



# 4912 & 4916 Nash Street NE

Washington, DC 20019

## Investment Highlights

### THE OPPORTUNITY

4912 and 4916 Nash Street NE present a rare opportunity to acquire two contiguous, brick-constructed multifamily properties in Deanwood, totaling 16 units across approximately half an acre of RA-1-zoned land. The combined offering pairs durable in-place cash flow, enhanced by income-producing rooftop solar at 4916, with one of the most actionable land-banking and future-development plays available in Northeast Washington, DC today.

### FLEXIBLE TWO PARCEL OPTIONALITY

The offering consists of two separately deeded buildings on two separately deeded lots, thus, investors can pursue a hold-and-develop strategy on a phased basis, recapitalize one parcel independently of the other, and have flexibility with multiple exit strategies.

### FUTURE DEVELOPMENT UPSIDE

Together the two parcels comprise 0.5 acres of RA-1-zoned land, side-by-side site that is exceptionally rare in the District's apartment market. Under RA-1's 0.9 by-right FAR, the assemblage supports up to approximately 20,146 square feet of buildable density, providing a clear path to redevelopment, additions, or accessory dwelling units while the existing buildings continue to generate income.

## Asset Snapshot

16

**MULTIFAMILY UNITS**

\$1,307

**ACHIEVABLE MARKET RENT**

88%

**OCCUPANCY**

1944

**YEAR BUILT**

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## WALKING DISTANCE TO DEANWOOD METRO

The assemblage sits within walking distance of the Deanwood Metro Station (Orange Line), Marvin Gaye Park, and Kenilworth Aquatic Gardens, providing tenants with one-seat connectivity to Downtown DC and direct access to one of the city's most expansive natural amenities.



## INCOME-PRODUCING ROOFTOP SOLAR WITH UPSIDE

4916 Nash Street's rooftop solar array generates approximately \$14,250 of annual Other Income (~\$1,781/unit) and offsets common-area electricity costs, lifting the property's T-12 cap rate by roughly 80 basis points and the pro forma cap rate by nearly 200 basis points versus a "no solar" scenario. The next owner can replicate the same playbook on 4912 Nash Street's similarly oriented, low-pitch roof, doubling the solar revenue stream across the assemblage and further compressing operating expenses.

### Solar Highlights:

- The property features a 25.83 kW DC (17.75 kW AC) grid-tied solar PV system, professionally installed in 2024
- Premium high-efficiency modules backed by a 25-year product warranty and 25-year output warranty with industry-leading 0.5% annual degradation
- Contract also covers a 5-year warranty on the roof itself (expires 2029)
- Generates approximately \$14,250 of annual income
- Offsets both ownership and tenant electric cost burden



# Local Map



## DEAL TEAM CONTACTS

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