



5400 7th Street NW

Washington, DC 20011

Investment Highlights

THE OPPORTUNITY

5400 7th Street NW presents investors with a rare opportunity to acquire a 22-unit multifamily asset in the heart of Brightwood Park, NW DC. The property is currently in lease-up, with existing vacancies being turned/renovated as new leases are executed. The property rents are currently \$250 below the market average, offering meaningful upside through achievable rent growth.

PROVEN VALUE-ADD

Current in-place rents remain \$250 on average below surrounding market levels, providing investors with a clear and executable value-add strategy through unit renovations, operational improvements, and continued lease turnover. The asset has historically maintained strong occupancy while still offering meaningful rental upside, and unit lease-up through light value-add work has already been demonstrated in 2 units.

SEPARATELY METERED FOR ELECTRIC & GAS

The property is separately metered for electric and gas, allowing ownership to minimize utility expense exposure while creating operational efficiency and expense reimbursement potential across all 22-units.

ADDITIONAL BY-RIGHT UNITS

The property operates as a 22-unit property, and has a current 24-unit Certificate of Occupancy. By utilizing the core space in the lower level of the property, new ownership can gain additional revenue by building out the additional two units denoted on the CofO.

Asset Snapshot

22

MULTIFAMILY UNITS

\$1,425

ACHIEVABLE MARKET RENT

58.3%

OCCUPANCY

1927

YEAR BUILT

Local Map



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