



1271-1273 Meigs Place NE

Washington, DC 20002

Investment Highlights

THE OPPORTUNITY

1271-1273 Meigs Place NE presents a compelling opportunity to acquire a newly renovated, twelve-unit, all two-bedroom multifamily property in Trinidad, one of the Washington, DC neighborhoods positioned to benefit most directly from the District's next wave of investment along the Northeast corridor. With seven of the twelve units currently vacant, a new owner has an immediate, actionable path to income growth at a rent level already proven in place rather than one dependent on future market appreciation.

ACTIONABLE INCOME GROWTH

The most recently leased unit rented at \$2,595 per month, establishing a current and proven leasing precedent. Applied across the seven vacant units, that represents approximately \$217,980 in annual rental income to be realized, a clear and low-risk path to stabilization. Critically, this upside requires no renovation premium, no repositioning risk, and no reliance on future rent growth to be realized.

CONSISTENT UNIT MIX WITH NEW RENOVATIONS

All 12 units are two-bedroom layouts, capturing the deepest and most durable segment of rental demand in Ward 5: roommate households, small families, and work-from-home renters seeking a second bedroom. Each unit has benefited from new flooring, new appliances, and upgraded systems.

Asset Snapshot

12

MULTIFAMILY UNITS

\$2,595

AVG. MARKET RENT

41.7%

OCCUPANCY

1952/2021

YEAR BUILT/RENOVATED

Investment Highlights

SEPARATELY DEEDED CONDOMINIUM UNITS

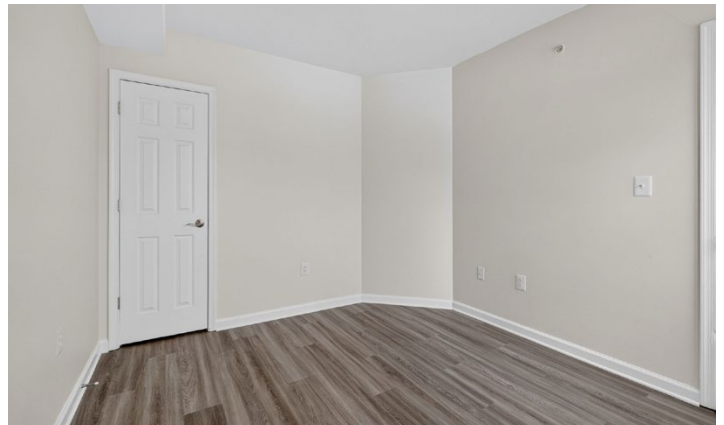
All 12 units are separately deeded as condominiums, allowing flexibility in both operating and exit strategy. The legal and entitlement work is already complete, inherent value a purchaser inherits without the time or cost of pursuing conversion.

SECURED PARKING

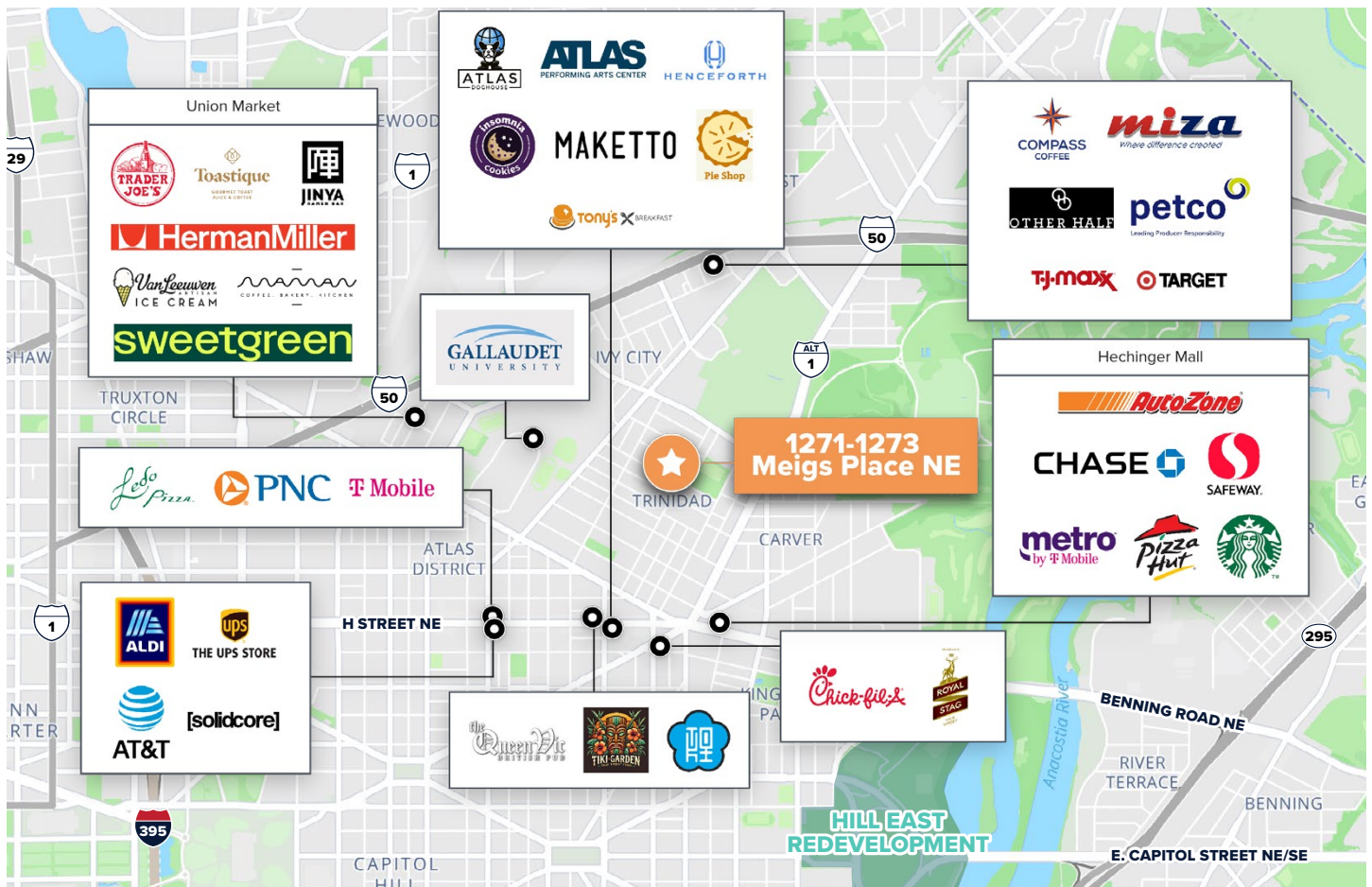
The property includes five secure off-street parking spaces, a scarce amenity in the immediate area. This feature enhances resident convenience and supports stronger rent potential as the neighborhood continues to densify and mature.

LONG-TERM SUBMARKET TAILWINDS

Trinidad is positioned for sustained growth as the multi-billion-dollar redevelopment of the RFK Stadium campus reshapes the eastern edge of the District, converting one of Washington's largest underutilized sites into a major mixed-use destination and driving spillover demand across the surrounding Northeast neighborhoods. Trinidad sits directly in that path of growth while also benefiting from established momentum nearby: the H Street NE corridor and its retail, dining, and entertainment base; the continued build-out of Union Market and NoMa; and Gallaudet University immediately to the west.



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 #REO9371301 | 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