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**TWELVE UNIT MULTIFAMILY OFFERING**  
**2901 GAINESVILLE ST. SE**  
**WASHINGTON, DC 20020**

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**SELLER EXCLUSIVE AGENT**

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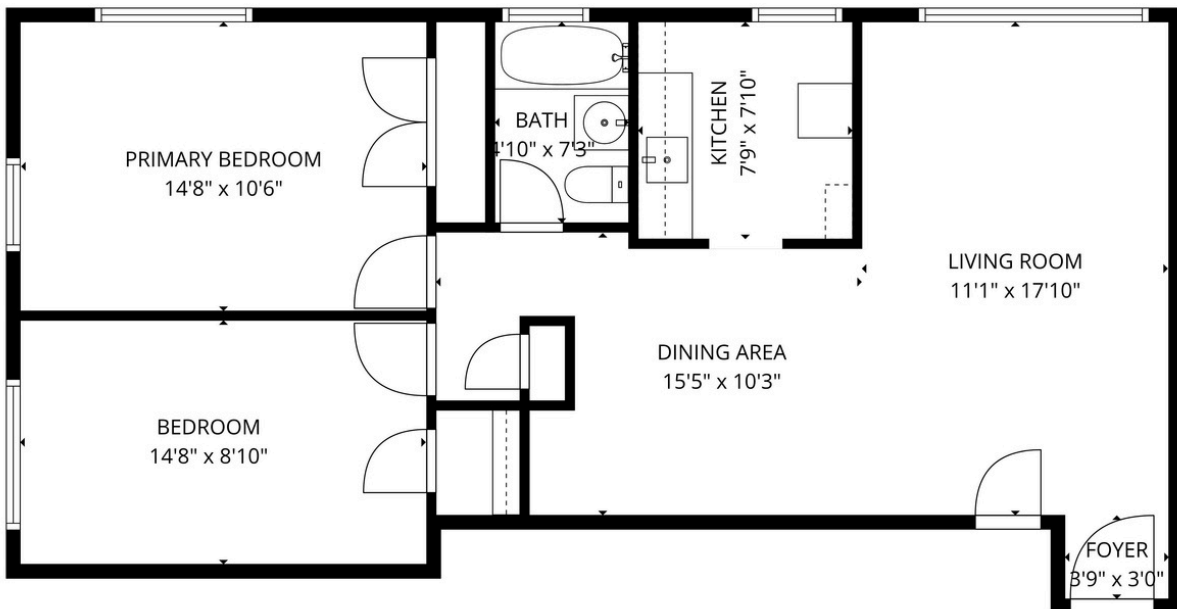
INDIA WHITLOCK

HELLO@MADISONMASONHOMEGROUP.COM

443-499-2431



2901 GAINESVILLE ST. SE  
WASHINGTON, DC 20020  
**FLOOR PLAN**



**TOTAL: 780 sq. ft**  
1st floor: 780 sq. ft  
EXCLUDED AREAS: WALLS: 65 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## 2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

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MADISON MASON HOME GROUP IS PLEASED TO PRESENT **2901 GAINESVILLE STREET SE**, A 12 UNIT MULTIFAMILY APARTMENT BUILDING LOCATED IN WASHINGTON DC'S RAPIDLY DEVELOPING **FAIRFAX VILLAGE / HILLCREST CORRIDOR**. THIS WELL POSITIONED ASSET OFFERS A RARE OPPORTUNITY TO ACQUIRE A FULLY RESIDENTIAL BUILDING IN AN APPRECIATING SOUTHEAST DC SUBMARKET KNOWN FOR STRONG RENTAL DEMAND, ACCESS TO MAJOR COMMUTING ROUTES, AND CONSISTENT OCCUPANCY.

THE PROPERTY CONSISTS OF **TWELVE SPACIOUS 2 BEDROOM, 1 BATHROOM UNITS**, OFFERING GENEROUS LAYOUTS, NATURAL LIGHT, AND THE ABILITY TO ENHANCE INTERIORS FOR IMPROVED REVENUE PERFORMANCE. THE BUILDING SITS ON A QUIET RESIDENTIAL STREET SURROUNDED BY SINGLE FAMILY HOMES, NEIGHBORHOOD GREEN SPACE, RETAIL CONVENIENCES, AND MULTIPLE TRANSPORTATION OPTIONS.

WITH CONTINUED GROWTH AND REVITALIZATION IN THIS POCKET OF SOUTHEAST DC, THE ASSET OFFERS BOTH STABILITY AND LONG TERM VALUE CREATION THROUGH STRATEGIC UPGRADES, RENTAL REPOSITIONING, AND OPERATIONAL EFFICIENCY.

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# LOCATION OVERVIEW

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## **A STRONG AND EVOLVING SOUTHEAST DC NEIGHBORHOOD**

**2901 GAINESVILLE STREET SE IS LOCATED IN FAIRFAX VILLAGE, ADJACENT TO THE DESIRABLE AND ESTABLISHED HILLCREST COMMUNITY. THIS AREA CONTINUES TO GROW WITH NEW DEVELOPMENT, IMPROVING RETAIL OPTIONS, AND STRONG DEMAND FOR QUALITY RENTAL HOUSING. WITHIN MINUTES, RESIDENTS CAN ACCESS:**

- HILLCREST RECREATION CENTER
- GIANT FOOD AND SAFEWAY
- PENN BRANCH SHOPPING CENTER
- ANACOSTIA PARK
- THE SHOPS AT PENN BRANCH (ACTIVE REDEVELOPMENT)
- GOOD HOPE MARKETPLACE
- MULTIPLE LOCAL EATERIES AND SERVICES

### **EMPLOYERS NEARBY**

- DHS HQ AT ST. ELIZABETHS
- DC HEALTH
- DC PUBLIC SCHOOLS
- MEDSTAR WASHINGTON HOSPITAL CENTER
- UNITED MEDICAL CENTER
- FEDERAL AGENCIES ACROSS THE CAPITOL HILL CORRIDOR

### **TRANSPORTATION**

- RAPID BUS LINES ALONG PENNSYLVANIA AVE SE
- CLOSE TO SOUTHERN AVE METRO
- QUICK ACCESS TO I-295, I-395, AND SUITLAND PARKWAY

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# KEY PROPERTY DATA

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

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**ADDRESS:** 2901 GAINESVILLE ST SE, WASHINGTON DC

**NUMBER OF UNITS:** 12

**UNIT MIX:** 12 UNITS, ALL 2 BEDROOM 1 BATHROOM

**STORIES:** 2

**OCCUPANCY:** 91.7%

**YEAR BUILT:** 1952

**SITE:** MULTIFAMILY RESIDENTIAL

**OWNERSHIP:** FEE SIMPLE

**PARKING:** STREET / POTENTIAL ON SITE DEPENDING ON CONFIGURATION

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# PROPERTY SPECIFICATIONS

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

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## **SITE DETAILS**

12 RESIDENTIAL UNITS

ALL 2 BEDROOM, 1 BATHROOM

SOLID BRICK CONSTRUCTION

RESIDENTIAL ZONING (RA-5)

ON SITE MECHANICAL SYSTEMS TO CONFIRM

HEATING TYPE TO CONFIRM

PLUMBING/ELECTRICAL DETAILS TO CONFIRM

## **UNIT FEATURES**

SPACIOUS 2 BEDROOM LAYOUTS

LARGE WINDOWS AND NATURAL LIGHT

FUNCTIONAL KITCHENS

TILE OR LVP FLOORING

UPDATED OR PARTIALLY UPDATED BATHROOMS

## **POTENTIAL UPGRADE PACKAGE**

STAINLESS STEEL APPLIANCE PACKAGE

QUARTZ OR GRANITE COUNTERS

MODERN CABINET HARDWARE

LVP FLOORING

CONTEMPORARY LIGHTING FIXTURES

UPDATED BATHROOM VANITIES

**[CLICK HERE FOR PROPERTY  
PHOTOS/VIRTUAL TOUR](#)**



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# COMPARABLE PROPERTY SALES

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

## Comparable Property Sales (16 Units or Less)

Property Address	Units	Sale Date	Sale Price	Price per Unit	Notes
2440 S St SE	11	6/16/2025	\$715,000	\$65,000	Portfolio sale, Anacostia
2501 Naylor Rd SE	8	6/16/2025	\$504,000	\$63,000	Value add profile
1715 V St SE	8	12/30/2024	\$1,300,000	\$162,500	Stabilized asset
1525 19th St SE	16	8/27/2024	\$1,775,000	\$110,938	High vacancy at sale

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# CURRENT FINANCIAL PERFORMANCE

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## GROSS POTENTIAL RENT (BASED ON RENT ROLL)

CURRENT OCCUPIED RENT (11 UNITS): \$11,190 PER MONTH

VACANT UNIT AT MARKET ASKING (\$1,200): \$1,200 PER MONTH

TOTAL GPR (ANNUALIZED):

$\$12,390 \times 12 = \$148,680$

VACANCY FACTOR (5 PERCENT)

$\$148,680 \times 5 \text{ PERCENT} = \$7,434$

EFFECTIVE GROSS INCOME (EGI)

$\$148,680 - \$7,434 = \$141,246$

## OPERATING EXPENSES (ACTUAL 2024)

- REPAIRS & MAINTENANCE: \$49,224
- TAXES & LICENSES: \$10,263
- TRAVEL: \$2,172
- EMPLOYEE BENEFITS: \$11,838
- INSURANCE: \$14,154
- UTILITIES: \$31,359
- LEGAL & PROFESSIONAL: \$2,187
- ADMINISTRATIVE (OTHER): \$4,251

TOTAL OPERATING EXPENSES:

\$141,548

NET OPERATING INCOME (ACTUAL 2024)

EGI: \$141,246

EXPENSES: \$141,548

NOI: -\$302

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## VALUE ADD PROJECTION

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

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ALL UNITS ARE 2 BEDROOM, 1 BATH

CURRENT AVERAGE RENT: \$1,017

MARKET RENT (POST-RENOVATION): \$1,450-\$1,550

WE WILL CONSERVATIVELY MODEL \$1,450.

STABILIZED RENT POTENTIAL

12 UNITS × \$1,450 = \$17,400 PER MONTH

RENOVATION UPLIFT = \$208,800 PER YEAR

\$208,800 - \$148,680 = \$60,120 ANNUAL UPSIDE

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## VALUE ADD PRO FORMA

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

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STABILIZED YEAR

POTENTIAL RENTAL INCOME (POST-RENO): \$208,800

OTHER INCOME (LAUNDRY, FEES EST.): \$3,600

TOTAL INCOME: \$212,400

VACANCY (5 PERCENT)=\$10,620

EFFECTIVE GROSS INCOME (EGI)

-\$212,400 - \$10,620 = \$201,780

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## EXPENSES STABILIZED +3% GROWTH

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### EXPENSES (STABILIZED AT 2024 ACTUAL + 3 PERCENT GROWTH)

- REPAIRS + MAINTENANCE: \$49,224 → \$50,701
- TAXES & LICENSES: \$10,263 → \$10,571
- 
- INSURANCE: \$14,154 → \$14,579
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- UTILITIES: \$31,359 → \$32,300
- PAYROLL / ADMIN / MISC.: \$20,000 (ESTIMATED STABILIZED)
- LEGAL & PROFESSIONAL: \$2,187 → \$2,252
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- TRAVEL / OPERATIONAL: \$2,172 → \$2,237

TOTAL STABILIZED EXPENSES: \$134,640

# DC RENT COMPARABLES

2901 GAINESVILLE ST. SE WASHINGTON, DC 20020

Property Name	Distance from Subject	Unit Size (SF)	Rent	Rent per SF	Notes
<b>Fairfax Village Apartments</b>	0.3 miles	750 SF	<b>\$1,350</b>	<b>\$1.80</b>	Classic finishes, similar vintage,
<b>The Courts at South Capitol</b>	1.9 miles	800 SF	<b>\$1,550</b>	<b>\$1.94</b>	Renovated interiors,
<b>Parkchester Apartments</b>	1.1 miles	720 SF	<b>\$1,450</b>	<b>\$2.01</b>	Comparable garden style
<b>Rockburne Estates</b>	2.0 miles	820 SF	<b>\$1,600</b>	<b>\$1.95</b>	Strongly renovated
<b>Hillcrest Heights Area</b>	1.4 miles	700 SF	<b>\$1,300</b>	<b>\$1.86</b>	Represents classic unrenovated 2BR



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## DC DEMOGRAPHICS

Category	1 Mile (Neighborhood)	3 Mile (SE DC Area)	5 Mile (Greater DC Metro)	
Population	54,000	150,000	796,000	
Median Household	\$57,000	\$65,000	\$106,000	
Average Household	\$103,000	\$103,000	\$106,000	
Median Age	33	34	34.9	
Households	23,500	60,000+	389,000	
Persons per Household	2.2	2.2 – 2.4	2.0 – 2.2	
Renter Occupancy	60 percent	60 percent	60 percent	
Owner Occupancy	40 percent	40 percent	40 percent	

SOURCE: CENSUS REPORTER ACS ESTIMATES, POINT2HOMES DEMOGRAPHICS, DATAUSA DC METRO PROFILE, CENSUS QUICKFACTS.



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# GENERAL OFFERING DISCLAIMER

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**THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY MADISON MASON HOME GROUP  
SOLELY**

**FOR INFORMATIONAL PURPOSES IN CONNECTION WITH A POTENTIAL ACQUISITION OF THE  
GAINESVILLE TWELVE LOCATED AT 2901 GAINESVILLE STREET SE IN WASHINGTON DC. ALL  
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WITHOUT NOTICE.**

**FOR ADDITIONAL INFORMATION OR TO SCHEDULE A PROPERTY TOUR PLEASE CONTACT:**

**MADISON MASON HOME GROUP**

**[WWW.MADISONMASONHOMEGROUP.COM](http://WWW.MADISONMASONHOMEGROUP.COM)**

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