationalities represented, making Silver Spring a rare urban enclave where global culture is the norm.

PIKES & TRAILS

Rock Creek Park, Signa Creek Trail and the forthcoming South Silver Spring Urban Park at East-West Hwy add green space.

MARYLAND'S COFFEE CAPITAL

Silver Spring is widely regarded as Maryland's coffee capital — a thriving industry with some anchoring neighborhood diners and locally sourced cafes helping define the community's character.

SILVER SPRING REC CENTER

Opened 2014, pools, gym, fitness studio, kids cafe — a major quality-of-life amenity for residents.

EDUCATION EXCELLENCE

MONTGOMERY COUNTY PUBLIC SCHOOLS — A PREMIER SCHOOL DISTRICT

Silver Spring residents are served by Montgomery County Public Schools (MCPS) — Maryland's largest school district with 160,000+ students across 209 schools. MCPS is widely regarded as one of the finest public school systems in the nation and is a direct driver of family rental demand in the Silver Spring market.

NO. 2
BEST SCHOOL DISTRICT IN MARYLAND (NICHED 2023)

93%+
MCPS SCHOOLS 3+ STARS STATE REPORT CARD 2023

\$785M
SCHOLARSHIPS AWARDED BY CLASS OF 2023

160K+
STUDENTS ACROSS 209 SCHOOLS

MONTGOMERY BLAIR HIGH SCHOOL | SILVER SPRING'S FLAGSHIP

Maryland's largest high school with 3,200+ students. Ranked A+ on Niche, Ranked 42nd in Maryland & top 2,500 nationally (U.S. News 2023). Home to a nationally recognized Science, Math & Computer Science Magnet program plus AP, Gifted & Talented, and IB curricula. Won the National Science Bowl in 1999, 2016, and 2023. Student body reflects Silver Spring's extraordinary global diversity — one of the most diverse high schools in the country.

AP & IB PROGRAMS | Dozens of Advanced Placement and International Baccalaureate course programs students for top universities nationally and globally.

DUAL ENROLLMENT | 2,727 MCPS students earned college credits in 2023-24 — a 24% increase — with graduates attending Harvard, MIT, Howard University, and UMD.

ATHLETICS EXCELLENCE | Largest education-based interscholastic athletics program in Maryland — 29,000+ student athletes, multiple state championships annually.

GREEN SCHOOLS | 113 MCPS campuses (37%) hold Maryland Green Schools certification — expanding the county's own climate action targets.

HISTORICAL OPERATING STATEMENTS (COMBINED)

Combined Portfolio (168 Units)	Year 2023	Year 2024	Dec 2023
OPERATING REVENUE			
Gross Potential Revenue	\$3,040,891	\$3,143,815	\$3,215,486
Vacancy	\$61,488	\$61,409	\$51,601
Rent Rental Revenue	\$2,960,323	\$3,082,404	\$3,178,474
Other Rental Revenue	\$281,601	\$417,666	\$423,984
EFFECTIVE GROSS REVENUE	\$3,198,716	\$3,476,121	\$3,594,188
OPERATING EXPENSES			
Payroll	\$204,838	\$266,949	\$233,474
Utilities	\$414,638	\$439,996	\$443,900
Grounds	\$130	\$5,299	\$7,664
Contracting & Painting	\$274,330	\$138,190	\$176,190
Building Repairs & Maintenance	\$372,561	\$113,897	\$104,279
Service Contracts	\$204,583	\$220,185	\$251,880
Supplies	\$158,190	\$147,565	\$144,683
Administrative	\$333,970	\$404,789	\$347,035
Real Estate & State Taxes	\$237,883	\$293,121	\$285,096
TOTAL OPERATING EXPENSES	\$2,776,909	\$2,978,661	\$2,929,471
NET OPERATING INCOME	\$421,807	\$497,460	\$664,717

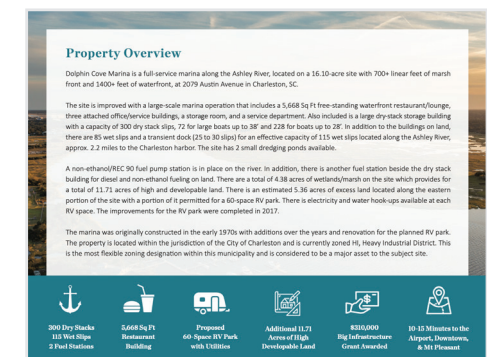
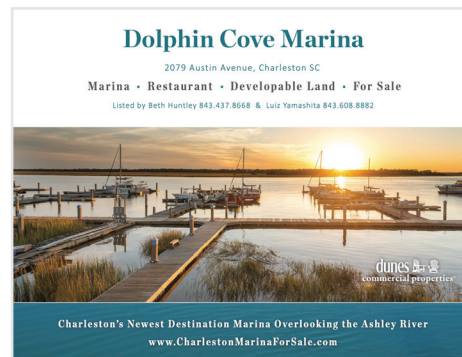
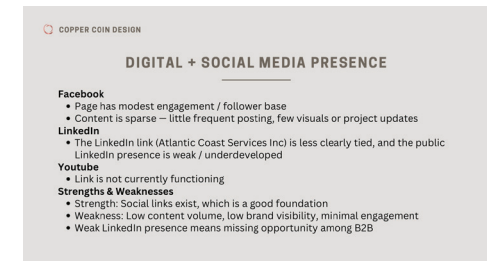
PROPOSAL & PRESENTATION DESIGN

Project: Copper Coin Design Client Marketing Presentation

Designed a standard presentation design that could be adjusted as needed to present to clients based on each project's scope of work (web design, logo, digital, social, print).

Project: Dolphin Cove Marina Listing Presentation

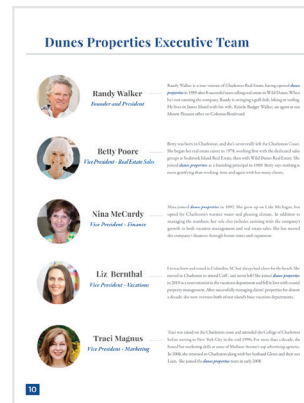
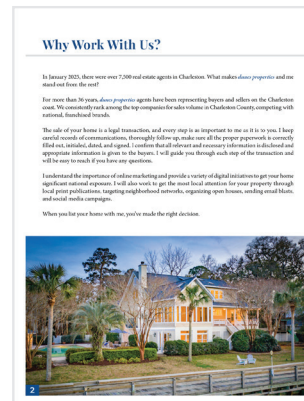
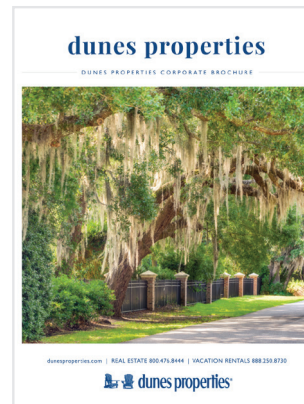
Designed a 12-page custom listing presentation featuring the property description, income projections, and virtually staged imagery that could be taken with agents on listing appointments, or sent via email, to prospective buyers and/or developers.



BUSINESS DEVELOPMENT MATERIALS

Project: Dunes Properties Corporate Brochure (Annual Publication)

Developed an annual 20-30 page client-facing presentation used by agents, leadership teams, and stakeholders to support new business pursuits and communicate market expertise.



BRANDING SYSTEMS

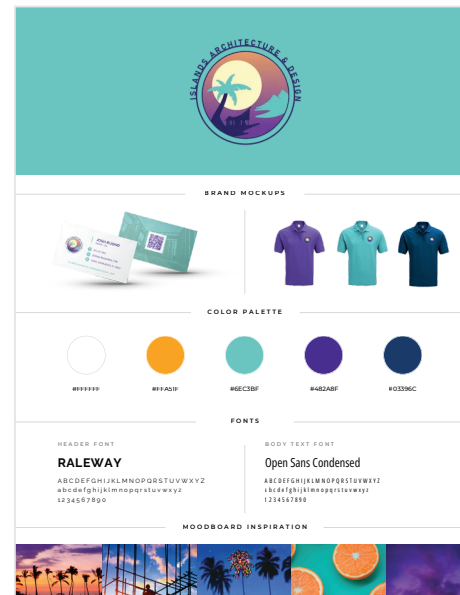
Project: Real Estate Agent Personal Branding

Developed various agent logos according to personal style and agent requests.



Project: Brand Boards

Developed various commercial and residential brand systems with logo options (inherited in the case of IAD), suggested color palette, typography options, and brand imagery.



PRINT MARKETING

Project: Charleston Magazine (Various Ads)

Designed monthly corporate ads as well as individual agent ads to promote brand awareness and featured listings.

1 | Sold in Ravenhill for \$725,000 2 | Sold on Rhy Beach for \$2,200,000 3 | Sold Downtown for \$1,800,000 4 | Sold on Seaboard Road for \$227,000
5 | Sold on Seaboard Road for \$1,475,000 6 | Sold on Seaboard Road for \$1,475,000 7 | Sold on Seaboard Road for \$1,475,000 8 | Sold on Seaboard Road for \$1,475,000
9 | Sold Downtown for \$1,100,000 10 | Sold on Rhy Beach for \$1,200,000 11 | Sold on PVA for \$2,100,000 12 | Sold on Seaboard Road for \$1,200,000

Where History Meets Luxury

Located in Historic Charleston's Harleston Village, these new custom residences showcase the very best of elegant, contemporary living in a classically inspired framework. Curated with the finest materials and finishes, 70 Holley Boulevard & Harleston Gates are created by Bennett Hafford Construction in concert with the City's finest architects and landscape designers. Estimated completion for both in Spring 2020.

70 Holley Boulevard | 4 BR, 4.5 BA, 3027 FT² | 2,000 FT² Private Outdoor Space | www.70Holley.com
Harleston Gates | Just Two Blocks North | Residence #204 | 3 BR, 3.5 BA, 1756 FT²
Residence #202 | 3 BR, 3 BA, 2104 FT² | www.HarlestonGates.com

Real Estate Sales 800.476.8444 | Vacation Rentals 888.250.8730 | dunesproperties.com

Real Estate Sales
Beth Hurley | 843.437.8668 | bhurley@dunesproperties.com
Karin Walker | 843.412.3353 | kwalker@dunesproperties.com

Project: Trifold Brochure, Islands Architecture and Design LLC

Designed a square trifold brochure featuring Island Architecture's services, project examples, contact information, and business card insert.

OUR PROCESS

We believe meaningful design begins with meaningful collaboration. Our team works hand-in-hand with clients, contractors, and consultants to deliver thoughtful, high-quality solutions that exceed expectations.

DISCOVERY & VISION

- We learn your goals, style, and project needs to define a clear vision.

CONCEPT DESIGN

- Early sketches and 3D models explore options and bring ideas to life.

DESIGN DEVELOPMENT

- We refine plans, materials, and details while coordinating costs and engineering.

CONSTRUCTION DOCUMENTS

- High-level drawings ensure accurate pricing and a smooth build.

BUILD SUPPORT

- We assist during construction to maintain design integrity and address questions quickly.

LET'S BRING YOUR VISION TO LIFE

CONTACT US:
(813) 417-9861
info@islandsarchitecturedesign.com
islandsarchitecturedesign.com

ISLANDS ARCHITECTURE & DESIGN

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RESIDENTIAL ARCHITECTURE

At Islands Architecture & Design, LLC, we bring vision to life through thoughtful, full-service architecture—both residential and commercial.

REMODELS
Transform your existing space with thoughtful, modern updates that enhance function, comfort, and long-term value.

TINY HOMES
Smart, efficient tiny home designs that maximize space for minimalist, compromising comfort or aesthetics.

ADDITIONS
Expand your home with seamlessly integrated additions designed to complement your lifestyle and architectural style.

FULL CUSTOM
Bring your vision to life with fully customized homes tailored to your needs, preferences, and architectural goals.

BUSINESS CARD INSERT

WAREHOUSE
Purpose-driven warehouse designs that support operational efficiency, durability, and future scalability.

RESTAURANT & BAR
Create lasting, operationally smart dining and bar environments that balance aesthetic ambiance with functional flow.

RETAIL & EVENT SPACE
Design dynamic retail and event spaces that elevate customer experience and support flexible, high-impact use.

MULTI-FAMILY & HOTEL
Design vibrant, multi-unit properties that elevate customer experience and support flexible, high-impact use.

COMMERCIAL ARCHITECTURE

We don't just design buildings—we create lasting partnerships built on collaboration, innovation, and a deep understanding of your vision.

8

PRINT MARKETING

Project: Dunes Properties Custom Agent Marketing (Various)

Designed a wide range of custom agent marketing materials including postcards, rack cards, business cards, print ads, door hangers, signage, swag — you name it.

Featured: *Homes and Land* Magazine spread; branded commercial business kiosk; custom agent real estate yard signs; corporate sponsored cornhole tournament poster; agent grocery store cart advertisement; *Southern Flavor* Magazine vacation rental ad; agent tri-fold mailer.

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FOOD TRUCKS MUSIC CASH PRIZES GAMES BY THE BAG

CORNHOLE TOURNAMENT

1st Place: 3-Night Vacation Rental
2nd Place: \$250
Double Elimination

\$40/Team
*Early Bird \$15/\$27

Register:
dunesproperties.com/cornhole

Sunday, Nov. 8
12:00-5:00p
Bags fly @ Noon

Folly Beach County Park
13100 W. Ashley Avenue
Folly Beach, SC 29506

Coordinated by
 **BOARDSPACE**
Custom Color Co.



The 2nd Annual Folly Beach Battle of the Bags

Sponsored by
 **dunes properties™**

KVCU
Competition • Marketing • Sales

Whether you're buying or selling, Sandy patcher should have been in the process, and it's all about family!
 You can't go wrong.

Whether you're buying or selling, Sandy patcher should have been in the process, and it's all about family!
 You can't go wrong.

Excellent Commission plan

Honest, Top Notch Representation

Superior Marketing



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the best of your life.
Make your move.

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(843) 209-4576

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Help Notebook

Neighborhood Newsletter February 2023

What will we do through another year of a worldwide pandemic? We will continue to do all we can to bring our city of the heartlands back to normal and ease the stress and strain of life. After all, this is our home. We are the ones who have the power to be successful here, and we will be. The good news is that we have the power to make this year the best year ever and for the future. We will continue to work hard and smart for our family, especially considering how hard and stressful the housing market is. We will continue to work hard and smart for our family, especially considering how hard and stressful the housing market is. We will continue to work hard and smart for our family, especially considering how hard and stressful the housing market is.



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Check out this 2023 year-end market statistics for your neighborhood below!

2023 Year-End Market Status	No. Sold	Median Sale Price	Median List Price	Days on Market	Current For Sale Inventory
Huntington Woods	13	\$5,950,000	\$2,942,500	0	N/A
Sandhill	26	\$448,000	\$239,399	7	1 Under Contract
Norridge	24	\$463,500	\$240,000	6	1 Under Contract
Wesport	6	\$1,512,500	\$127,800	3	1 Under Contract
Parkville	7	\$5,100,000	\$109,251	3	N/A

Want to learn more about real estate, or know someone who does?

We are more than just a realtor. We can show you how to:

- Sign up to search and save your favorite properties
- Download our mobile app to see search and save on the go
- Get a free virtual tour of any property
- Get a free virtual tour of any property
- Get a free virtual tour of any property

Call, text, or email to learn more about:

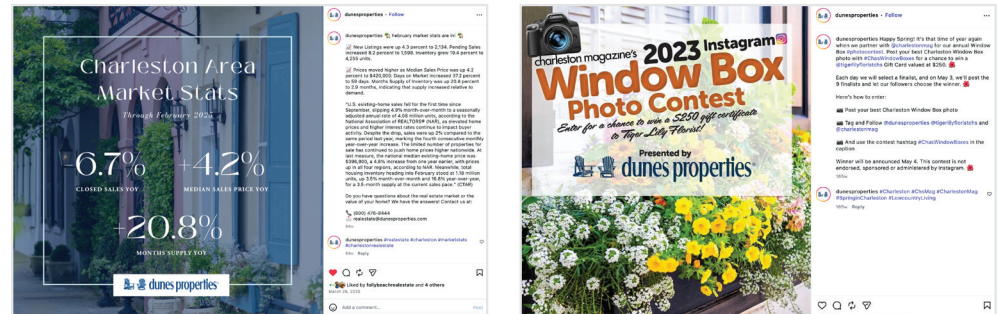
Chris Nickeas: 937.686.7622 | garnish@nichesdelights.com
 Zoe Stinner: 937.686.7622 | zoe@nichesdelights.com



DIGITAL MARKETING

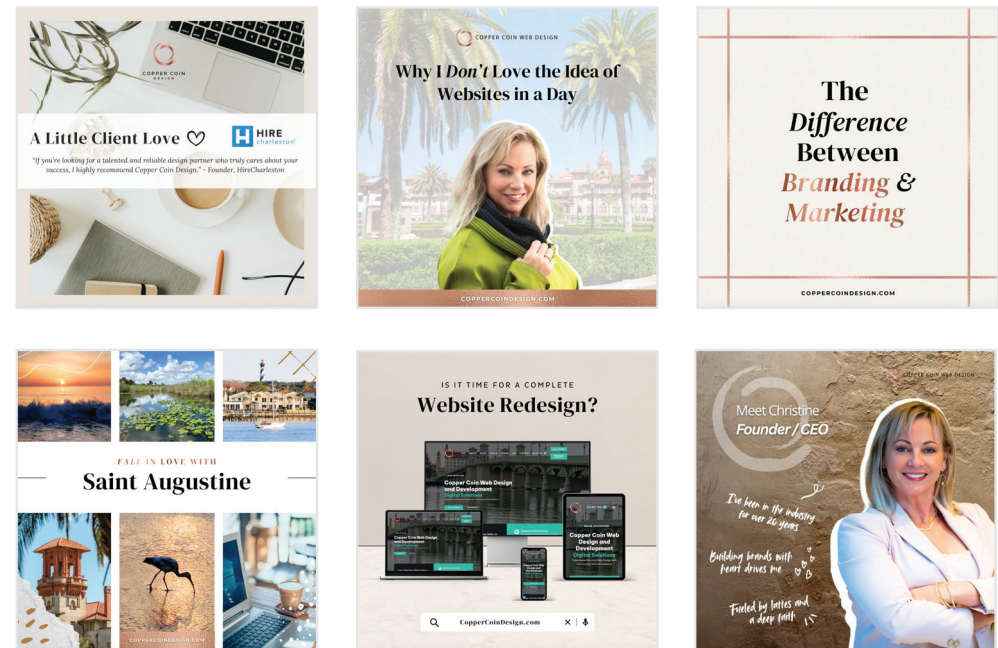
Project: Dunes Properties Social Media Posts

Developed various campaigns, promoted posts, and collaborations to drive social engagement, build brand awareness, and generate leads for agents and real estate listings.



Project: Copper Coin Design Social Media Revamp

Designed a fresh, new look for the Copper Coin Instagram using updated brand colors, fonts, and imagery while maintaining brand integrity.





**GET IN
CONTACT**

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