OFFERING SUMMARY

Greysteel

1827–1829 Marion Barry Avenue SE

Washington, DC 20020

Investment Highlights

THE OPPORTUNITY

1827–1829 Marion Barry Ave NE presents a compelling opportunity to acquire an eighteen-unit multifamily property in Anacostia, DC's most active development submarket east of the river. With an average unit size of 635 square feet, the Property has an attractive unit mix including one studio, twelve one-bedroom units, and five two-bedroom units. Additionally, with the continued redevelopment of the area, the Property is positioned to have long-term appreciation and dynamic rent growth.

FAVORABLE UNIT MIX

Among the 18 units at the Property, there is one studio, twelve one-bedroom units, and five two-bedroom units that average 635 square feet. These larger units are attractive for renters seeking family-oriented housing and collect higher rental revenues. Additionally, the large floor plans allow new ownership the flexibility to increase their return on investment through various value-add strategies, including the potential to add bedrooms.

Asset Snapshot

18

MULTIFAMILY UNITS

$1,344

AVG. EFFECTIVE RENT

94.4%

OCCUPANCY

1965

YEAR BUILT

Investment Highlights

WARD 8 EPICENTER

The Asset is located in Downtown Anacostia. Located across the street from the Anacostia Library, on a major artery in Ward 8, and less than a mile walk to the new Skyland Town Center development,the Property is ideally located for renters. Easily accessible by car, rail, or bus, tenants will have easy access to all regional employers, lifestyle amenities, and entertainment offerings.

SECURED PARKING

The property includes eight 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.

TRANSIT ORIENTED

There is a bus stop located steps from the building's entrance which offers direct access to Anacostia Metro Station—one stop from the Navy Yard-Ball Park Metro Station along the green line, allowing easy access to Nationals Park and Downtown.

Local Map

DEAL TEAM CONTACTS

Jacob Krens
Senior Associate
240.913.5393
jkrens@greysteel.com

Nigel Crayton
Senior Director
202.919.9400
ncrayton@greysteel.com

W. Kyle Tangney
Senior Managing Director
202.280.2730
ktangney@greysteel.com

Herbert Schwat
Managing Director
202.618.3419
hscwhat@greysteel.com

FINANCE CONTACT

Jack Whitman
Senior Associate
202.602.6304
jwhitman@greysteel.com