



1908 M Street NE

Washington, DC 20002

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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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Portfolio Map



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Investment Highlights



THE OPPORTUNITY

1908 M Street NE offers a well-located four-unit multifamily asset in Northeast DC's Trinidad neighborhood. Each of the four units is a spacious 2BR/1BA layout exceeding 800 square feet, and the building is equipped with solar panels that offset electricity costs. At 50% occupancy, the property suits both investors pursuing value-add upside and owner-occupants seeking to offset housing costs with rental income. The two occupied units generate in-place rents of \$2,596 and \$2,234.



IDEAL FOR OWNER-OCCUPANTS

Two vacant units allow a buyer to move in immediately while the balance of the building generates income. It's a straightforward path to reduced monthly housing costs and equity accumulation in a supply-constrained submarket.



RENT CONTROL EXEMPT

As a four-unit property, 1908 M Street NE 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 LOCATION

Less than one mile from the H Street Corridor and the RFK Campus redevelopment, a \$3.7B redevelopment project spanning 180 acres. In addition to a brand new stadium, the project will deliver 6,500 housing units, parks, and injecting an estimated \$24B into the local economy.



RFK STADIUM REDEVELOPMENT

1908 M Street NE

Washington, DC 20002



4

MULTIFAMILY UNITS



2,720

LOT SIZE (SF)



3,246

NET RENTABLE SF



50%

OCCUPANCY



1939

YEAR BUILT

PROPERTY DETAILS	
Buildings	1
Stories	2
Average Effective Rent	\$2,415
Parking	Street
Zoning	RF-1
Type of Ownership	Fee Simple
Parcel Number	4446-0016

CONSTRUCTION DETAILS	
Framing	Masonry
Exterior	Stick Built
Roof	Flat/Pitched
Windows	Double-Paned

MECHANICAL DETAILS	
Plumbing	Copper/Galvanized/PVC
Heating	Central Heat
Air Conditioning	Central HVAC
Electrical	Breakers + Solar

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
2023	\$966,210	0.85%	\$8,213
2024	\$1,032,400	0.85%	\$8,775
2025	\$1,016,610	0.85%	\$8,641







Property Aerial



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Metro Overview

Washington, DC MSA

The Washington, D.C. MSA, home to over 6.5 million residents, remains a premier global gateway defined by high-density economic resilience. While historically anchored by federal activity, the private sector now drives 78% of employment, signaling a significant structural shift toward technology and professional services. This transition is powered by an elite intellectual

capital base, where 55% of the population holds at least a bachelor's degree. With GDP reaching \$714.7 billion, the metro maintains an enduring investment appeal, evidenced by multifamily sales volume that recently surpassed \$6.1 billion. Continued growth across office, retail, and industrial sectors underscores area's enduring stability and appeal.

6.5M

2025 RESIDENTS

Source: Esri

7th

LARGEST MSA IN THE US

Source: Esri

\$715B

2023 METRO GDP

Source: BEA

11

**FORTUNE 500 COMPANIES
HEADQUARTERED IN DC
METRO**

Source: Fortune

1st

**CONCENTRATION OF
COLLEGE-EDUCATED
TALENT IN THE US**

Source: Esri

\$5.7B

**2025 MULTIFAMILY
SALES VOLUME**

Source: CoStar



MAJOR GROWTH SECTORS

▲ **0.4%**

Mining, Logging, & Construction



+7.5%

GDP GROWTH

Year over year, current dollars



3.3M

TOTAL NON-FARM EMPLOYMENT



3.9%

UNEMPLOYMENT RATE

source: US Bureau of Labor and Statistics as of July 2026

Recent Accolades

Washington, DC

#1 City for Women in Tech

Source: SmartAsset

#1 City for Public Transportation

Source: SmartAsset

#1 Metro for Economic Strength Data

Source: Politicom

#1 Hardest-Working Cities in America

Source: WalletHub

#1 Best Big-City Park System In the Nation

Source: Trust for Public Land

#1 Women's Employment and Earnings

Source: Institute for Women's Policy Research

#1 City in the World for Entrepreneurial Talent

Source: Global Talent Competitiveness Index

#1 City in the Nation for LEED-Certified SF Per Capita

Source: U.S. Green Building Council

#2 Metro with the Most ENERGY STAR Certified Buildings

Source: U.S. Environmental Protection Agency



City Overview

Trinidad, DC

Trinidad sits just northeast of the H Street corridor, a residential pocket of Northeast Washington where brick rowhouses line quiet, tree-shaded streets.

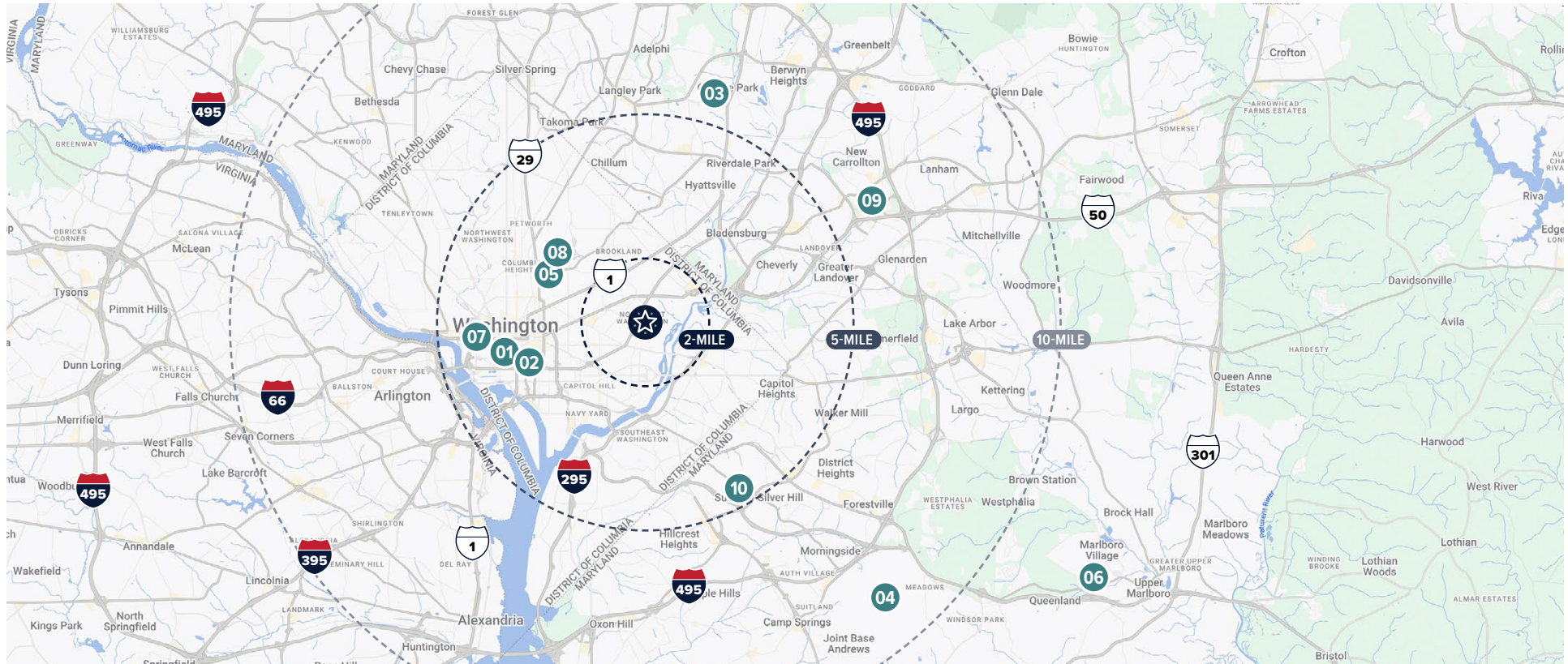
The neighborhood keeps a steady pace, with corner stores, a community garden, and a stream of contractors working through another round of renovations. Joe Cole Recreation Center and Trinidad Playground anchor the eastern edge, while the Metropolitan Branch Trail and the streetcar line connect residents to Union Station and Capitol Hill in minutes.

Mornings bring dog walkers and strollers; evenings are quieter, with most activity centered on the homes themselves. Gallaudet University and the National Arboretum frame the area's outer boundaries.

Over the past decade, Trinidad has drawn a growing mix of young households and longtime owners, and the steady turnover of restored homes has reshaped block after block. The result is a neighborhood that feels established but still actively changing.



Major Employers: Washington, DC MSA



	COMPANY	NO. OF EMPLOYEES	INDUSTRY	ADDRESS
01	U.S. Federal Government	70,000+	Government	(multiple locations)
02	Washington, D.C. Government	26,125	Government	1350 Pennsylvania Avenue NW, Washington, DC 20004
03	University System of Maryland	20,250	Higher Education	1126 Campus Drive, College Park, MD 20740
04	Joint Base Andrews Naval Air Facility Washington	11,650	Government	Joint Base Andrews, MD 20762
05	Children's National Medical Center	7,653	Healthcare	111 Michigan Avenue NW, Washington, DC 20010
06	Prince George's County Government	7,449	Government	multiple locations
07	George Washington University	6,206	Education	2121 I Street NW, Washington, DC 20052
08	Washington Hospital Center	5,583	Healthcare	110 Irving Street NW, Washington, DC 20010
09	Internal Revenue Service	4,735	Government	5000 Ellin Road, Lanham, MD 20706
10	United States Census Bureau	4,605	Government	4600 Silver Hill Road, Hillcrest Heights, MD 20746

Source: Washington Business Journal Book of Lists 2024, and Prince George's County, MD 2023 CAFR

Economic Highlights

CareFirst BlueCross BlueShield

1.2 miles

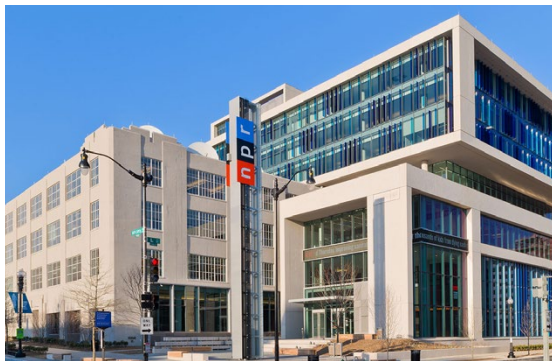
CareFirst BlueCross BlueShield is a not-for-profit, non-stock health services company, serving 3.5 million members and employing approximately 9,500 associates and contractors.



NPR

1.3 miles

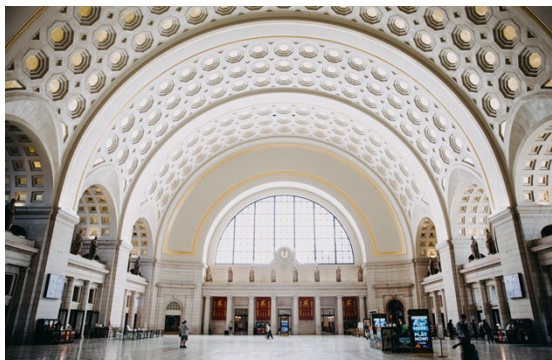
A privately and publicly funded, non-profit media organization that operates a vast network of over 900 public radio stations. Employs over 800 workers at its D.C. headquarters who work to broadcast to over 50 million users per month.



Union Station

1.4 miles

Union Station is in the midst of a 10-year, \$10.7 billion renovation that will create 67,000 construction jobs. Visited by over 37 million people per year, attracting both commuters and those looking to shop at the station's many retailers.



RFK Stadium

1.4 miles

The new 65,000-seat domed stadium is projected to open in 2030. The project is estimated to cost \$3.7 billion, with the Commanders contributing \$2.7 billion and the District providing \$1.1 billion for infrastructure and surrounding developments.



United States Capitol

1.8 miles

Approximately 1% of the entire U.S. workforce is employed by the federal government, more than 3 million of the United States' roughly 340 million residents.



McMillan Redevelopment

1.9 miles

The \$720 million, 2.1M SF redevelopment will create an estimated 3,000 new construction jobs and 3,200 permanent jobs after completion.

University Highlights

Gallaudet University

0.4 miles

Enrolls nearly 1,000 undergraduate and just over 400 postgraduate students annually and employs approximately 1,000 academic and administrative staff.



Georgetown University Law Center

1.7 miles

Benefits from Georgetown's endowment of \$166 billion and maintains an annual enrollment of approximately 2,000 students.



Trinity Washington University

1.8 miles

Founded in 1897, Trinity Washington University offers a broad range of educational programs with undergraduate and graduate degrees in a wide variety of academic fields.



The Catholic University of America

2.1 miles

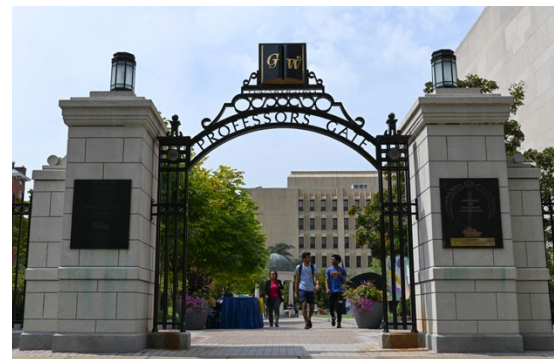
CUA enrolls approximately 5,000 undergraduate and graduate students annually and employs nearly 800 faculty and staff.



Howard University

2.2 miles

A federally chartered, private research university boasting 13 schools with over 140 unique areas of study and a number of nationally-recognized graduate programs in business, law, dentistry, and pharmacy.

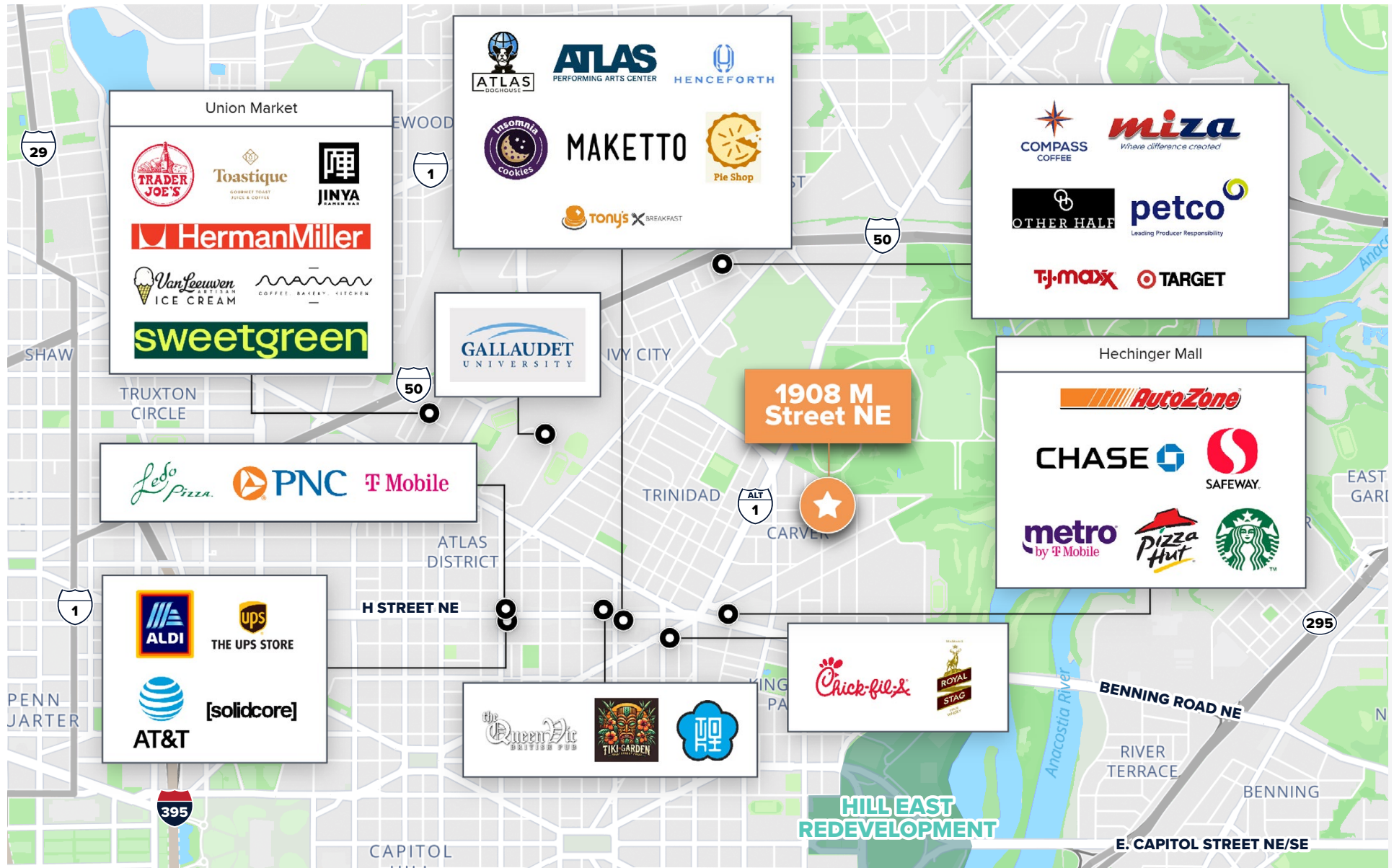


The George Washington University

3.5 miles

Enrolls over 25,000 students and offers diverse academic programs with strong emphasis on international affairs, business, and public policy.

Local Map



Demographic & Income Profile Report

TOTAL RESIDENTIAL POPULATION

RADIUS	2025	2030
0.25 Miles	3,915	3,847
0.5 Miles	11,341	11,211
1 Mile	45,859	46,541



MEDIAN HOUSEHOLD INCOME

RADIUS	2025	2030
0.25 Miles	\$83,012	\$92,428
0.5 Miles	\$86,395	\$96,715
1 Mile	\$109,272	\$126,518



TOTAL EMPLOYEES

RADIUS	2025
0.25 Miles	2,329
0.5 Miles	6,756
1 Mile	27,134



AVERAGE HOUSEHOLD INCOME

RADIUS	2025
0.25 Miles	\$115,454
0.5 Miles	\$122,780
1 Mile	\$161,580



RENTER OCCUPIED HOUSING UNITS

RADIUS	2025	2030
0.25 Miles	1,488	1,456
0.5 Miles	3,950	3,841
1 Mile	17,053	17,370



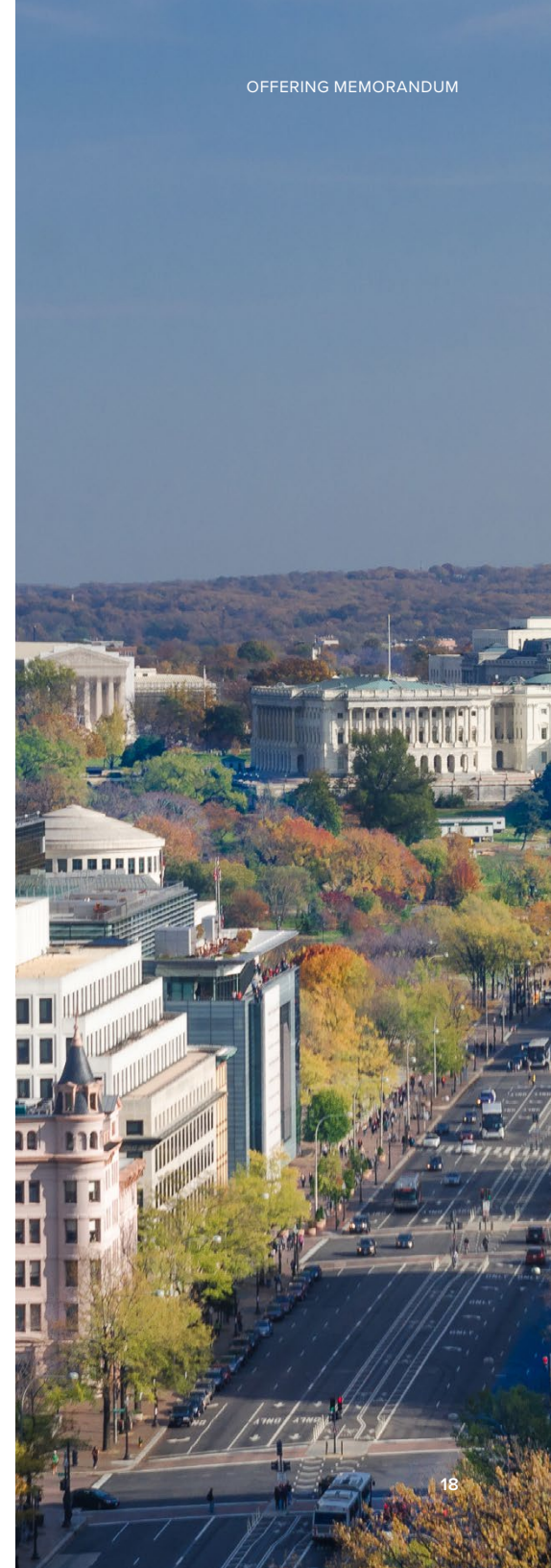
PER CAPITA INCOME

RADIUS	2025	2030
0.25 Miles	\$57,109	\$67,723
0.5 Miles	\$58,652	\$67,672
1 Mile	\$76,775	\$86,668



MEDIAN AGE

RADIUS	2025	2030
0.25 Miles	35.4	36.2
0.5 Miles	36.1	37.5
1 Mile	34.7	36.2



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