

Confidential Offering Memorandum

75 New York Avenue NW

Washington, DC 20001

Greysteel



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greysteel in compliance with all applicable fair housing and equal opportunity laws.

Property Tour & Offer Process

PROPERTY VISITATION

Prospective purchasers will be afforded the opportunity to visit the Property during prescheduled tours. Tours will include access to a representative sample of units as well as common areas. To not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

AVAILABLE TOUR DATES

To schedule your tour of the property please contact **Jacob Krens** at **240.913.5393** or jkrens@greysteel.com.

OFFER SUBMISSION

Offers should be submitted in the form of a non-binding Letter of Intent to **Jacob Krens** via email: jkrens@greysteel.com. Terms and conditions of Purchasers' offer should at the minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of Purchaser qualifications and proof of funds



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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.



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.



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.



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.



NOMA-GALLAUDET U METRO STATION



UNION MARKET

75 New York Avenue NW

Washington, DC 20002



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MULTIFAMILY UNITS



1,616

LOT SIZE (SF)



2,838

TOTAL BUILDING SF



100%

OCCUPANCY



1915

YEAR BUILT

PROPERTY DETAILS

Buildings	1
Stories	2
Average Unit Size	1,275 SF
Average Effective Rent	\$3,695
Zoning	RF-1
Type of Ownership	Fee Simple
Parcel Number	0671-0000-0029

CONSTRUCTION DETAILS

Framing	Stick-Built
Exterior	Masonry
Roof	Flat
Windows	Double-Paned

MECHANICAL DETAILS

Plumbing	Copper/Galvanized/PVC
Heating	Forced Air
Air Conditioning	Central HVAC
Electrical	Breakers

UNIT MIX

Upper Level	4 Bedroom / 2.5 Bath
Lower Level	1 Bedroom / 1 Bath + Den

UTILITIES	POWER SOURCE	PAID BY	METER TYPE
Heat	Electric	Resident	Individual
Cooking	Electric	Resident	Individual
Hot Water	Gas	Resident	Individual
Air Conditioning	Electric	Resident	Individual
Light and Plugs	Electric	Resident	Individual
Water/Sewer	-	Property	Master

TAX YEAR	TOTAL ASSESSED VALUE	TAX RATE	TAXES PAID
2024	\$1,008,240	0.85%	\$8,570
2025	\$1,011,430	0.85%	\$8,597
2026	\$972,300	0.85%	\$8,469



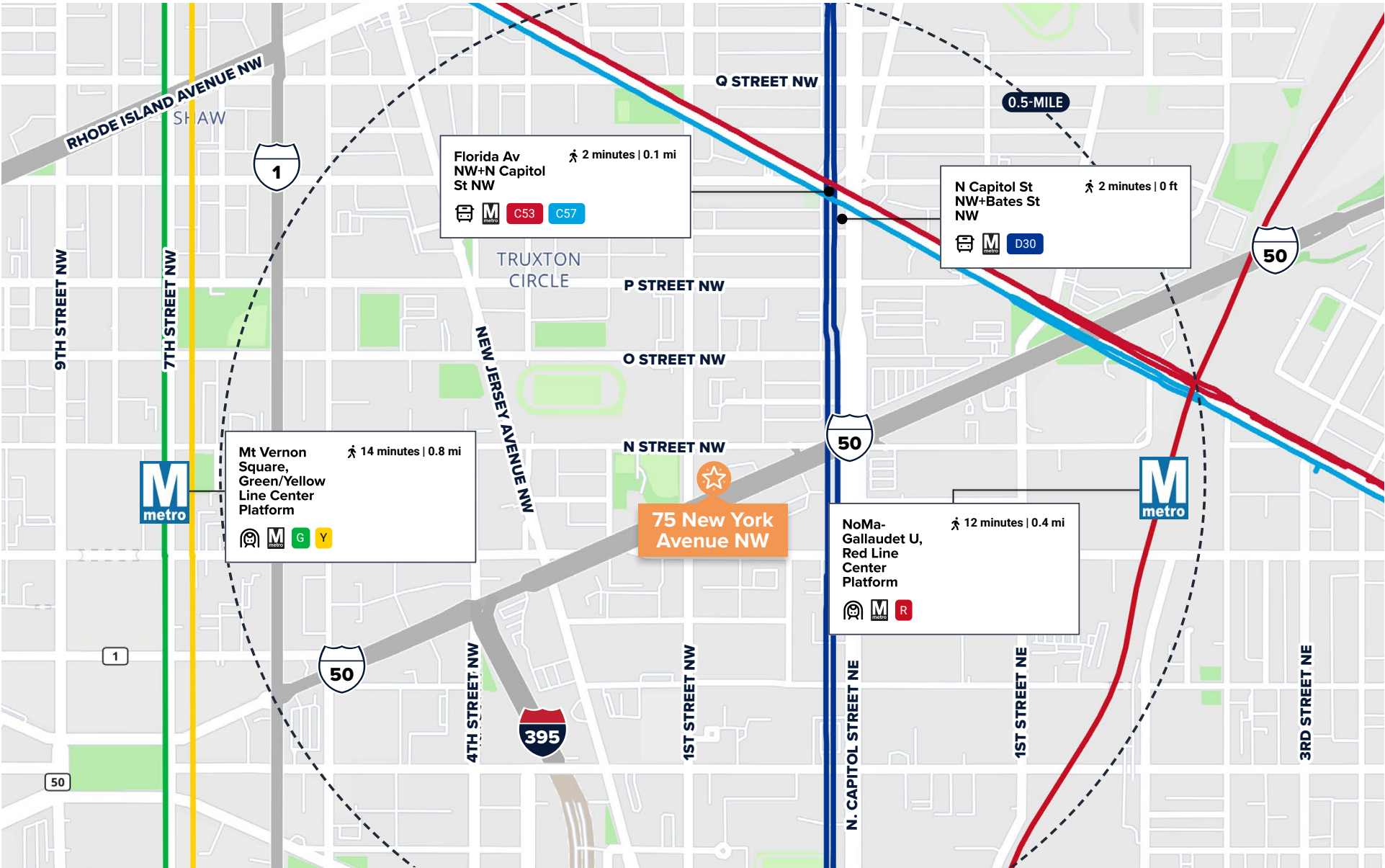




Property Aerial



Transit Map



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