



1908 M Street NE

Washington, DC 20002

Investment Highlights

THE OPPORTUNITY

1908 M Street NE offers a well-located four-unit multifamily asset in Northeast DC's Trinidad neighborhood. Each of the four units is a spacious 2BR/1BA layout exceeding 800 square feet, and the building is equipped with solar panels that offset electricity costs. At 50% occupancy, the property suits both investors pursuing value-add upside and owner-occupants seeking to offset housing costs with rental income. The two occupied units generate in-place rents of \$2,596 and \$2,234.

RENT CONTROL EXEMPT

As a four-unit property, 1908 M Street NE qualifies for exemption from DC rent control. This status gives ownership the flexibility to adjust rents to market as units turn, a meaningful advantage over larger, regulated assets.

IDEAL FOR OWNER-OCCUPANTS

Two vacant units allow a buyer to move in immediately while the balance of the building generates income. It's a straightforward path to reduced monthly housing costs and equity accumulation in a supply-constrained submarket.

STRATEGIC LOCATION

Less than one mile from the H Street Corridor and the RFK Campus redevelopment, a \$3.7B redevelopment project spanning 180 acres. In addition to a brand new stadium, the project will deliver 6,500 housing units, parks, and injecting an estimated \$24B into the local economy.

Asset Snapshot

4

MULTIFAMILY UNITS

\$2,415

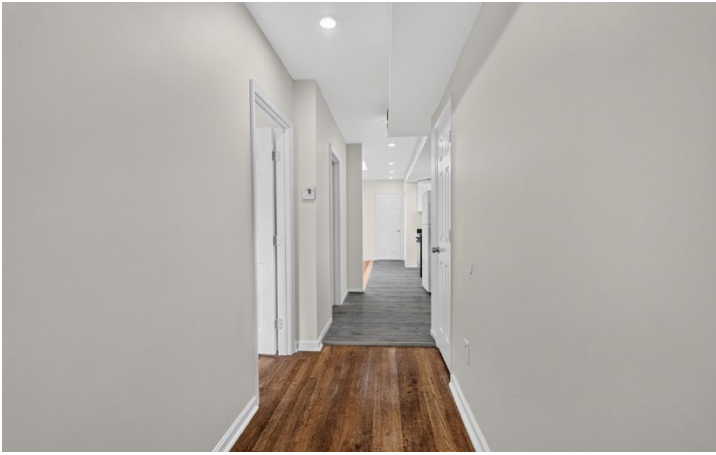
AVG. EFFECTIVE RENT

50%

OCCUPANCY

1939

YEAR BUILT



Local Map



DEAL TEAM CONTACTS

Jacob Krens
Senior Associate
240.913.5393
jkrens@greysteel.com

Michael Murray
Director
202.796.1106
mmurray@greysteel.com

W. Kyle Tangney
Senior Managing Director
202.280.2730
ktangney@greysteel.com

Herbert Schwat
Managing Director
202.618.3419
hschwat@greysteel.com

Nigel Crayton
Senior Director
202.919.9400
ncrayton@greysteel.com

Greysteel

Shaping Capital Markets.

Greysteel | 4800 Hampden Lane | Suite 950 | Bethesda, MD 20814 | 202.280.2722
DC #RE09371301 | Broker of Record: Ari Firoozabadi | BR98371298 | 202.280.2722

© 2026 Greysteel. This content is for informational purposes only. Greysteel and Greysteel's representatives make no representations or warranties, express or implied, regarding the accuracy, adequacy or completeness of this information or linked content. Recipients shall be responsible for performing their own independent review, and this is not intended to and does not constitute legal, financial, tax or professional advice. The information included in this report is deemed reliable, but not guaranteed. Recipient's use of information or linked content is at their own risk. All Greysteel offerings are subject to prior placement, withdrawal, cancellation, or modification without notice; and parties to an offering shall not be liable for any losses, costs, or damages incurred as a result of the information provided.

Offices Nationwide | License Information and Online Disclosures | www.greysteel.com