

1027 16th Street NE Development Opportunity



EXECUTIVE SUMMARY

Scheer Partners and RE/Max Realty Centre, as the exclusive representative of the Seller, are pleased to present a development opportunity in the rapidly developing Trinidad neighborhood of Washington DC. The Property is a 4 Unit Apartment building comprising 2,640 Square Feet, expandable to 3,960 SF situated on a 2,970 SF lot. Originally built in 1940, the Property lent itself to redevelopment, adding a floor and

creating condominiums for sale in the robust market we are experiencing. All units are rented, with 3 units performing. It is contemplated that units will be vacated contemporaneous with closing.

The Property is nicely located in the center of the Trinidad neighborhood and is proximate to Capital Hill, the H Street Corridor, Gallaudet University and the acclaimed Union Market. As reflected in the chart, the population grew at a rapid pace from 2010 to today and is expected to continue.

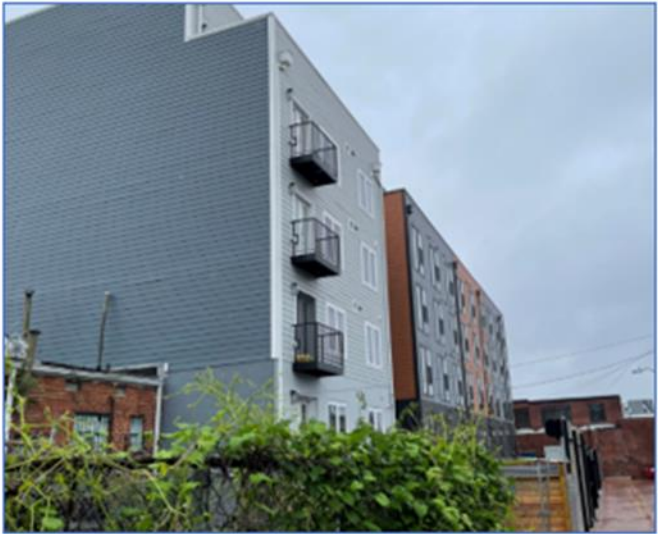


Location

- ✓ **Unparalleled Access**
- ✓ **Metro, Streetcar and close proximity to all city destinations**
- ✓ **Strong Government Demand Drivers**
- ✓ **Affordable and Highly Educated Workforce**

Property Information

Construction		Operations	
Type	Brick and Frame	Washington Gas	Tenant Paid
Parking	Street/Alley Access	Pepco	Tenant Paid
Units	4 1 BR/1BA,	DC Water	Landord Paid
Expansion	Can be 2 BR	Tax Assessment	\$645,870
Building/Lot	2640 SF/2,970 SF	Year Built	1940



Demographics

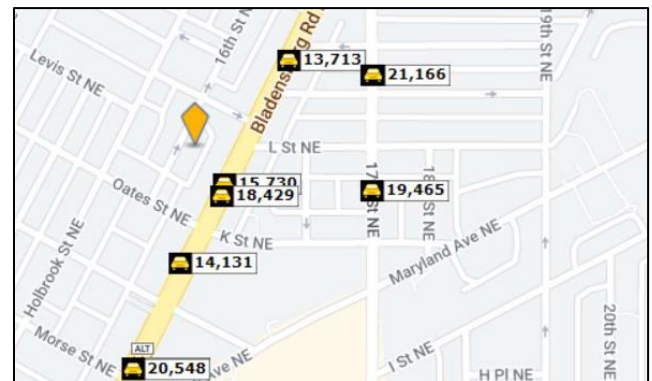
Population is projected to increase by 6.43 percent over the next 5 years.

The Median Household Income at \$129,871 in 2022 indicating that Trinidad should continue to experience high quality growth.

Radius	2 Mile	3 Mile
Population		
2027 Projection	173,048	362,031
2022 Estimate	162,448	340,723
2010 Census	120,836	257,434
Growth 2022 - 2027	6.53%	6.25%
Growth 2010 - 2022	34.44%	32.35%

There are 1,213 businesses employing 24,000 employees within 2 miles representing the Retail, Hospitality, Education, Technology and Government Sectors. In addition to the residents, these businesses are supported by travelers passing through on Bladensburg Road, Maryland Ave. and 17th Street.

As the neighboring Capitol Hill, Shaw, Lincoln Park and Penn Quarter neighborhoods continue to expand the H Street Corridor, a population increase of about 11,000.



Sale Comparables

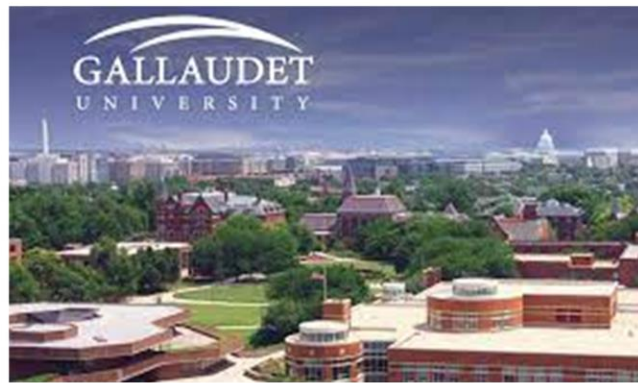
Sale Comps	Buyers	Sellers	Buyer Brokers	Listing Brokers	Lenders		
Address ↑	True Seller	True Buyer	Sale Price	Sale Date	Price/SF	Zonin	
✓ 901 19th St NE	KES Property	Hiren Patel	\$1,400,000	11/5/2021	\$591.22	RA2	
✓ 1605 Holbrook St NE	Heap Veng Ngov	Aleksandr Shkolnikov	\$1,150,000	12/29/2021	\$344.31	RF-1	
✓ 2117 M St NE	Cardinale, Christopher	M Squared Real Estate, L...	\$1,500,000	3/30/2022	\$400.64	RA-2	
✓ 1254 Meigs Pl NE	Windham Frank	Dailey Ladarius A	\$1,070,000	4/6/2021	\$356.67	RF-1	
✓ 1326 Orren St NE	LDRE LLC	Innovative Life Solutions, ...	\$1,600,000	2/18/2022	\$571.43	RF-1	
✓ 1213 Raum St NE	Ckori B. Jones, Sr.	Qasiym A Gilliam	\$1,200,000	3/10/2022	\$204.12	RF-1	

The Neighborhood: Good Company



location

Trinidad neighbors Capital Hill, Lincoln Park, Penn Quarter and Shaw. In 2021, Home sales totaled 1,224 (+9.7%) at a Median Price of \$849,000 9+6.3%)



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United States Capitol



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