NOBLE GROUP | eXp REALTY | POWERED BY PLACE

MULTIFAMILY

Prime Investment Opportunity

1949 Naylor Rd SE, Washington, DC 20020

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PROPERTY DESCRIPTION

Noble Group is pleased to present 1949 Naylor Rd SE, a newly constructed 29-unit multifamily investment opportunity in Washington, D.C.'s Fairlawn–Anacostia area.

The approximately 19,720 SF property offers a diversified mix of studio, one-bedroom, and two-bedroom residences featuring modern kitchens, stainless steel appliances, dishwashers, microwaves, refrigerators, garbage disposals, in-unit washer/dryers, and electric heating. The new-construction profile provides investors with a modern asset designed for today's rental market while limiting near-term capital improvement requirements.

At stabilization, the property is projected to generate approximately $783,000 in annual residential GPR, plus approximately $30,000 in parking income, resulting in approximately $813,000 in total gross income and $610,658 in stabilized NOI.

The property is strategically positioned near Skyland Town Center and benefits from convenient access to I-295, Capitol Hill, Navy Yard, the Anacostia waterfront, Joint Base Anacostia-Bolling, the U.S. Coast Guard Headquarters, Downtown Washington, D.C., and National Harbor. Nearby public transportation, retail, dining, parks, and continued public and private investment throughout Southeast D.C. further enhance the property's long-term positioning.

1949 Naylor Rd SE offers investors a compelling combination of new construction, strong projected income, modern unit finishes, diversified rental demand, and long-term growth potential in an evolving Washington, D.C. submarket.

TROPHY ASSET

SUBJECT PROPERTY
1949 Naylor Rd SE

NEIGHBORHOOD
Fairlawn / Anacostia, Washington, DC

ASSET TYPE
MULTIFAMILY

ASSET BREAKDOWN

Noble Group proudly presents a rare opportunity to acquire a premium multifamily property in Washington, D.C.

29-UNIT	$813K	NEW	FAIRLAWN-ANACOSTIA
MULTIFAMILY	GROSS INCOME	CONSTRUCTION	SE DC

PROPERTY HIGHLIGHTS

New Construction
Residential Multifamily

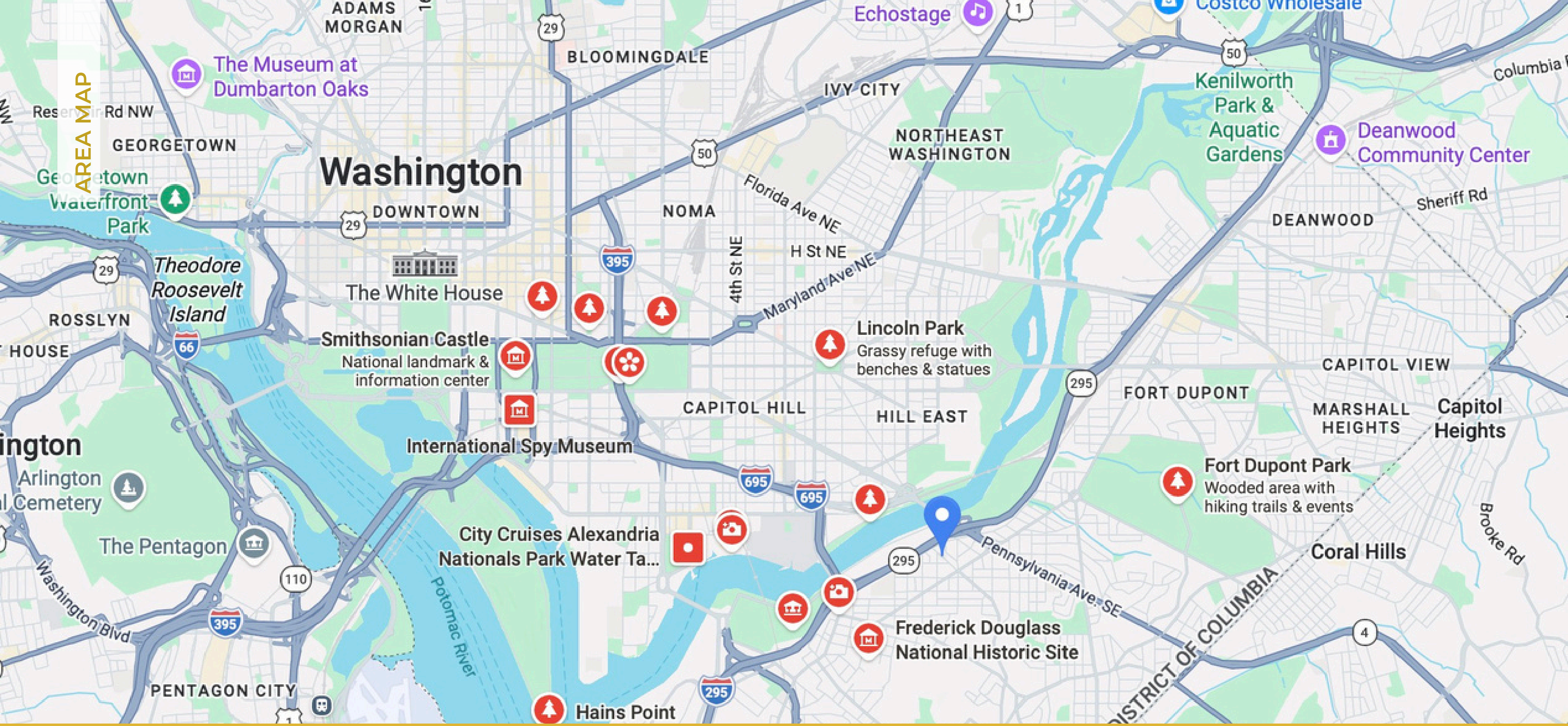
Gross SF:
19,720 SF.

Zoning:
RA-2 (Residential Apartment).

Units:
29 residential dwelling units.

MULTIFAMILY | RENT GROWTH UPSIDE | QUALITY IS IN THE DETAILS

AREA MAP

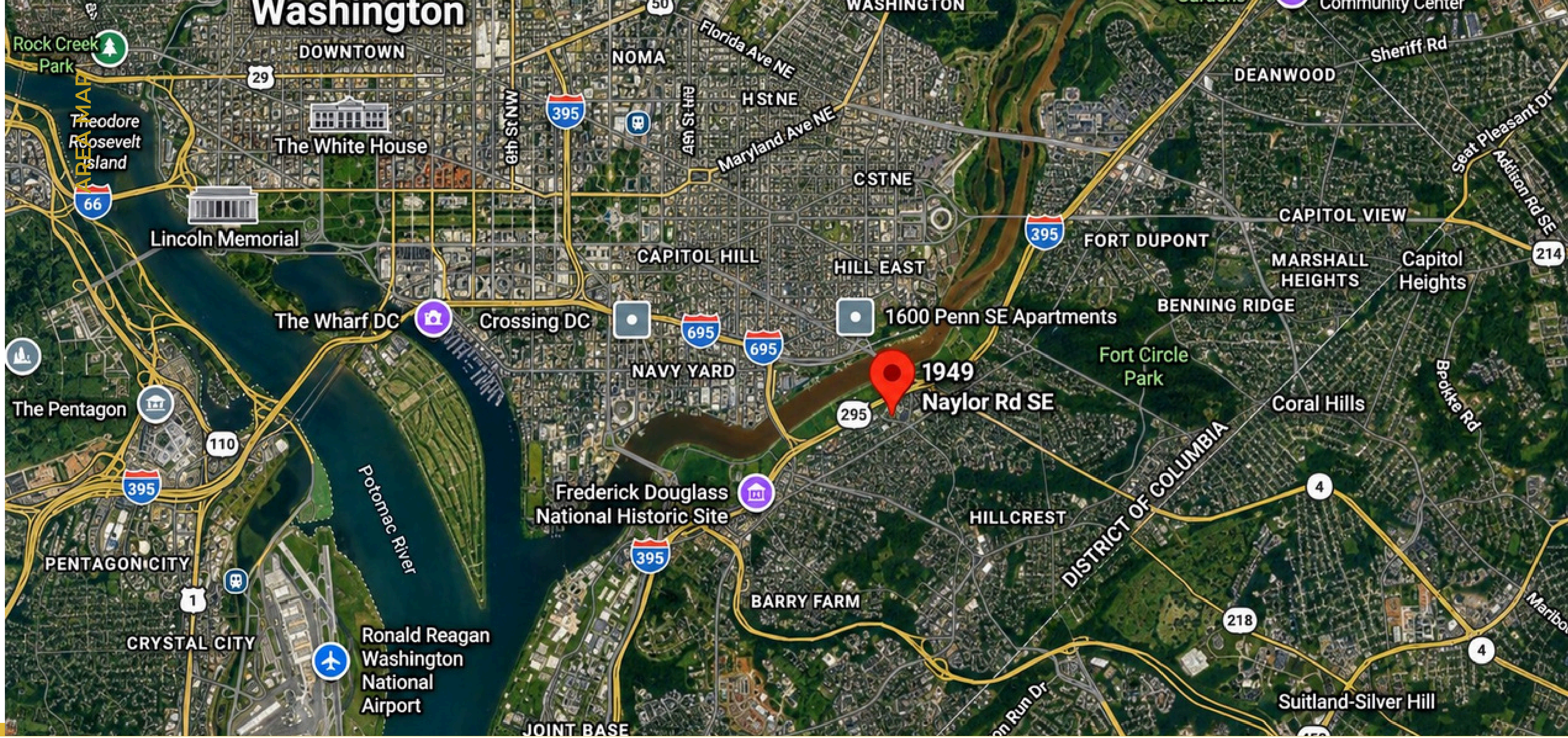


STRATEGIC LOCATION

SUBJECT PROPERTY
1949 Naylor Rd SE

NEIGHBORHOOD
Fairlawn / Anacostia, Washington, DC

ASSET TYPE
MULTIFAMILY



STRATEGIC LOCATION

SUBJECT PROPERTY
1949 Naylor Rd SE

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ASSET TYPE
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STREET VIEW

STRATEGIC LOCATION

SUBJECT PROPERTY
1949 Naylor Rd SE

NEIGHBORHOOD
Fairlawn / Anacostia, Washington, DC

ASSET TYPE
MULTIFAMILY

STRATEGIC LOCATION

SUBJECT PROPERTY
1949 Naylor Rd SE

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Fairlawn / Anacostia, Washington, DC

ASSET TYPE
MULTIFAMILY

APARTMENT

STRATEGIC LOCATION

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ASSET TYPE
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UNIT FEATURES

Built to condominium-grade specifications

- Durable Luxury Vinyl Flooring
- Modern Cabinetry
- Quartz Countertops
- Stainless Steel Appliances

IN-UNIT WASHER & DRYER

Convenience and modern living in every residence.

AMPLE NATURAL LIGHT THROUGHOUT

Designed with large windows and an open layout to maximize natural light and comfort.

BUILT WITH QUALITY

SUBJECT PROPERTY
1949 Naylor Rd SE

NEIGHBORHOOD
Fairlawn / Anacostia, Washington, DC

ASSET TYPE
MULTIFAMILY

UNIT MIX & RENT SCHEDULE

Subject Property: **1949 Naylor Rd SE**

UNIT TYPE	UNITS	AVG. SF	RENT / UNIT	MONTHLY REVENUE
Studio 1 BA	2	550 SF	$1,650	$3,300
1 BR / 1 BA	7	600 SF	$1,850	$12,950
2 BR / 1 BA	15	750 SF	$2,450	$36,750
2 BR / 2 BA	5	850 SF	$2,450	$12,250
TOTAL / AVG.	**29**	**~731 SF**	**~$2,250**	**$65,250**

ANNUAL RESIDENTIAL GPR
$783,000

TOTAL GROSS INCOME
$813,000

STABILIZED NOI
$610,658

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INVESTMENT HIGHLIGHTS

KEY INVESTMENT METRICS	STABILIZED PERFORMANCE
29 Units	New Construction Multifamily
Residential GPR	$783,000 / Year
Total Gross Income	$813,000 / Year
Stabilized NOI	$610,658 / Year
NOI Margin	~75%
Monthly Residential Rent	$65,250
Average Rent / Unit	~$2,250 / Month
Parking Income	$30,000 / Year

RESIDENTIAL GPR	TOTAL GROSS INCOME	STABILIZED NOI	NOI MARGIN
$783,000 / YEAR	$813,000 / YEAR	$610,658 / YEAR	~75%

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