

75 New York Avenue NW

Washington, DC 20001



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Investment Highlights

THE OPPORTUNITY

75 New York Avenue NW offers a well-located duplex in Truxton Circle, within a short walk of the NoMa-Gallaudet U Metro station. The property consists of a 4BR/2.5BA upper unit and a 1BR/1BA-plus-den lower unit, generating \$5,000 and \$2,390 per month respectively - \$7,390 in gross monthly income, fully occupied.

STRATEGIC TRANSIT LOCATION

Positioned along New York Avenue between Mount Vernon Square and Union Market, the asset offers connectivity that few DC duplexes can match: roughly a 10-minute walk to the Red Line at NoMa-Gallaudet U and under 15 minutes to the Green and Yellow lines at Mount Vernon Square, with direct vehicular access to I-395 and onward to Maryland and Virginia.

RENT CONTROL EXEMPT

As a two-unit property, 75 New York Avenue NW 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 INVESTORS

This fully leased opportunity generates \$7,390 in monthly rental income which equates to \$88,680 on an annual basis. With current Rent Control guidelines, there is no limit on future rent increases that can be utilized on turnover.

Asset Snapshot

2

MULTIFAMILY UNITS

\$3,695

AVG. EFFECTIVE RENT

100%

OCCUPANCY

1915

YEAR BUILT



Local Map



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