

Marcus & Millichap
THE ZUPANCIC GROUP

2025

CONCORD GARDENS BRIGHTWOOD, NW WASHINGTON, DC

70 UNITS ACROSS FIVE BUILDINGS - CHAPTER 11 BANKRUPTCY SALE - TOPA EXEMPT
OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

SECTION 01

Marcus & Millichap
THE ZUPANCIC GROUP





THE OFFERING

THE OPPORTUNITY

The Zupancic Group of Marcus & Millichap, as the exclusive listing agent approved by the United States Bankruptcy Court for the District of Columbia, is pleased to present an exclusive offering of Concord Gardens, a 70-unit multifamily community located in the Brightwood neighborhood of Northwest Washington, DC. The sale is subject to a Chapter 11 Bankruptcy process, offering investors a rare opportunity to acquire the asset free from the Tenant Opportunity to Purchase Act (TOPA) process due to the property's bankruptcy status. This exemption is granted under §42-3404.02 of DC code. Concord Gardens provides a unique chance for an investor to acquire a significant footprint in the DC multifamily market with immense future potential.

THE ASSET

Concord Gardens is a multifamily community comprising of five (5) garden-style apartment buildings, totaling 70 units. The community currently operates as five (5) 14-unit apartment buildings, each with 3 stories plus a basement, and totaling 52,440 square feet. The asset sits on a sizeable 40,293-square-foot lot zoned RA-1 on the corner of 13th Street and Military Road. All units are one-bedroom, one-bathroom, and estimated to be 650 square feet per unit. Each building has individual utility systems and space for laundry facilities in the basement. Concord Gardens offers investors substantial value-add potential through strategic upgrades to units and common areas, as well as utility systems. With its prime location near major developments, including The Parks at Walter Reed, the asset is poised to generate significant rental income post-renovation. The asset's potential high-vacancy allows for an immediate opportunity to perform renovations and reposition the asset to meet neighborhood demand.

THE LOCATION

Situated in the heart of Brightwood, NW DC, Concord Gardens boasts a prime location in a rapidly evolving neighborhood. The nearby Parks at Walter Reed is undergoing a transformative \$1 billion redevelopment, set to deliver approximately 3.1 million square feet of mixed-use space, including 2,200 housing units, 130,000 square feet of retail, office space, and ambulatory care facilities. Notably, the highly anticipated 47,000-square-foot Whole Foods Market opened in 2023, alongside popular retailers such as Jinya Ramen Bar and Starbucks, further enhancing the area's appeal. Additionally, the property is just steps from major thoroughfares like Georgia Avenue and Military Road, offering seamless connectivity throughout Washington, DC, and into Chevy Chase, Bethesda, Silver Spring, and Rock Creek Park.



INVESTMENT HIGHLIGHTS



SIGNIFICANT VALUE-ADD

CONCORD GARDENS PRESENTS AN INVESTOR WITH A SIGNIFICANT VALUE-ADD OPPORTUNITY THROUGH PHYSICAL RENOVATION OF UTILITY SYSTEMS, COMMON AREAS, AND UNITS.



APPROXIMATELY 54% VACANT

THE BUILDING CURRENTLY HAS APPROXIMATELY 32 OCCUPIED UNITS AND 38 VACANT UNITS.



CHAPTER 11 BANKRUPTCY SALE

THE PROPERTY IS SUBJECT TO FEDERAL BANKRUPTCY RULES, WHICH MAY ENABLE FASTER CLOSING TIMES AND REDUCE MARKET RISK FOR INVESTORS. THIS PROCESS ALSO ALLOWS FOR GREATER FLEXIBILITY IN STRUCTURING THE DEAL, INCREASING THE LIKELIHOOD OF A SMOOTH TRANSACTION.



LOCATED NEAR SIGNIFICANT DEVELOPMENT

THE PROPERTY IS LOCATED NEAR THE OVER 1\$ BILLION DEVELOPMENT AT THE PARKS AT WALTER REED AND THE RAPIDLY DEVELOPING KENNEDY STREET COMMERCIAL CORRIDOR.



CLOSE PROXIMITY TO DOWNTOWN DC, BETHESDA, SILVER SPRING, AND ROCK CREEK PARK

THE LOCATION OFFERS SEAMLESS ACCESS TO DOWNTOWN DC, BETHESDA, AND SILVER SPRING, MAKING IT IDEAL FOR PROFESSIONALS AND COMMUTERS. ADDITIONALLY, ROCK CREEK PARK PROVIDES RESIDENTS WITH PLENTY OF GREEN SPACE FOR OUTDOOR ACTIVITIES.



NOT SUBJECT TO TOPA

PER DC CODE §42-3404.02, AN INVESTOR HAS THE OPPORTUNITY TO ACQUIRE THE ASSET WITHOUT BEING SUBJECT TO TOPA AS PART OF THE BANKRUPTCY EXEMPTION.

SUMMARY OF TERMS

CONCORD GARDENS

INTEREST OFFERED

One hundred percent fee-simple interest in a 70-unit multifamily asset and on a 40,293 square foot lot located at 5912 13th Street NW, 5906 13th Street NW, 1301 Missouri Avenue NW, 1309 Missouri Avenue NW, & 1315 Missouri Avenue NW, Washington, DC 20011.

TERMS OF SALE

The property is being offered on a market-bid basis. The sale is subject to approval from the United States Bankruptcy Court of the District of Columbia.

PROPERTY TOURS

A schedule of tours for the property will be provided at a later date and must be scheduled directly with the listing agents. Prospective purchasers, their vendors, or their affiliates may not visit the property or gain property access without being accompanied by the listing agents. At no time shall the tenants or property management be contacted by a prospective purchaser without prior written approval from Marcus & Millichap.

DUE DILIGENCE AND CLOSING

The buyer's due diligence and closing timeline will be a consideration in the buyer selection process. All appropriate information will be made available at that time. It is the buyer's responsibility to confirm all of the information contained herein independently. Any projections, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. All costs and expenses incurred by the buyer will be the sole responsibility of the buyer.

OFFER PROTOCOL

Offers may be submitted directly to the listing agents on a rolling basis throughout the marketing process. A formal offer deadline may be announced at a later date.

PROPERTY OVERVIEW



SECTION 02

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PROPERTY DETAILS

CONCORD GARDENS

5912 13th Street NW, Washington, DC 20011

5906 13th Street NW, Washington, DC 20011

1301 Missouri Avenue NW, Washington, DC 20011

1309 Missouri Avenue NW, Washington, DC 20011

1315 Missouri Avenue NW, Washington, DC 20011

PROPERTY INFORMATION	
Neighborhood	Brightwood
Units	70
Building Class	C
Gross Square Feet	52,440
Lot Square Feet	40,293
Zoning	RA-1
Year Built	1936
Parcel Number (APN)	2792-0000-0804
Number of Buildings	5
Number of Stories	3 Stories + Basement

UTILITIES	TYPE	PAID BY
Heating	Gas	Landlord
Cooking	Gas	Landlord
Cooling	Electric	Tenant
Unit Power	Electric	Tenant
Hot Water	Gas	Landlord
Water & Sewer	Standard	Landlord

CONCORD GARDENS UNIT MIX

70

Number of Units

650

Average Unit Size (SF)

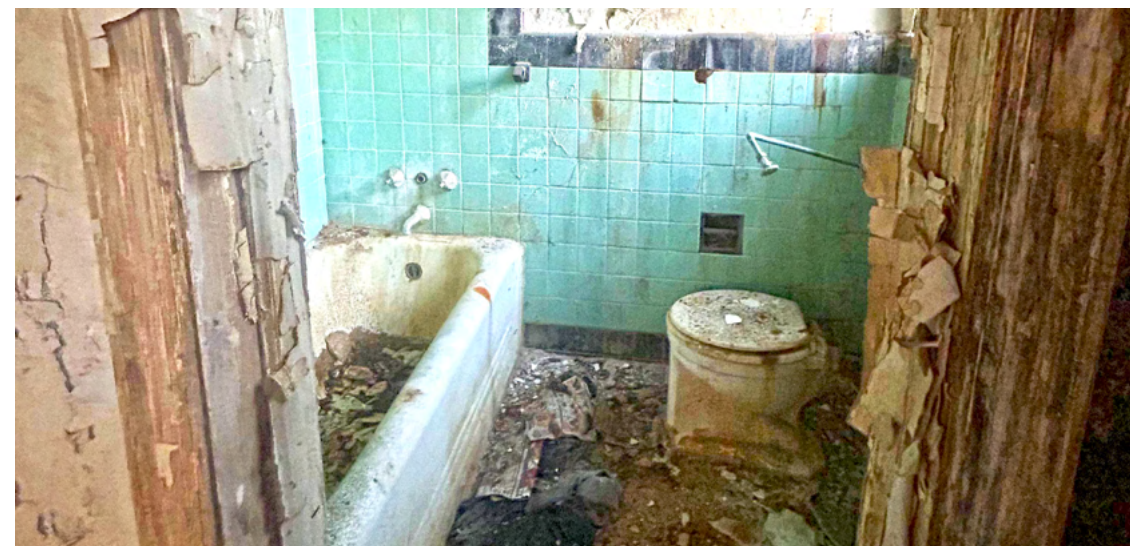
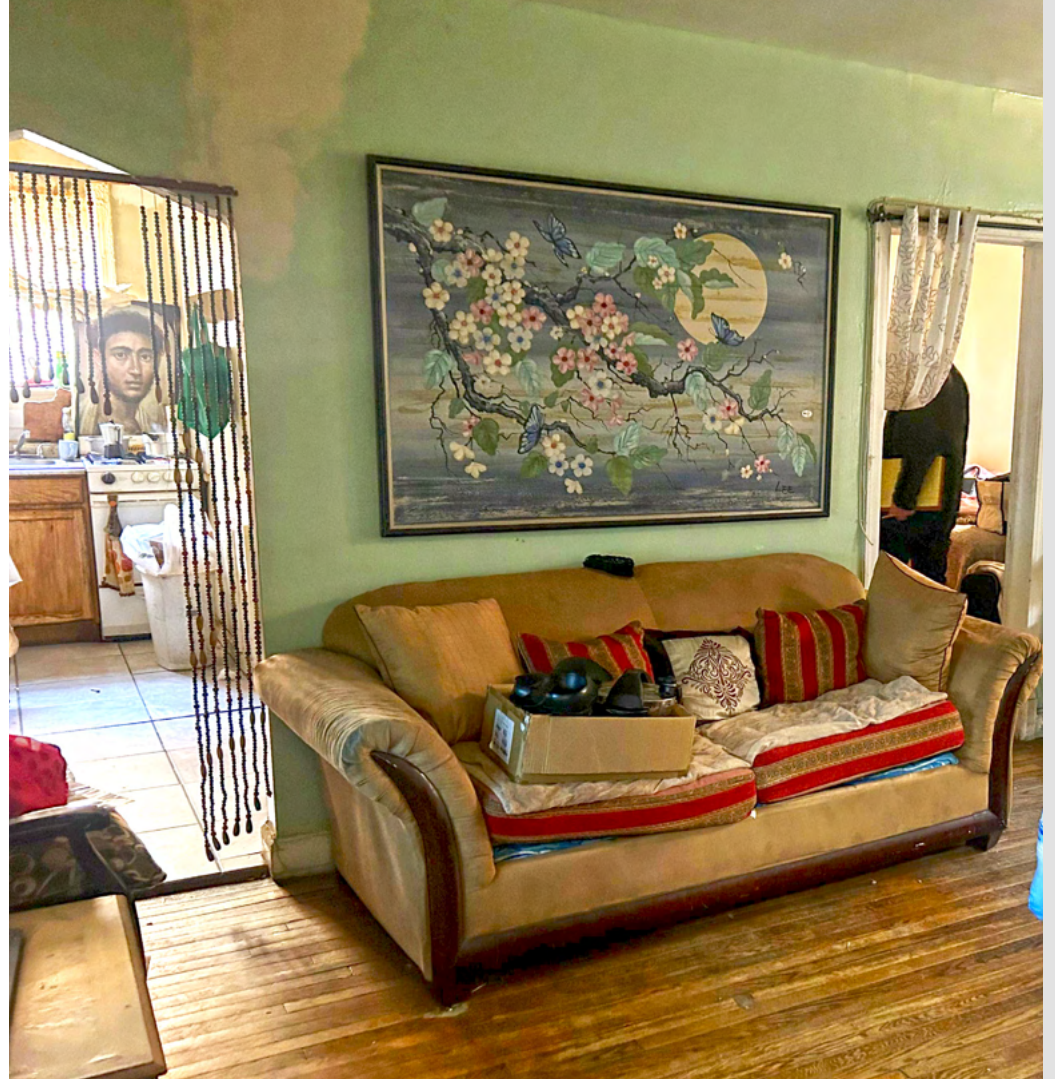
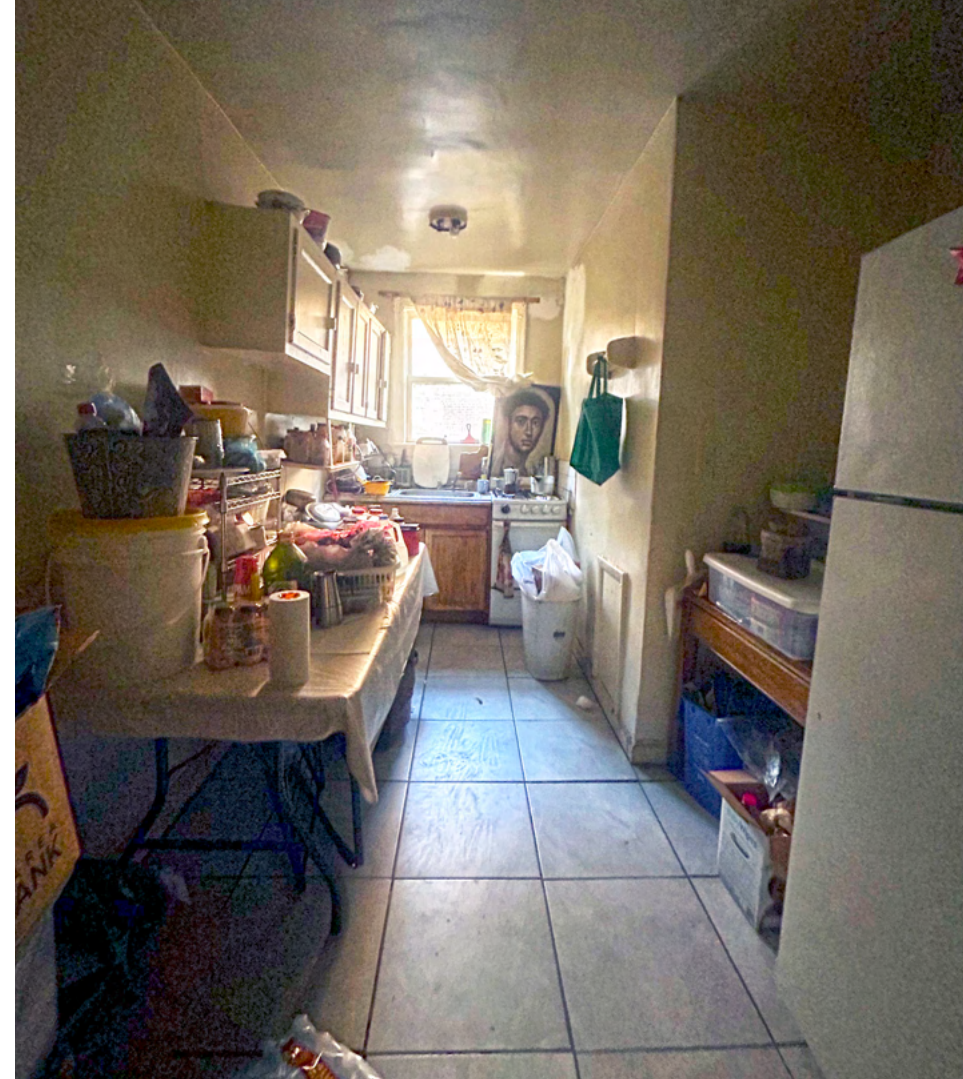
UNIT TYPE	NUMBER OF BUILDINGS	UNITS PER BUILDING	TOTAL UNITS	AVERAGE SIZE (SF)	MARKET RENT*	HCVP RENT*
One-Bedroom	5	14	70	650	\$1,756	\$1,627

*Market rent and HCVP rent are averages from comparable properties and AffordableHousing.com

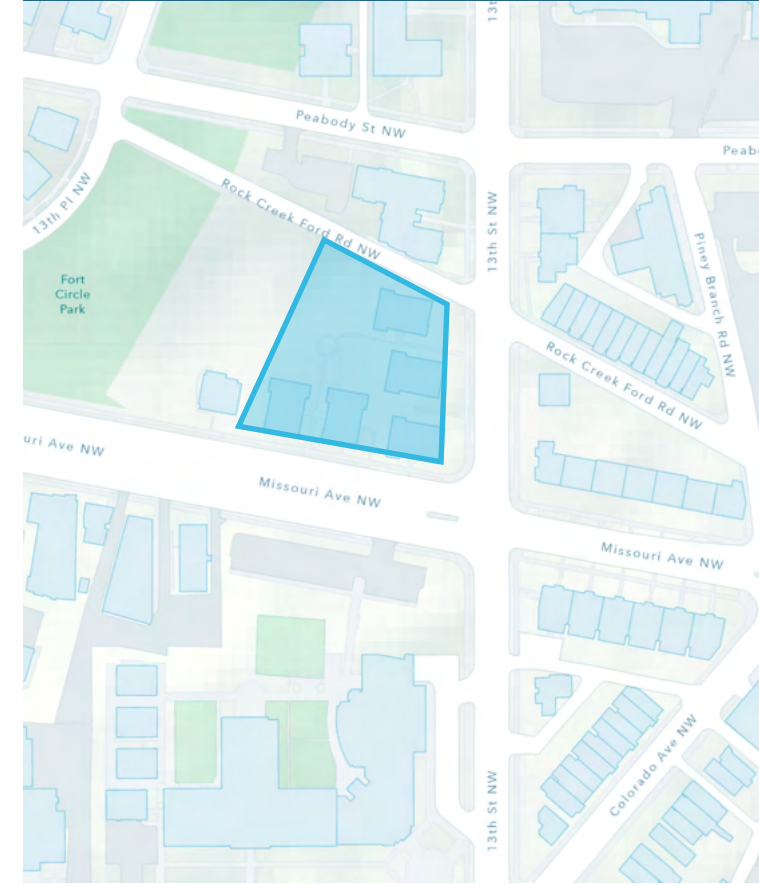








PHOTOS
Building Interior

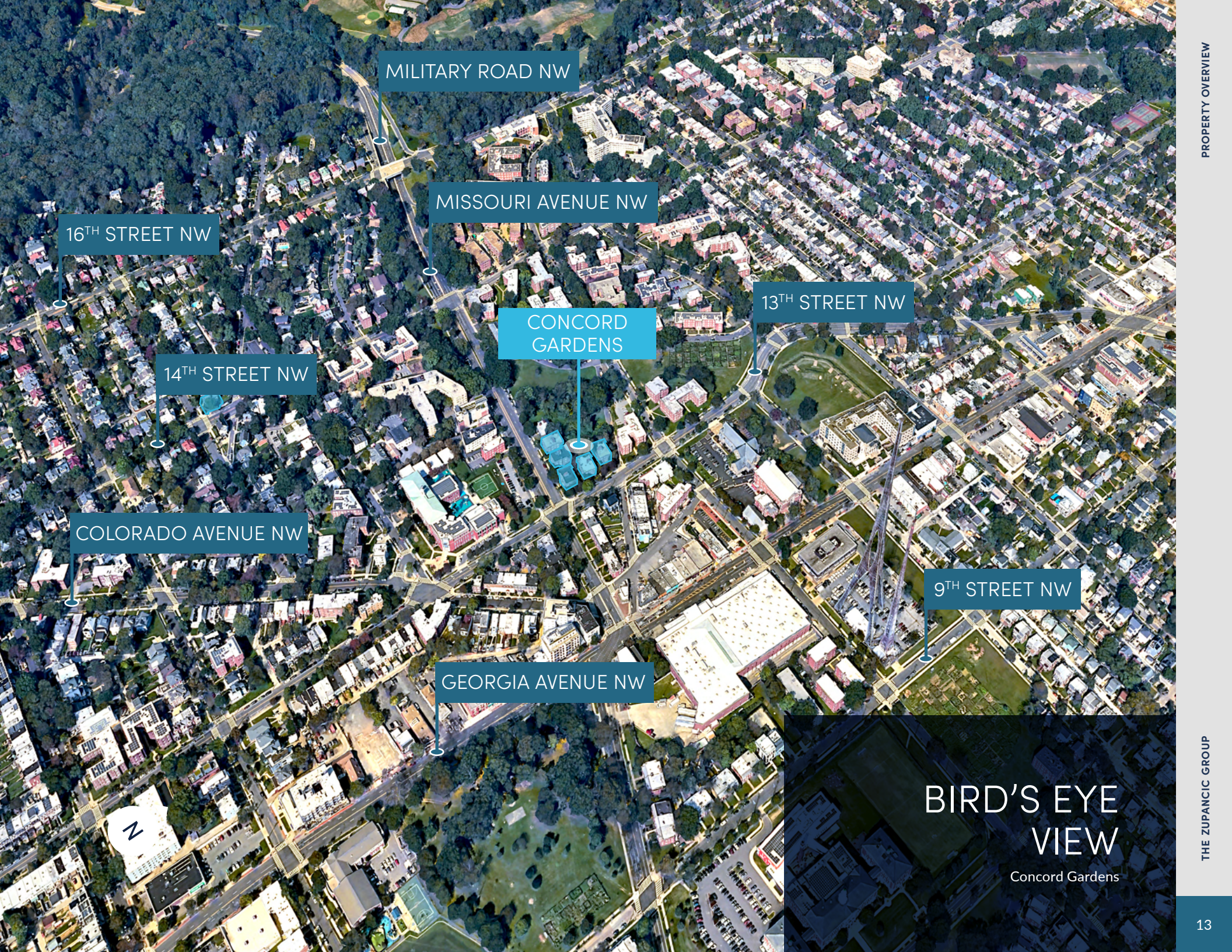


ZONING ANALYSIS

DEVELOPMENT STANDARDS: RA-1

Zone District	Residential Apartment Zone
Zone	RA-1
Building Category	All Other Buildings & Structures
Description	Permits low to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments
Floor Area Ratio	0.9
Height (ft.)	40
Stories	3
Minimum Lot Area (sq ft.)	1800
Lot Occupancy (%)	40%
Rear Setback (ft.)	20
Side Setback (ft.)	8
Zoning Regulation Reference	Subtitle F; Chapter 3





MILITARY ROAD NW

MISSOURI AVENUE NW

16TH STREET NW

14TH STREET NW

COLORADO AVENUE NW

GEORGIA AVENUE NW

CONCORD GARDENS

13TH STREET NW

9TH STREET NW



BIRD'S EYE VIEW

Concord Gardens

THE NEIGHBORHOOD



SECTION 03

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CONCORD GARDENS IS LOCATED IN THE BRIGHTWOOD NEIGHBORHOOD OF UPPER NORTHWEST WASHINGTON, DC NEAR THE 66-ACRE WALTER REED DEVELOPMENT





BRIGHTWOOD

NEIGHBORHOOD OVERVIEW

Established in 1756, Brightwood is one of the oldest neighborhoods in Washington, DC. The neighborhood is primarily residential yet presents a rare combination of suburban and urban lifestyles. Brightwood is located in close proximity to Rock Creek Park, providing residents a convenient escape from the city, public transportation, and a variety of restaurants, retail, and entertainment options. In recent years the emergence of national chains along Georgia Avenue, including Safeway, CVS, Starbucks, and the Walmart Supercenter, have served as a catalyst for growth. This trend is continuing with the introduction of Whole Foods in 2023 via the Parks at Walter Reed redevelopment. The \$1 billion redevelopment will also feature over 3.1 million square feet of mixed-use development and 20 acres of community parks and plazas. The accessibility of additional local amenities due to the rapid ongoing expansion of upper Northwest DC will support rent growth well into the future.

FORECASTED TRENDS

Over the next decade, the forecasted average annual apartment rent growth in Brightwood is 3.24%, according to Yardi Matrix. Tailwinds, including short-term material shortages, inflation, and strong demand for apartments, will help drive rent growth over this period. The average vacancy is also expected to decrease to 1.98% from the previous decade's average of 4.8%. In addition, Brightwood's population is projected to grow 2.47% over the next five years from 27,180 to 27,851 people, and the number of households is expected to grow 3.19% from 11,282 to 11,642. Strong rent growth, decreasing vacancy, and a growing population make Brightwood an attractive neighborhood for investment now and into the future.

AREA AMENITIES & HIGHLIGHTS

- Walmart Supercenter
- Safeway
- Starbucks
- Whole Foods
- Walter Reed Redevelopment
- An abundance of local restaurants, retail, and entertainment options on Georgia Avenue such as Brightwood Bottle & Pizza, Moreland's Tavern, and Oohh's & Aahh's
- Rock Creek Park
- Rock Creek Park Golf Course



DOWNTOWN SILVER SPRING



MARYLAND

SHEPHERD PARK



ROCK CREEK PARK

WALTER REED DEVELOPMENT



FORT STEVENS RECREATION CENTER

TAKOMA

TAKOMA AQUATIC CENTER



COOLIDGE HIGH SCHOOL

BRIGHTWOOD

DC METROPOLITAN POLICE DEPARTMENT



CONCORD GARDENS



MARKET AERIAL

Concord Gardens



83 WALK
SCORE

“VERY WALKABLE”

Most errands can be accomplished on foot.



64 TRANSIT
SCORE

“GOOD TRANSIT”

Many nearby public transportation options.



72 BIKE
SCORE

“VERY BIKEABLE”

Biking is convenient for most trips.

TRANSPORTATION OVERVIEW

Brightwood provides residents with a variety of nearby transportation options. The neighborhood features numerous bus routes, including the 52, 54, 59, 70, 79, E4, S2, and S9. Many of these routes provide residents direct access to the Petworth, Fort Totten, and Takoma Metro Stations, granting convenient access throughout the DMV area via the red, green, and yellow lines. Residents who drive are also beneficiaries of the neighborhood’s location. Many major DC thoroughfares are nearby, including Georgia Avenue, 16th Street, Military Road, Beach Drive, and Rock Creek Parkway. These thoroughfares provide residents convenient access into downtown DC and throughout the district. This is especially relevant as the most common method of transportation in Brightwood is currently by car. Additionally, the neighborhood is reasonably bikeable, with six Capital Bikeshare locations dispersed throughout the area. Overall, the transportation infrastructure Brightwood provides will serve as a valuable amenity to residents for the foreseeable future.

TRANSPORTATION HIGHLIGHTS

- Numerous bus routes including the 52, 54, 59, 70, 79, E4, S2, and S9, many of which provide direct access to the Petworth, Fort Totten, and Takoma Metro Stations (Red, Green & Yellow lines)
- Many major nearby thoroughfares including Georgia Avenue, 16th Street, Military Road, Beach Drive, and Rock Creek Parkway.
- Direct access into downtown DC via Georgia Avenue
- Six Capital Bikeshare locations in the neighborhood
- One Zipcar location in the neighborhood



BEACH DRIVE NW

SHEPARD PARK

M TAKOMA

MARYLAND

PINEY BRANCH ROAD NW

TAKOMA

16TH STREET NW

BRIGHTWOOD

LAMOND RIGGS

CONCORD GARDENS

ROCK CREEK PARK

GEORGIA AVENUE NW

MANOR PARK

MILITARY ROAD NW

WASHINGTON, DC

BRIGHTWOOD PARK

M FORT TOTTEN

NEW HAMPSHIRE AVENUE NW

16TH STREET HEIGHTS

MISSOURI AVENUE NW

FORT TOTTEN

M GEORGIA AVE-PETWORTH

PETWORTH

TRANSIT AERIAL

Concord Gardens



COLUMBIA HEIGHTS



MAJOR EMPLOYERS IN THE AREA

The Washington Metropolitan Area has one of the largest job markets in the United States. The region has seen a steady flow of industry and a surplus of highly trained professionals. The area is now perceived as a center for creativity, with startups and high-growth companies choosing to operate out of the area. Brightwood is an especially desirable neighborhood due to its proximity to downtown Washington, DC, Silver Spring, and Bethesda.

Nearby universities, such as George Washington University, Howard University, Georgetown University, Johns Hopkins University, American University, Catholic University, and more, help create a highly-skilled labor force and provide a diverse range of job opportunities throughout the area.

HIGHLIGHTED MAJOR EMPLOYERS

- World Bank
- U.S. Congress
- Amazon (Arlington)
- Marriott International (Bethesda)
- Lockheed Martin (Bethesda)
- Georgetown University & Hospital
- George Washington University & Hospital
- Howard University & Hospital
- Fannie Mae
- Capital One (McLean)
- Danaher
- CACI Inc. Federal
- Children's National Hospital
- U.S. Department of Defense
- Discovery Inc.
- University of Maryland College Park
- National Archives at College Park

Employment Rate (3 Mile Radius)

94.7%

Unemployment Rate (3 Mile Radius)

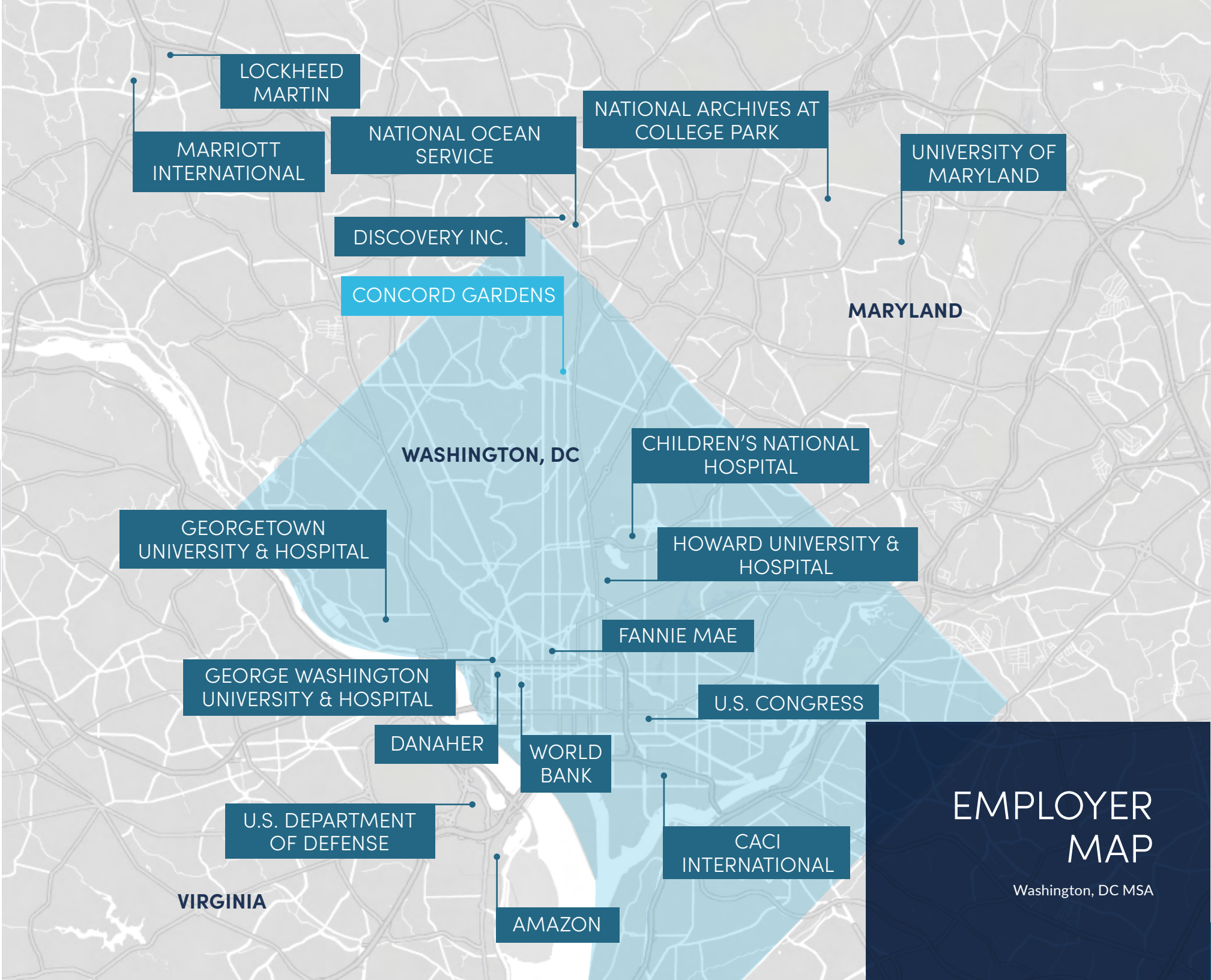
5.1%

Participating (3 Mile Radius)

74.6%

Not Participating (3 Mile Radius)

25.4%



LOCKHEED MARTIN

MARRIOTT INTERNATIONAL

NATIONAL OCEAN SERVICE

NATIONAL ARCHIVES AT COLLEGE PARK

UNIVERSITY OF MARYLAND

DISCOVERY INC.

CONCORD GARDENS

MARYLAND

WASHINGTON, DC

CHILDREN'S NATIONAL HOSPITAL

GEORGETOWN UNIVERSITY & HOSPITAL

HOWARD UNIVERSITY & HOSPITAL

FANNIE MAE

GEORGE WASHINGTON UNIVERSITY & HOSPITAL

U.S. CONGRESS

DANAHER

WORLD BANK

U.S. DEPARTMENT OF DEFENSE

CACI INTERNATIONAL

VIRGINIA

AMAZON

EMPLOYER MAP

Washington, DC MSA

AREA DEMOGRAPHICS

CONCORD GARDENS IS LOCATED IN THE BRIGHTWOOD NEIGHBORHOOD OF NORTHWEST WASHINGTON, DC, WHICH BOASTS A WELL EDUCATED WORKFORCE, LOW UNEMPLOYMENT RATE, AND A HIGH MEDIAN HOUSEHOLD INCOME.

VIRGINIA

MARYLAND

DC

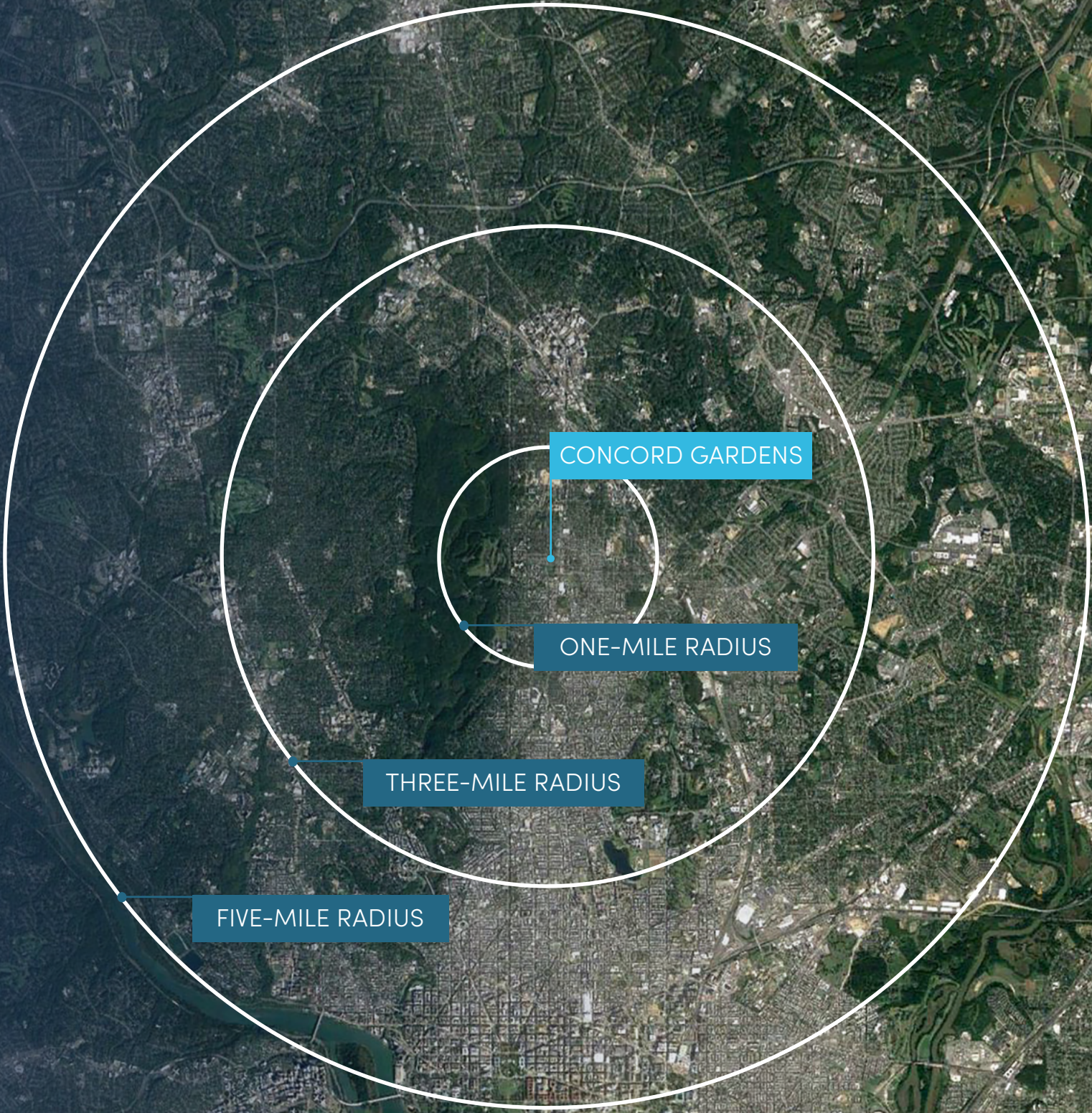
	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
Total Population (Current)	37,019	306,518	744,640
Projected Population (In 5 Years)	38,643	310,882	761,922
Population Density (People Per Square Mile)	13,241	11,052	9,711
Population Median Age	35	36	36
Median Household Income	\$86,134	\$108,565	\$114,640
Bachelor's Degree (Minimum)	50.6%	65.7%	66.1%
Age (Under 15)	24.2%	17.8%	16.7%
Age (15-24)	9.1%	10.3%	11.6%
Age (25-44)	32.4%	36.7%	36.2%
Age (45-64)	22.1%	21.8%	22.2%
Age (Over 65)	12.2%	13.4%	13.3%
Means of Transportation (Car)	42.4%	38.1%	38.4%
Means of Transportation (Other)	57.6%	61.9%	61.6%

 **4.1%**
National Unemployment Rate

 **2.8%**
DC Metro Area Unemployment Rate

 **37.7% LOWER**
DC Metro Area Unemployment Rate vs. National Unemployment Rate

Sources: U.S. Census Bureau American Communities Survey 2023 and Bureau of Labor Statistics, December, 2024



WALTER REED DEVELOPMENT



SECTION 04

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WALTER REED DEVELOPMENT

The Parks at Walter Reed is a growing, vibrant community that is positioned to bring significant demand to upper Northwest DC. For more than a century, Walter Reed was the U.S. Army's flagship medical center, proudly serving more than 150,000 military personnel, as well as elected officials and heads of state.

The redevelopment plan honors Walter Reed's legacy, preserving significant historic buildings along with more than 20 acres of open space, community parks, and plazas. The 66-acre redevelopment of the former Walter Reed Army Medical Center is a large-scale mixed-use development, but unique in its emphasis on preserving history and natural settings. At full build-out, the development will include 3.1 million square feet of mixed-use development and will feature adaptive reuse of existing historic buildings and new construction.

The Parks is five miles from Downtown DC, minutes from the established Montgomery County communities of Bethesda, Chevy Chase, and Silver Spring. It is highly accessible by foot, metro, commuter rail, and car. With a strong emphasis on sustainability, this development will be Washington's largest master-planned community, weaving 3.1 million square feet of mixed-use retail, residential, office, and educational space throughout an expansive campus environment.



" Of all grocery store possibilities, Whole Foods in particular is seen as a catalyst for nascent or transitional neighborhoods. The location on P Street in Logan Circle, for example, is credited with locking in and accelerating the dramatic turnaround of that neighborhood 13 years ago."

URBAN TURF



THE “WHOLE FOODS EFFECT”

A MAJOR DRIVER OF RENTAL DEMAND AND PROPERTY VALUES



THE PARKS AT WALTER REED WHOLE FOODS IS UNDER ONE-MILE FROM CONCORD GARDENS



WHOLE FOODS IS A MAJOR RENTAL DEMAND DRIVER FOR AFFLUENT TENANTS WHO PAY THE HIGHEST RENTS



PROPERTIES WITHIN ONE MILE OF WHOLE FOODS APPRECIATE TWICE AS FAST AS OTHER PROPERTIES

“WHOLE FOODS EFFECT” OVERVIEW

The buzz surrounding the opening of Whole Foods at the Parks at Walter Reed has been significant, and rightfully so. The widely popular supermarket not only provides convenient access to retail for residents, but it has been proven to increase the value of properties in the area.

Touted as the “Whole Foods Effect,” research from Zillow has shown that properties within a one-mile radius of a Whole Foods Market appreciate in value at a significantly higher rate than comparable assets. Research over a 17-year span showed that median property values appreciated by 71%, while properties located near a Whole Foods appreciated by nearly double, or 140%.

Whole Foods has a track record of either locating up and coming areas to open their stores, or of simply creating a positive impact on the neighborhoods following their entrance. Thus, in addition to the convenience for residents and a subsequent rise in rental demand, a property owner can expect an improvement in the overall neighborhood following the announcement of a Whole Foods Market.





THE WALTER REED DEVELOPMENT'S IMPACT ON THE NEIGHBORHOOD

At over \$1 billion in planned investment, the Walter Reed development will serve as a major economic engine for the Washington, DC region, generating thousands of jobs. The project is committed to District hiring and 35% participation from Certified Business Enterprises (CBEs).

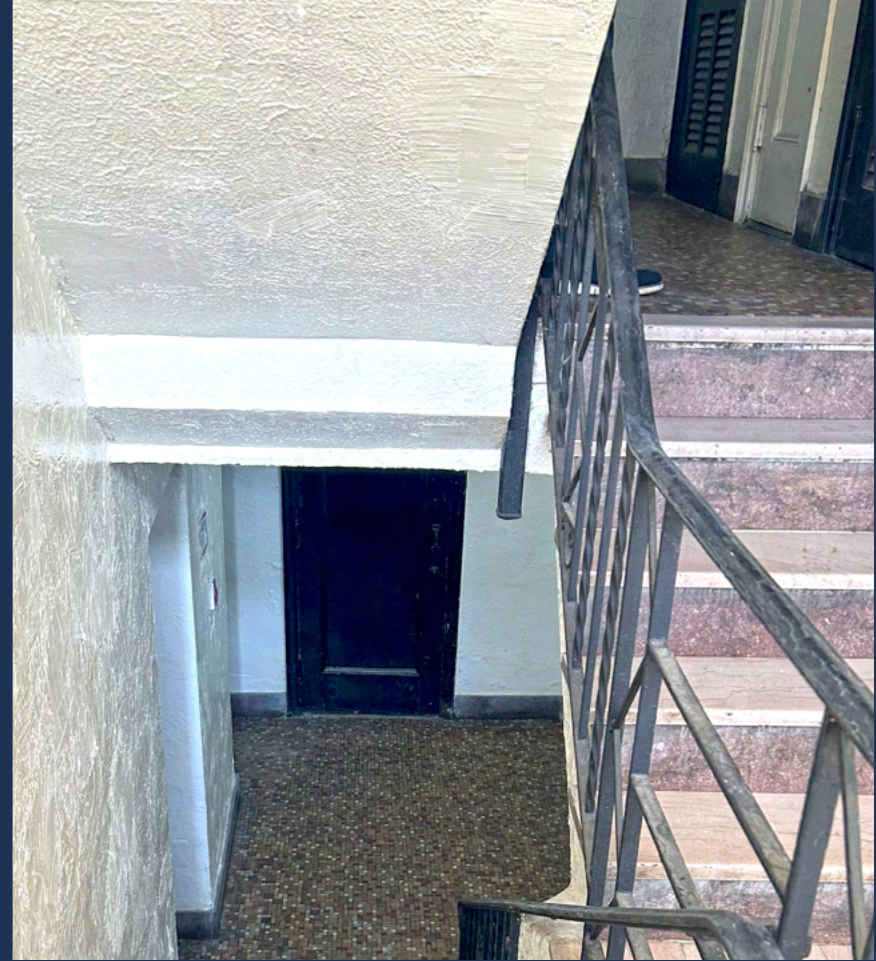
As part of the project's community development goals, several nonprofit groups, including DC International School, Latin American Montessori Bilingual, HELP USA, Howard University Hospital, and SOME will develop new facilities at The Parks.

"Returning the Walter Reed campus to the District of Columbia has proven to be an invaluable investment in our local communities," said Congresswoman Norton. "The District is growing, and we need to use every space available to bring housing and amenities to this central part of Ward 4 for the benefit of our city. The community-driven process is exactly how we can revitalize our neighborhoods."

At the groundbreaking ceremony for The Brooks and The Vale in 2019, Mayor Bowser said, "Upper Georgia Avenue's time has come."

MARKET COMPARABLES

SECTION 05

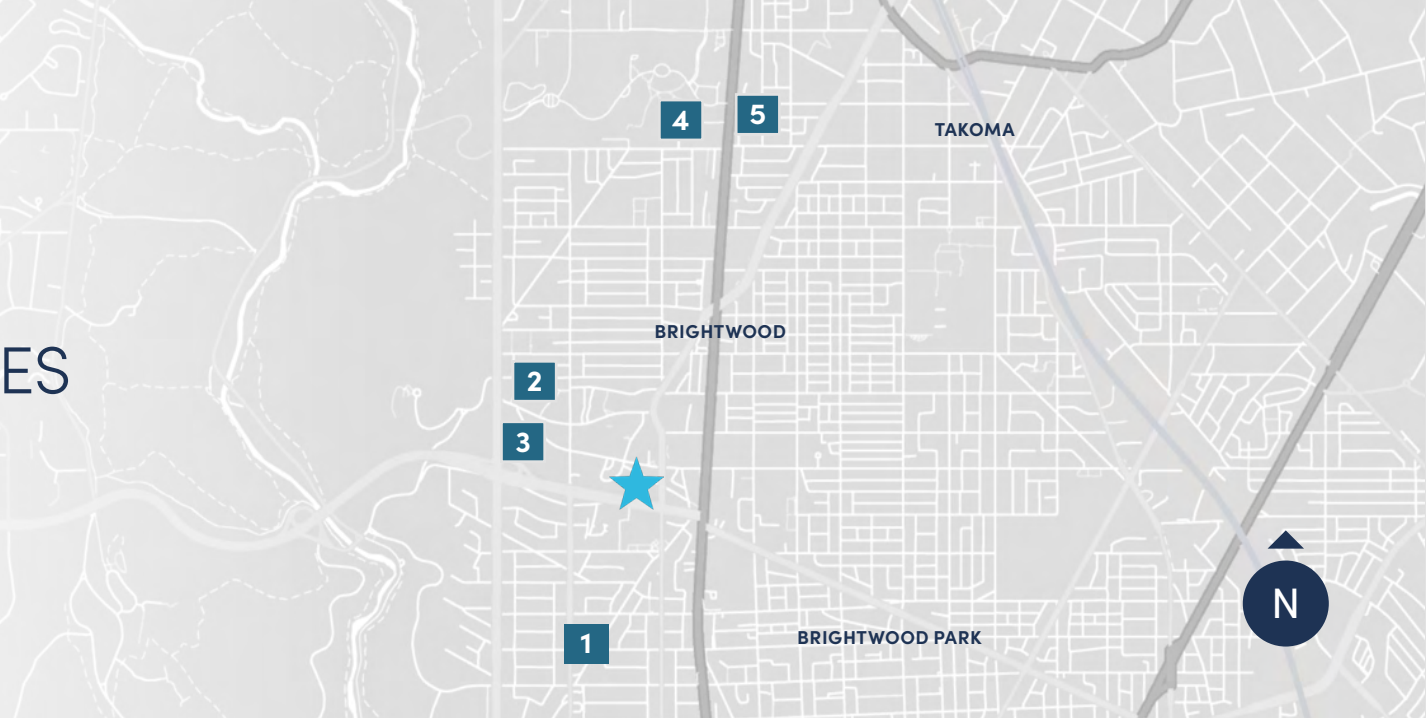


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RENT COMPARABLES

1. Longfellow Apartments
2. The Rittenhouse
3. Rockford
4. The Vale
5. The Normandie



	1	2	3	4	5	
	CONCORD GARDENS	LONGFELLOW APARTMENTS	THE RITTENHOUSE	ROCKFORD	THE VALE	THE NORMANDIE
STREET ADDRESS	5912 13th Street NW	5521 Colorado Avenue NW	6101 16th Street NW	1444 Rock Creek Ford Road NW	6800 Georgia Avenue NW	6817 Georgia Avenue NW
NEIGHBORHOOD	Brightwood	16th Street Heights	Brightwood	Brightwood	Brightwood	Brightwood
OCCUPANCY (%)	-	95.50%	98.80%	99.50%	89.40%	99.00%
YEAR BUILT/RENOVATED	1936	1932/2021	1957/1990	1959	2021	1955
NUMBER OF UNITS	70	69	207	68	301	101
BUILDING CLASS	C	C	B	C	A	C
AVERAGE RENT/UNIT	-	\$2,400	\$2,153	\$1,710	\$2,489	\$1,863
AVERAGE RENT/SF	-	\$3.48	\$2.12	\$2.08	\$3.41	\$2.26
AVERAGE UNIT SIZE (SF)	-	690	1,018	821	729	823

RENT COMPARABLES

CONCORD GARDENS IS LOCATED IN THE BRIGHTWOOD NEIGHBORHOOD OF NORTHWEST WASHINGTON DC, IN CLOSE PROXIMITY TO MAJOR DEVELOPMENTS AND THRIVING RETAIL CORRIDORS. THIS PRIME LOCATION ATTRACTS STRONG DEMAND FOR RENTAL HOUSING, ENSURING LONG-TERM INVESTMENT STABILITY AND GROWTH POTENTIAL.

16,956 TOTAL

Units in the Brightwood/Fort Totten submarket

939 TOTAL

Units under construction

5.54% TOTAL

Units in development relative to the existing number of units

LONGFELLOW APARTMENTS

5521 Colorado Avenue NW, Washington, DC 20011



UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
One Bedroom	52	593	\$1,926	\$3.25
Two Bedroom	8	630	\$2,220	\$3.52
Four Bedroom	9	1,307	\$5,302	\$4.06
Total / Average	69	690	\$2,400	\$3.48

AMENITIES & FEATURES

BUILDING CLASS

C

YEAR BUILT/RENOVATED

1932/2021

NEIGHBORHOOD

16th Street Heights

UNIT FEATURES

Hardwood Floors, Granite Countertops, Stainless Steel Appliances

COMMUNITY AMENITIES

Laundry Facilities, On-Site Maintenance

UTILITIES

Heating: Gas (Paid By: Landlord)

Cooking: Gas (Paid By: Landlord)

Cooling: Electric (Paid by Tenant)

Hot Water: Gas (Paid By: Landlord)

Water & Sewer (Paid By: Landlord)

THE RITTENHOUSE

6101 16th Street NW, Washington, DC 20011



UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	4	659	\$1,744	\$2.65
One Bedroom	122	982	\$1,921	\$1.96
Two Bedroom	73	1,035	\$2,503	\$2.42
Three Bedroom	8	1,580	\$2,714	\$1.72
Total / Average	207	1,018	\$2,153	\$2.12

AMENITIES & FEATURES

BUILDING CLASS

B

YEAR BUILT/RENOVATED

1957/1990

NEIGHBORHOOD

Brightwood

UNIT FEATURES

Hardwood Floors

COMMUNITY AMENITIES

Sundeck, Pool, Recreation Room, Business Center, Fitness Center, Laundry Facilities

UTILITIES

Heating: Electric (Paid by Tenant)

Cooking: Electric (Paid by Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Electric (Paid by Tenant)

Water & Sewer (Paid By: Landlord)

ROCKFORD

1444 Rock Creek Ford Road NW, Washington, DC 20011



UNIT TYPE	UNITS	SIZE (SF)	RENT/UNIT	AVERAGE RENT/SF
Studio / Efficiency	3	548	\$1,436	\$2.62
One Bedroom	33	736	\$1,507	\$2.05
Two Bedroom	32	935	\$1,945	\$2.08
Total / Average	68	821	\$1,710	\$2.08

AMENITIES & FEATURES

BUILDING CLASS

C

YEAR BUILT/RENOVATED

1959

NEIGHBORHOOD

Brightwood

UNIT FEATURES

Hardwood Floors, Fully Equipped Gourmet Kitchens

COMMUNITY AMENITIES

Off-Street Parking, Laundry Facilities

UTILITIES

Heating: Electric (Paid by Tenant)

Cooking: Electric (Paid by Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Electric (Paid by Tenant)

Water & Sewer (Paid By: Landlord)

THE VALE

6800 Georgia Avenue NW, Washington, DC 20012



UNIT TYPE	UNITS	SIZE (SF)	RENT/UNIT	AVERAGE RENT/SF
Studio / Efficiency	56	427	\$1,804	\$4.22
One Bedroom	150	630	\$2,162	\$3.43
Two Bedroom	70	882	\$3,060	\$3.47
Three Bedroom	25	1,575	\$4,392	\$2.79
Total / Average	301	729	\$2,489	\$3.41

AMENITIES & FEATURES

BUILDING CLASS

A

YEAR BUILT/RENOVATED

2021

NEIGHBORHOOD

Brightwood

UNIT FEATURES

Hardwood Floors, Kitchen Island, Stainless Steel Appliances, Washer/Dryer In-Unit, White Quartz Countertops

COMMUNITY AMENITIES

Business Center, Courtyard,

Fitness Center, Pet Washing Station, Pool, Property Manager On Site, On-Site Parking Garage

UTILITIES

Heating: Electric (Paid by Tenant)

Cooking: Electric (Paid by Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Electric (Paid by Tenant)

Water & Sewer (Paid By: Tenant)

THE NORMANDIE

6817 Georgia Avenue NW, Washington, DC 20012



UNIT TYPE	UNITS	SIZE (SF)	RENT/UNIT	AVERAGE RENT/SF
Studio / Efficiency	20	725	\$1,597	\$2.20
One Bedroom	75	835	\$1,925	\$2.31
Two Bedroom	6	1,000	\$1,975	\$1.98
Total / Average	101	823	\$1,863	\$2.26

AMENITIES & FEATURES

BUILDING CLASS

C

YEAR BUILT/RENOVATED

1955

NEIGHBORHOOD

Brightwood

UNIT FEATURES

Hardwood Floors, Stainless Steel Appliances, Walk-In Closets

COMMUNITY AMENITIES

Laundry Facilities, On-Site Property Manager

UTILITIES

Heating: Gas (Paid By: Landlord)

Cooking: Gas (Paid By: Landlord)

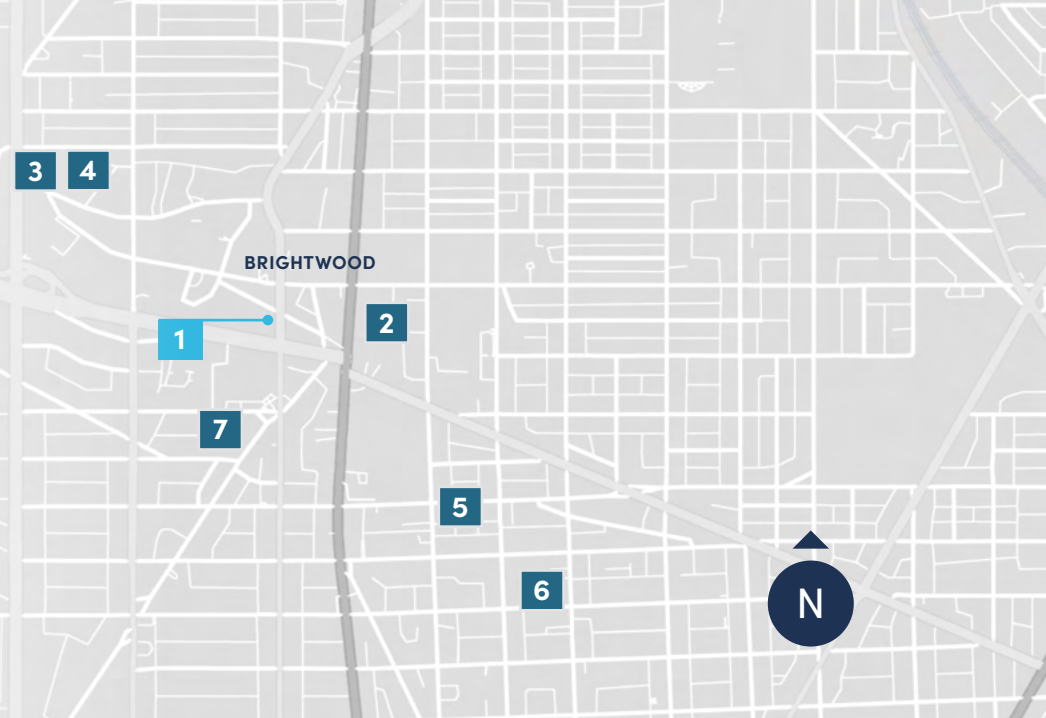
Cooling: Electric (Paid by Landlord)

Hot Water: Gas (Paid By: Landlord)

Water & Sewer (Paid By: Landlord)

SALES COMPARABLES

- 1. Concord Gardens
- 2. The View at 9th Street
- 3. 1442 Somerset Place NW
- 4. 1418-1424 Somerset Place NW
- 5. 741 Longfellow Street NW
- 6. 604 Kennedy Street NW
- 7. 1320 Nicholson Street NW



- 1
- 2
- 3
- 4
- 5
- 6
- 7

	1 CONCORD GARDENS	2 THE VIEW AT 9TH STREET	3 1442 SOMERSET PLACE NW	4 1418-1424 SOMERSET PLACE NW	5 741 LONGFELLOW STREET NW	6 604 KENNEDY STREET NW	7 1320 NICHOLSON STREET NW
STREET ADDRESS	5912 13th Street NW	5924 9th Street NW	1442 Somerset Place NW	1418-1424 Somerset Place NW	741 Longfellow Street NW	604 Kennedy Street NW	1320 Nicholson Street NW
NEIGHBORHOOD	Brightwood	Brightwood	Brightwood	Brightwood	Brightwood Park	Brightwood Park	Brightwood Park
SALES PRICE	-	\$3,675,000	\$2,750,000	\$7,500,000	\$6,000,000	\$2,750,000	\$4,650,000
CLOSE OF ESCROW	-	2/21/2024	1/12/2024	1/11/2024	12/28/2023	12/6/2023	6/16/2023
NUMBER OF UNITS	70	29	17	56	41	18	25
PRICE/UNIT	-	\$126,724	\$161,765	\$133,929	\$146,341	\$152,778	\$186,000
YEAR BUILT/RENOVATED	1936	1940	1939	1940	1959	1940	1937
GROSS SF	52,440	26,724	15,000	44,800	34,250	20,160	22,279
PRICE/GROSS SF	-	\$137.52	\$183.33	\$167.41	\$175.18	\$136.41	\$208.72
ZONING	RA-1	RF-1	RA-1	RA-1	RF-1	MU-4	RA-1
LOT SF	40,293	17,424	9,148	31,211	14,248	7,126	15,333

SALES COMPARABLES

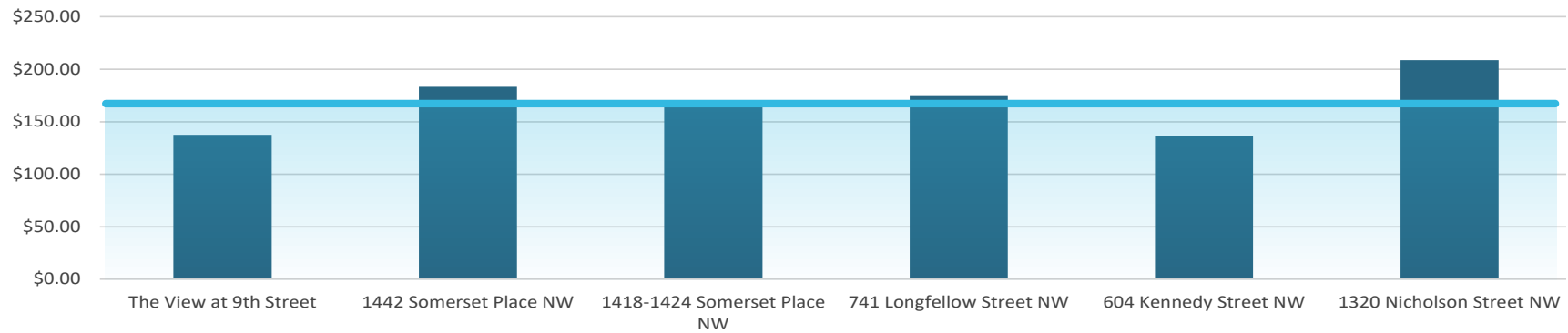
\$167.42

Average Sale Price/Square Foot

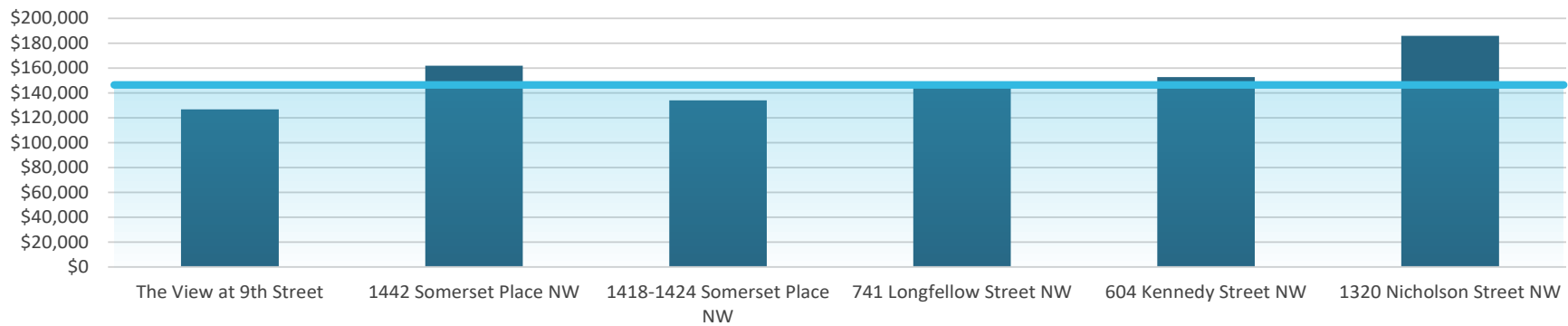
\$146,909

Average Sale Price/Unit

AVERAGE SALE PRICE/SQUARE FOOT



AVERAGE SALE PRICE/UNIT



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