

# INVESTMENT OPPORTUNITY

## Three-Story Apartment Building Comprised of Seven Units 228 Manor Circle Takoma Park, MD 20912

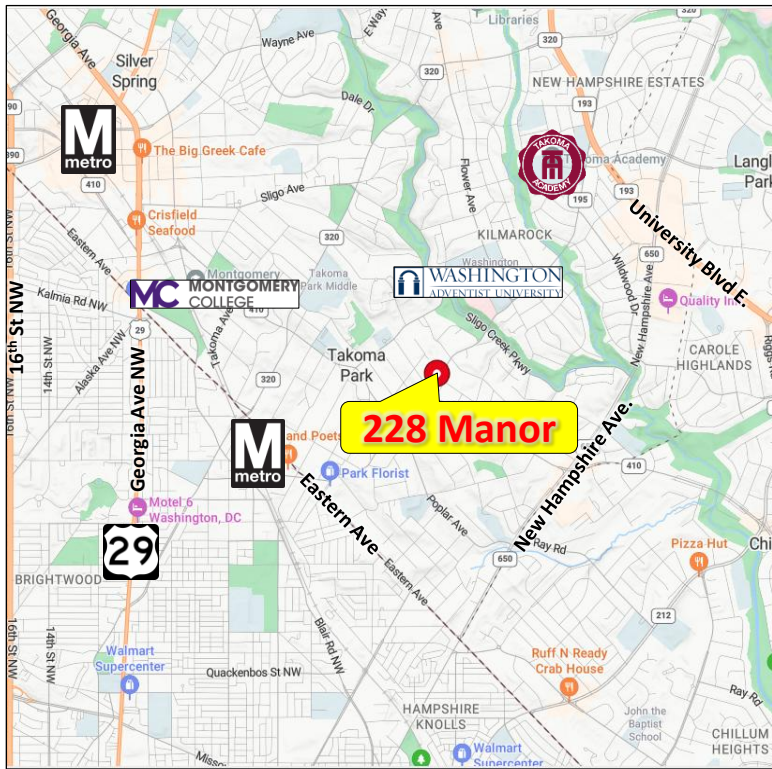
### OFFERING SUMMARY:

Price: \$799,000  
Zoning: R-20  
GBA: 3,150 SF  
Lot Size: 9,267 SF  
Units: Seven (7)  
Unit Mix: Two (2) 1-Bedrooms,  
Five (5) Studios  
Occupancy: 100%



### INVESTMENT HIGHLIGHTS:

- Five units remodeled in 2025
- .9 mile walk to Metro
- One block to Takoma Park dining and retail
- Fully occupied and permitted
- One and two-year leases
- Tenants pay trash and electric (Pepco) May through September
- Landlord pays common area gas (Washington Gas), water and electric October through April
- On site paved parking lot and street parking for guests
- Hot water heater replaced in 2025
- Roof replaced in 2023
- Located outside of historic district



For more details or to arrange a tour please contact:

# 301.961.9696

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ALEXANDER, MONTROSE, RITTENBERG  
Commercial Real Estate Brokerage  
Est. 1994

Celebrating  
**32** Years  
1994-2026



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## UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	1Bdr 1Bath	635 - 800	\$1,046/mo - \$1,139/mo	\$2,185
5	Studio	215 - 570	\$950/mo - \$1,100/mo (each)	\$5,255

## OPERATING DATA

Income	Current
Gross Annual Rent	\$89,280.00
Less: Vacancy/Deductions - 5%	(\$4,464.00)
Equipment Rental (AC Units May - Sept.)	\$875.00
Effective Gross Income	\$85,691.00
Less: Expenses	(\$29,291.83)
<b>Net Operating Income</b>	<b>\$56,399.17</b>

EXPENSES	
Real Estate Taxes (2025)	\$14,361.99
Insurance	\$2,260.00
Utilities	\$3,906.00
Contract Services	\$1,800.00
Management Fee (8%)	\$6,963.84
<b>Total Expenses</b>	<b>\$29,291.83</b>
<b>Expenses per Unit</b>	<b>\$4,184.55</b>

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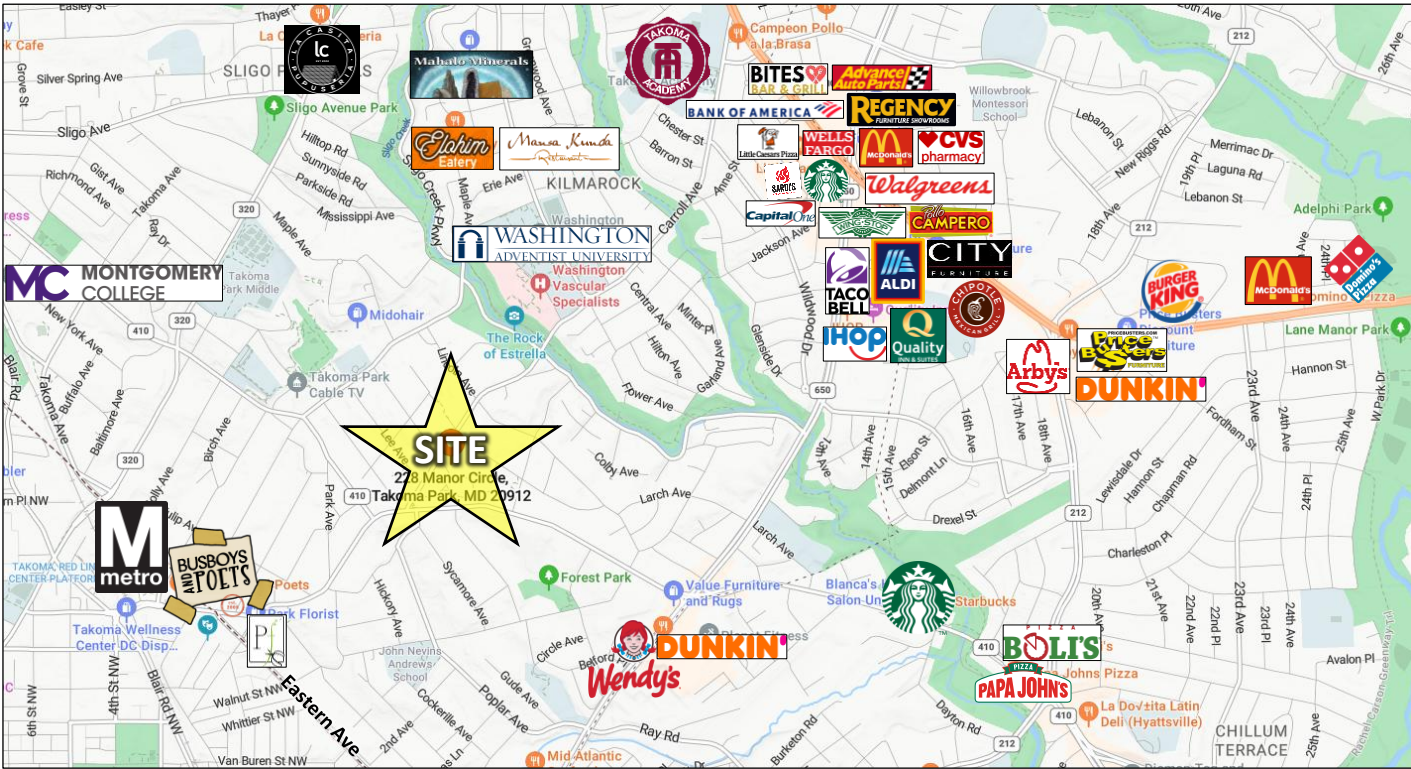


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