Marcus & Millichap
THE ZUPANCIC GROUP

2025

PARK MACARTHUR
WASHINGTON, DC

17-UNIT STABILIZED, RECENTLY RENOVATED, MULTIFAMILY ASSET LOCATED IN FOXHALL NW DC, OFFERED WITH ATTRACTIVE ASSUMABLE DEBT

OFFERING MEMORANDUM

DMVMULTIFAMILY.COM

THE ZUPANCIC GROUP

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MULTIFAMILY CONTACTS

JOHN SLOWINSKI

Associate Director Investments
O (202) 536-3780 | M (301) 792-6760
John.Slowinski@MarcusMillichap.com

RYAN MURRAY

Associate
O (202) 536-3777 | M (301) 404-7965
Ryan.Murray@MarcusMillichap.com

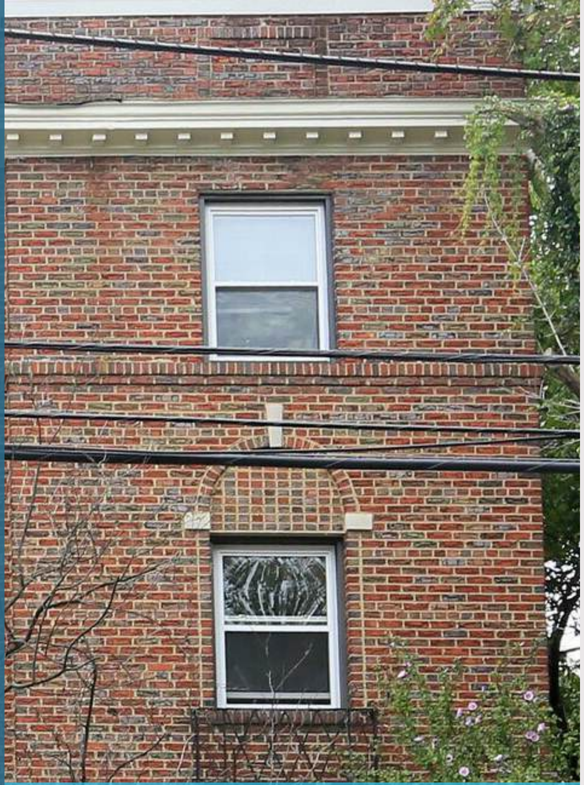
MARTY ZUPANCIC

Senior Managing Director Investments
O (202) 536-3788 | M (202) 379-8383
Marty.Zupancic@MarcusMillichap.com

CAPITAL MARKETS

JARED CASSIDY

Senior Director, Capital Markets Originations
O (202) 536-3739
Jared.Cassidy@MarcusMillichap.com



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OPERATIONS

SUSIE ASHLEY

Marketing & Operations Manager
O (202) 536-3785
Susan.Ashley@MarcusMillichap.com

AUSTIN PARKER

Multifamily Analyst
O (202) 536-3787
Austin.Parker@MarcusMillichap.com

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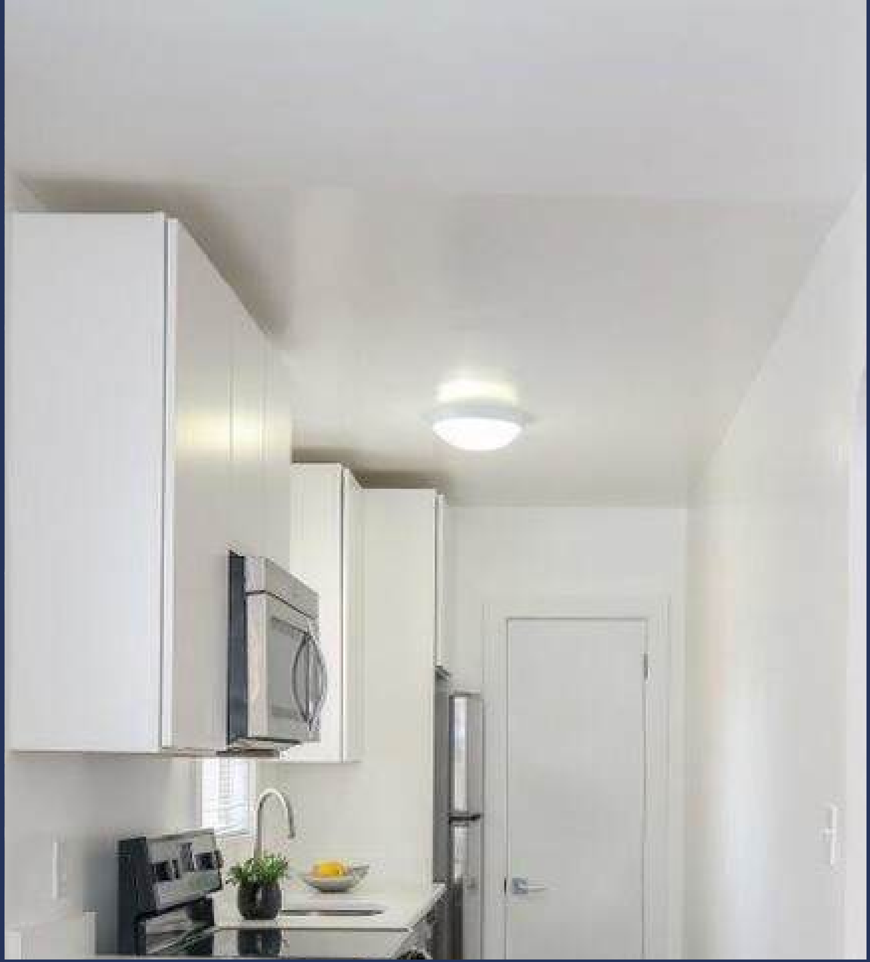


EXECUTIVE SUMMARY

SECTION 01

Marcus & Millichap
THE ZUPANCIC GROUP

THE OFFERING

THE OPPORTUNITY

The Zupancic Group of Marcus & Millichap is pleased to present Park MacArthur, a 17-unit multifamily property located at 4564 MacArthur Boulevard NW in Washington, DC. The property is located in Foxhall, between Palisades and Georgetown, two of the city's most affluent and high-demand neighborhoods. The building was renovated in 2015 by an experienced developer, providing ideal unit finishes for rental demand and limiting up-front deferred maintenance. The asset is being sold with potential for assumable debt at a competitive 3.5% interest rate. Park MacArthur represents an extremely rare opportunity to acquire a stabilized asset in a high-barrier DC submarket with assumable debt well below current market rates.

THE ASSET

Park MacArthur is a 17-unit multifamily building totaling 13,360 gross square feet, situated on a 10,019 square foot lot in Northwest DC. The property was renovated in 2015, including updated unit finishes (stainless steel appliances and quartz countertops), new windows, minisplit HVAC systems (two per unit), a gas hot water heater, and upgraded building systems. At least 10 of the in-unit HVAC systems have been replaced since 2015. The roof and skylight were replaced in 2017 and remain under a 15-year warranty. Additional upgrades include fire alarm system replacements in 2024 and site security camera installation around 2022. Units are spacious and have historically achieved high levels of rental demand. Rents average over $2,000/month, and the property is currently 94% occupied, with just one vacancy. There is potential to convert select units to two bedrooms for additional boosted revenue, and there is potential and to add parking in the rear lot. With minimal near-term capital required and current high-stabilization, Park MacArthur is uniquely positioned as a potentially low-maintenance, income-producing asset in a premier DC location.

THE LOCATION

Park MacArthur is located in Foxhall, one of DC's most desirable and high barrier to entry residential neighborhoods. Nestled between Palisades and Georgetown, the property sits less than one mile from Georgetown University and offers easy access to Canal Road, MacArthur Boulevard, and key employment centers throughout Northwest DC. The surrounding area is defined by a mix of single-family homes, small apartment buildings, parks, and local retail, offering a quiet, safe, and highly walkable neighborhood. Tenant demand is driven by this balance of a quiet residential location while still being minutes from Downtown DC and the plethora of retail, restaurant, and bars in Georgetown, which is just a 5-minute drive from the property. The asset is ideally positioned to be a stable, long-term investment property that will benefit from strong neighborhood fundamentals and appreciation in value.


4564

INVESTMENT HIGHLIGHTS

PARK MACARTHUR PRESENTS A UNIQUE INVESTMENT OPPORTUNITY TO ACQUIRE A STABILIZED, RENOVATED, ASSET IN AN IDEAL LOCATION. THE ASSET IS ALSO BEING OFFERED WITH ASSUMABLE DEBT AT A COMPETITIVE BELOW-MARKET 3.5% INTEREST RATE.

RECENTLY RENOVATED UNITS

Originally built in 1939 and renovated in 2015, Park MacArthur features upgraded interiors with hardwood flooring, stainless steel appliances, quartz countertops, and large closets—positioning it competitively within the Foxhall and Georgetown rental submarkets.

POTENTIAL TO CONVERT SELECT UNITS TO 2-BEDROOM UNITS

Spacious average unit sizes of approximately 700 square feet provide an opportunity for reconfiguration into two-bedroom layouts in select units, allowing investors to capture additional rental income and further enhance long-term value.

RECENT UPGRADES TO MAJOR SYSTEMS

Up front capital expenditures will be limited for a new investor as windows, minisplit HVAC systems (two per unit), gas hot water heater and other major systems have been upgraded in the last 10 years. At least 10 of the in-unit HVAC systems have been replaced since 2015. The roof and skylight were replaced in 2017 and remain under a 15-year warranty. Additional upgrades include fire alarm system replacements in 2024 and site security camera installation around 2022.

ATTRACTIVE ASSUMABLE DEBT

The asset is being offered with assumable financing totaling $3,966,112 at a competitive 3.5% fixed interest rate through December 1, 2028. This presents an unique opportunity in today's market to acquire a stabilized asset with potentially less up front equity required.

PREMIER NEIGHBORHOOD

Park MacArthur is located in Foxhall, one of DC's most desirable and high barrier to entry residential neighborhoods. Nestled between Palisades and Georgetown, the property sits less than one mile from Georgetown University. Within a one-mile radius, median household income exceeds $135,000, and over 85% of residents hold a bachelor's degree or higher. The area attracts a balanced mix of college students, young professionals, and long-term affluent residents, creating a deep and stable renter base that supports consistent rent growth.

NEAR GEORGETOWN UNIVERSITY

Georgetown University enrolls more than 20,392 students—including 7,968 undergraduates and 12,424 graduate students. Being located less than one mile away offers direct access to this large, captive rental base, particularly from graduate students, law students, faculty, and staff. This proximity supports consistent leasing demand and reduces potential vacancy risk.

SUMMARY OF TERMS

PARK MACARTHUR

INTEREST OFFERED

One hundred percent fee-simple interest in a 17-unit multifamily asset and on a 10,019 square foot lot located at 4564 MacArthur Boulevard NW, Washington, DC 20007.

TERMS OF SALE

The property is being offered on a market-bid basis.

PROPERTY TOURS

All property tours will be conducted by appointment only 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

Marcus & Millichap
THE ZUPANCIC GROUP

PROPERTY DETAILS

PARK MACARTHUR

4564 MacArthur Boulevard NW, Washington, DC 20007

PROPERTY INFORMATION	
Neighborhood	Foxhall
Units	17
Building Class	B
Gross Square Feet	13,360
Lot Square Feet	10,019
Zoning	RA-1
Year Built	1939/2015
Parcel Number (APN)	1358-0901

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

PARK MACARTHUR UNIT MIX

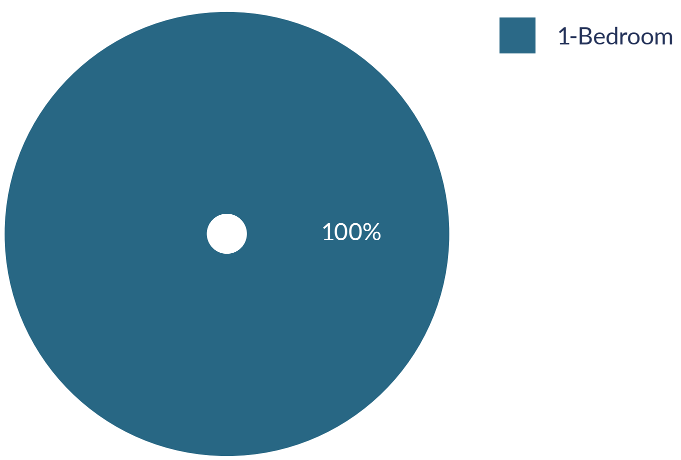
17
Number of Units

700
Average Unit Size (SF)

UNIT TYPE	TOTAL UNITS	OCCUPIED UNITS*	VACANT UNITS*	AVERAGE SIZE (SF)	IN-PLACE RENT PER UNIT*	IN-PLACE RENT PER SF*
One-Bedroom	17	16	1	700	$2,045	$2.92
Total / Average	**17**	**16**	**1**	**700**	**$2,045**	**$2.92**

*Unit square footage is an average estimate. Units range from 650-715 square feet. Buyer should conduct their own due diligence.

UNIT TYPES



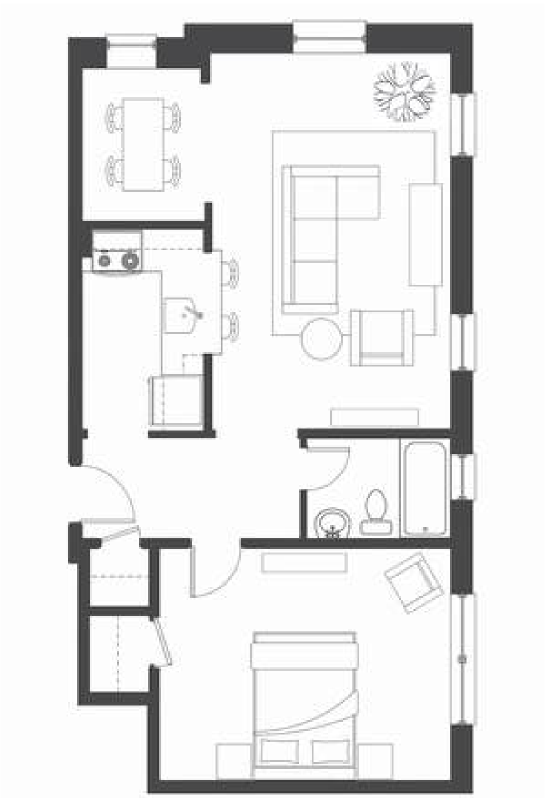
ASSUMABLE DEBT TERMS	
Outstanding Principal	$3,966,112
Rate	3.50%
Rate Expiration	12/1/2028
Amortization (Years)	30

PARK MACARTHUR FLOOR PLANS

THE SYCAMORE

1 BED - 1 BATH

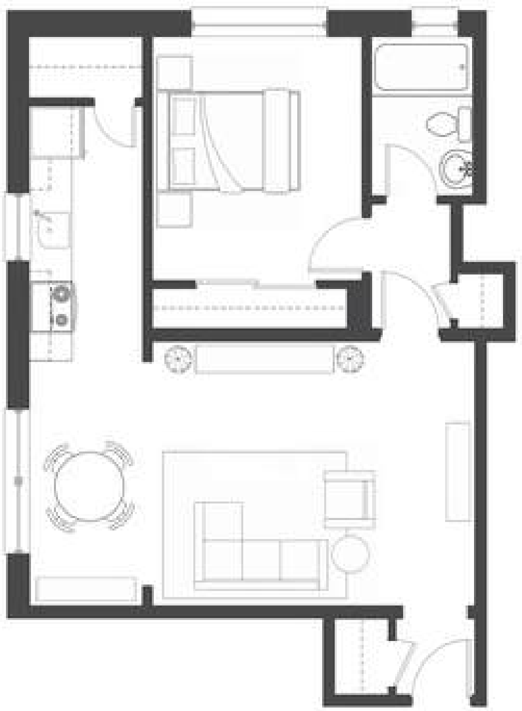
715 SQ FT



THE AZALEA

1 BED - 1 BATH

700 SQ FT



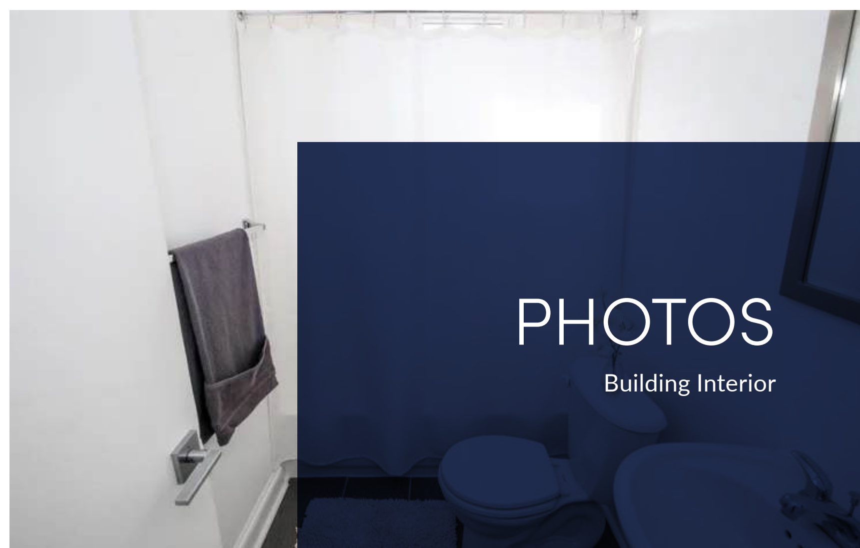
THE HOLLY

1 BED - 1 BATH

650 SQ FT

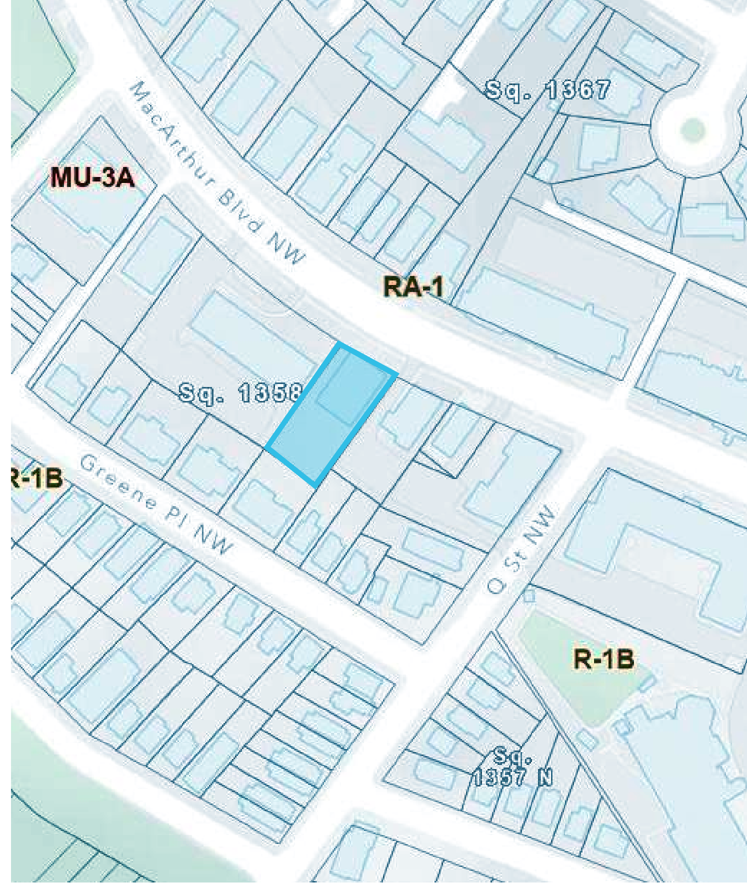
PHOTOS

Building Exterior



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.)	1,800
Lot Occupancy (%)	40%
Rear Setback (ft.)	20
Side Setback (ft.)	8
Zoning Regulation Reference	Subtitle F; Chapter 3

BIRD'S EYE VIEW

Park MacArthur

THE NEIGHBORHOOD

SECTION 03

Marcus & Millichap
THE ZUPANCIC GROUP

REGIONAL AERIAL

Washington, DC MSA

FOXHALL OVERVIEW

NEIGHBORHOOD OVERVIEW

Foxhall is one of Washington, DC's most affluent neighborhoods, with strong property values and consistent appreciation. The median home sale price over the past year has averaged $1.3–$1.35 million, supported by DC's high Area Median Income of $154,700 for a family of four. This wealth base sustains premium pricing, low vacancy rates, and long-term investment stability. Nearby Georgetown University, with roughly 20,400 students, adds steady rental demand from graduate students and visiting professionals. The neighborhood also benefits from proximity to Georgetown's M Street corridor, home to high-end retail, restaurants, and nightlife, enhancing lifestyle appeal and tenant demand. Overall, Foxhall's affluent demographics, limited supply, and proximity to key employment and entertainment centers position it as a resilient and desirable investment market.

FOXHALL'S HISTORY AND CULTURE

Foxhall's history is rooted in its early 20th-century development as a picturesque residential enclave, designed to offer a suburban feel within the city. Many of its original Tudor and Colonial Revival homes remain, giving the neighborhood a distinctive architectural charm that adds to its long-term value. Culturally, Foxhall benefits from its close connection to Georgetown's historic and commercial district, as well as proximity to top-tier schools and universities like Georgetown University and George Washington University's Mount Vernon Campus, which contribute to steady rental demand from faculty, graduate students, and professionals. Rental trends in the neighborhood reflect its exclusivity—vacancy rates remain low, rents are among the strongest in Northwest DC, and properties with well-maintained finishes or modern upgrades typically command premium pricing. This blend of historic character, cultural amenities, and resilient rental performance makes Foxhall a consistently attractive choice for investors.

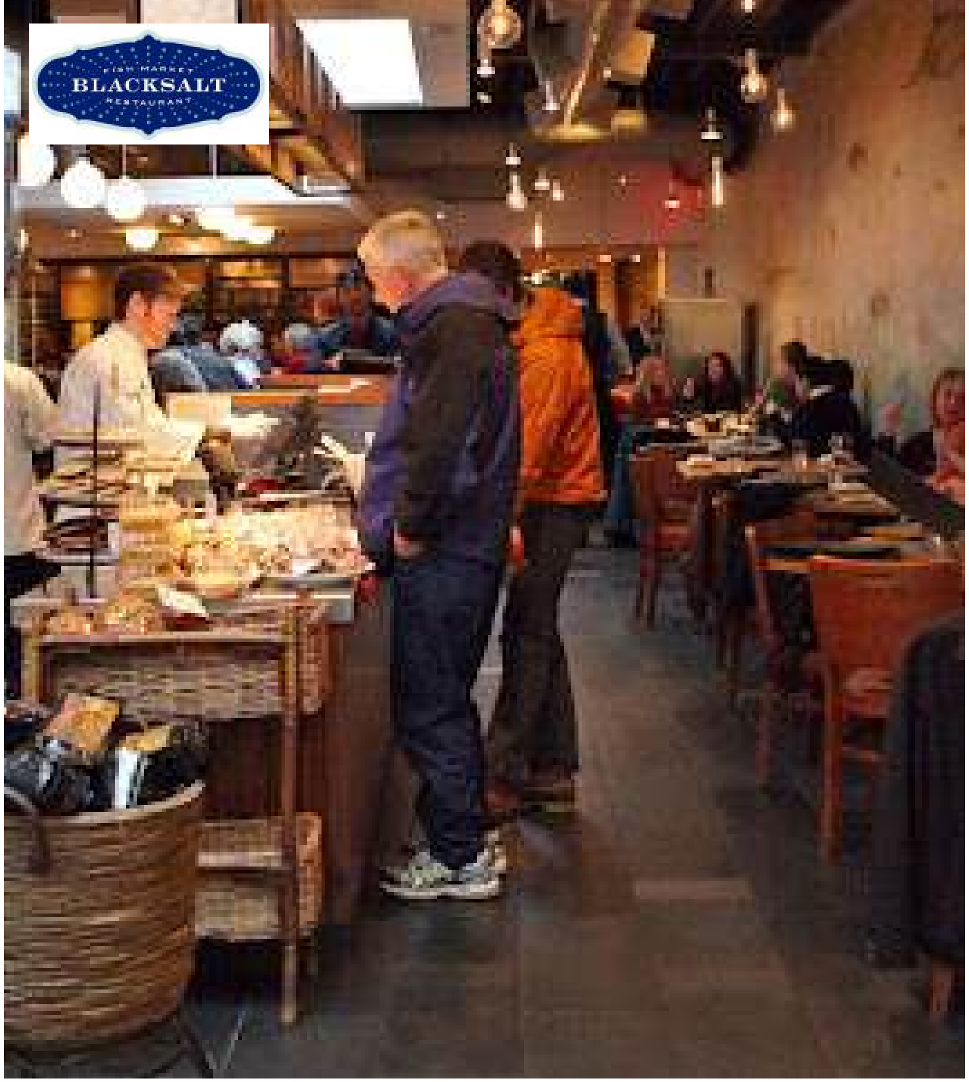
FEATURED RESTAURANTS AND RETAIL

- Foxhall Square
- Kreeger Museum
- Dunbar Oaks Park
- Glover-Archbold Park
- Hardy Recreation Center
- Spring Valley Shopping Center
- Georgetown Park
- Jetties
- Lupo Verde Osteria Palisades
- Blacksalt
- Bangbop
- CVS

MARKET MAP

Park MacArthur


THE TOMBS
VICTORY LIBERTY LOAN
EQUAL


FISH MARKET
BLACKSALT
RESTAURANT

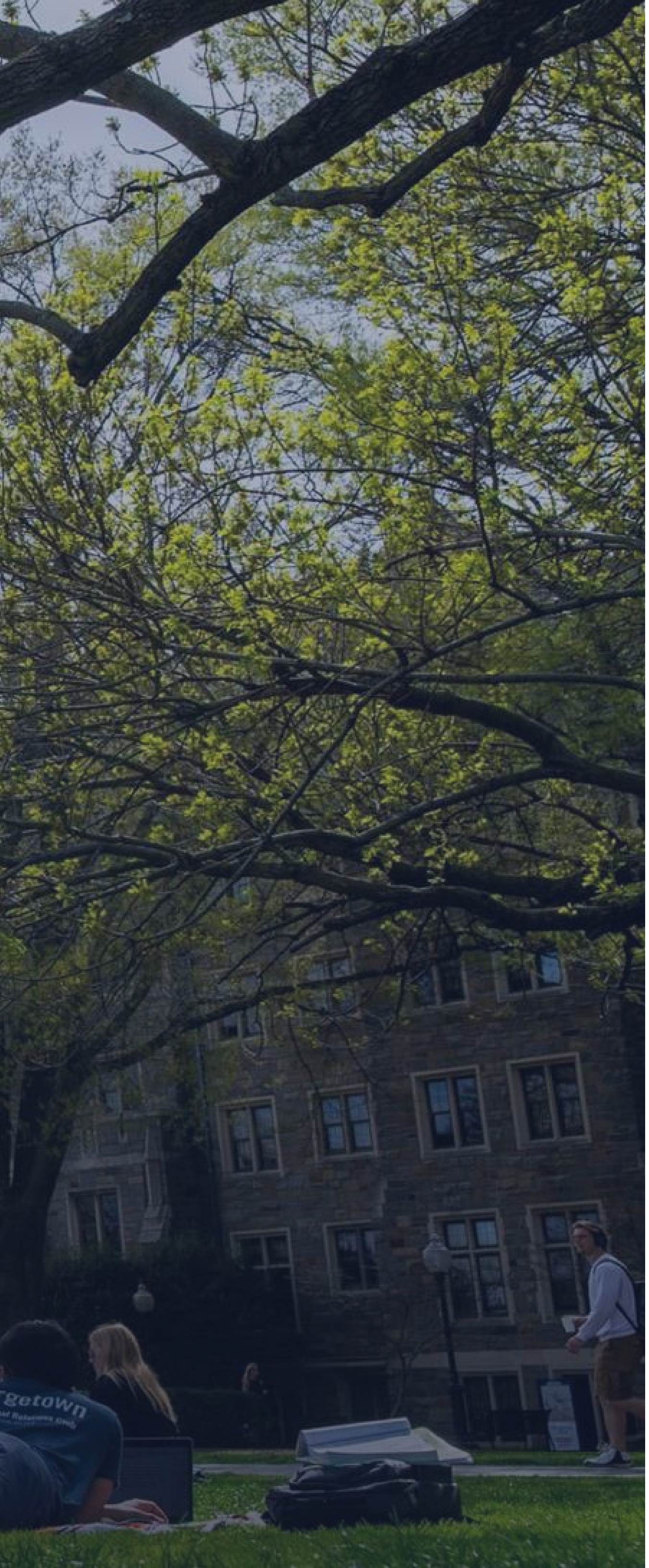

LUPO
VERDE
Benvenuti
A
EXIT


OSTERIA
MOZZA
ENOTECA & MERCATO


COFFEE. BAKERY. KITCHEN

"An area with a highly ranked medical center and university often has added value to an area providing it has good solid dynamics for desirability. A university provides an educated population, strong infrastructure and certain amenities,"

- PAUL HABIBI, FORBES



GEORGETOWN UNIVERSITY

A LEADER AMONG WASHINGTON, DC UNIVERSITIES IN GLOBAL EDUCATION

GEORGETOWN UNIVERSITY IS JUST 0.9 MILES FROM PARK MACARTHUR

GEORGETOWN UNIVERSITY IS A TOP 100 NATIONALLY RANKED UNIVERSITY (US NEWS & WORLD REPORT)

GEORGETOWN UNIVERSITY TOTAL ENROLLMENT OF OVER 20,000 STUDENTS PROVIDES STABLE TENANT BASE

GEORGETOWN UNIVERSITY OVERVIEW

Georgetown University is a private Jesuit research university in Washington, DC, founded in 1789. As of fall 2024, there are roughly 20,392 students enrolled across its undergraduate and graduate programs. The university employs a large faculty and staff body: approximately 2,807 instructional (teaching) faculty, plus thousands more administrative, support, and non-instructional staff.

Because of that scale of student and faculty presence, there's a strong and relatively constant demand for rental housing in the areas around Georgetown. Many undergraduates and graduate students look for off-campus apartments, shared housing, or townhouses in neighborhoods like Georgetown itself, Dupont, Glover Park, Foxhall, and adjacent Virginia and Maryland neighborhoods.

The limited supply of housing close to campus, together with high property values in historic Georgetown, pushes rents upward. For example, the median rent in the broader Georgetown neighborhood is well above the DC average; many listings for studios through multi-bedroom units fetch several thousand dollars per month.

In addition, construction of new residence halls, and provisions for students seeking exemptions—also influence how many students remain off campus versus living in university-controlled housing, which in turn impacts the vigor of the private rental market nearby.

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 region is anchored by the stable and steadily growing federal government and related regulatory eco-systems, but increasingly powered by high tech, bio sciences and as a national headquarters, the region's economy attracts and employs a deep and diverse range of highly trained professionals. The area is now perceived to be a center for creativity, with start ups and high-growth companies choosing to operate out of the area.

Nearby universities, such as George Washington University, Georgetown University, Johns Hopkins University School of Advanced Studies, American University, Gallaudet University, and Catholic University, help to create a high-skilled labor force and provide a diverse range of job opportunities throughout the area.

HIGHLIGHTED MAJOR EMPLOYERS

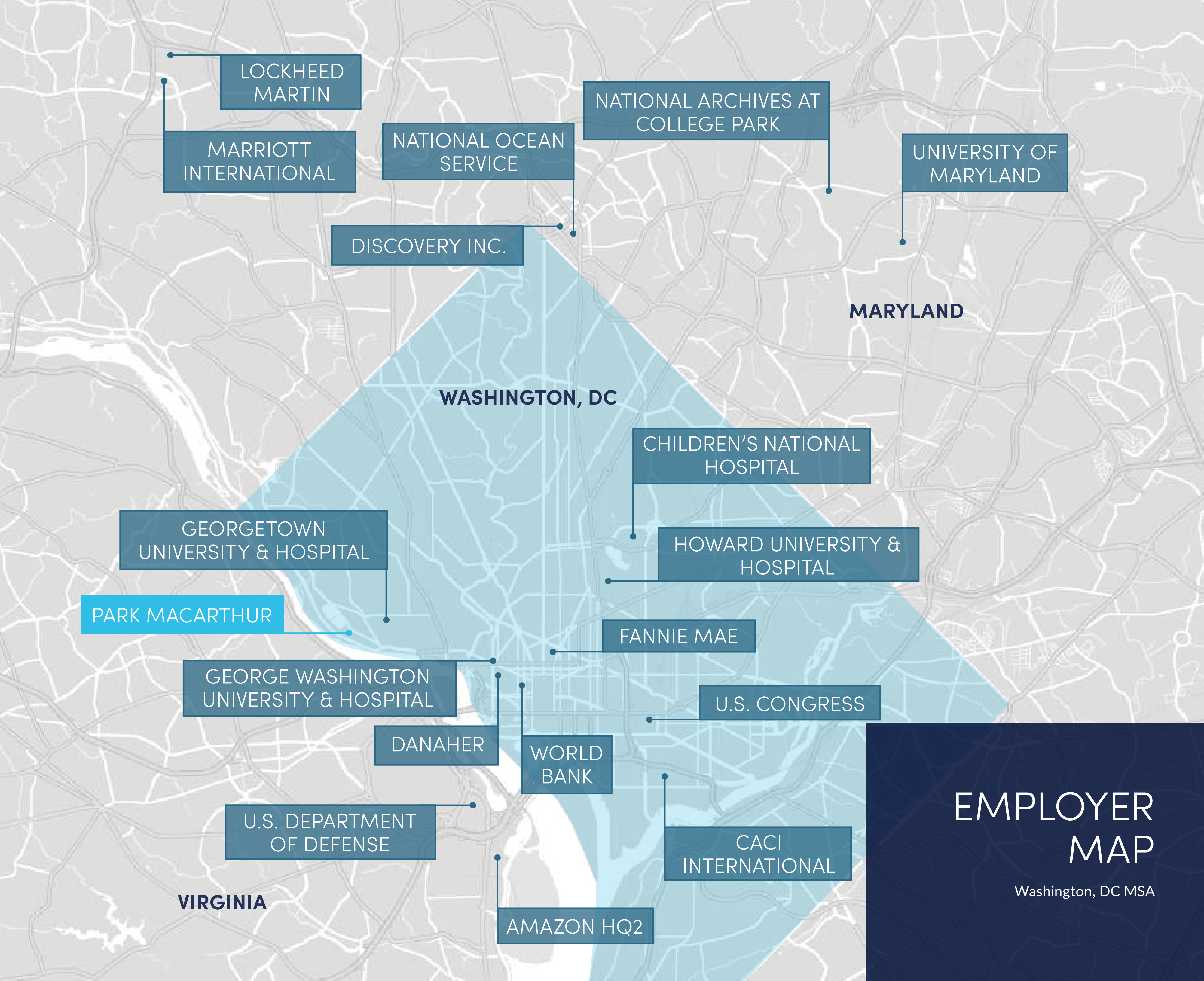
- Headquarters of United States Government and Every Major Government Agency
- US Capitol Complex (Congress and Related Offices)
- Headquarters or Major Office for All of the Top Ten Am Law 100 Law Firms
- Amazon HQ2 & Amazon Web Services
- Headquarters or Major Office For Nearly Every Leading Consulting Firm, including McKinsey, Booz Allen, Garner, Deloitte CACI, Accenture
- Headquarters for US Department of Defense (Pentagon) and Major Defense Contractors, Including Raytheon, Lockheed Martin
- Headquarters for Major Financial and Investment Companies, Including Capital One, Fannie Mae and The Carlyle Group
- Research and Level 3 Hospital Systems Including: Georgetown University Hospital, GWU Hospital, Children's National, Johns Hopkins Sibley, Howard University Hospital, Medstar Washington, VA Hospital Center, Inova Fairfax

Employment Rate (3 Mile Radius)
92.4%

Unemployment Rate (3 Mile Radius)
6.7%

Participating (3 Mile Radius)
72.7%

Not Participating (3 Mile Radius)
27.2%

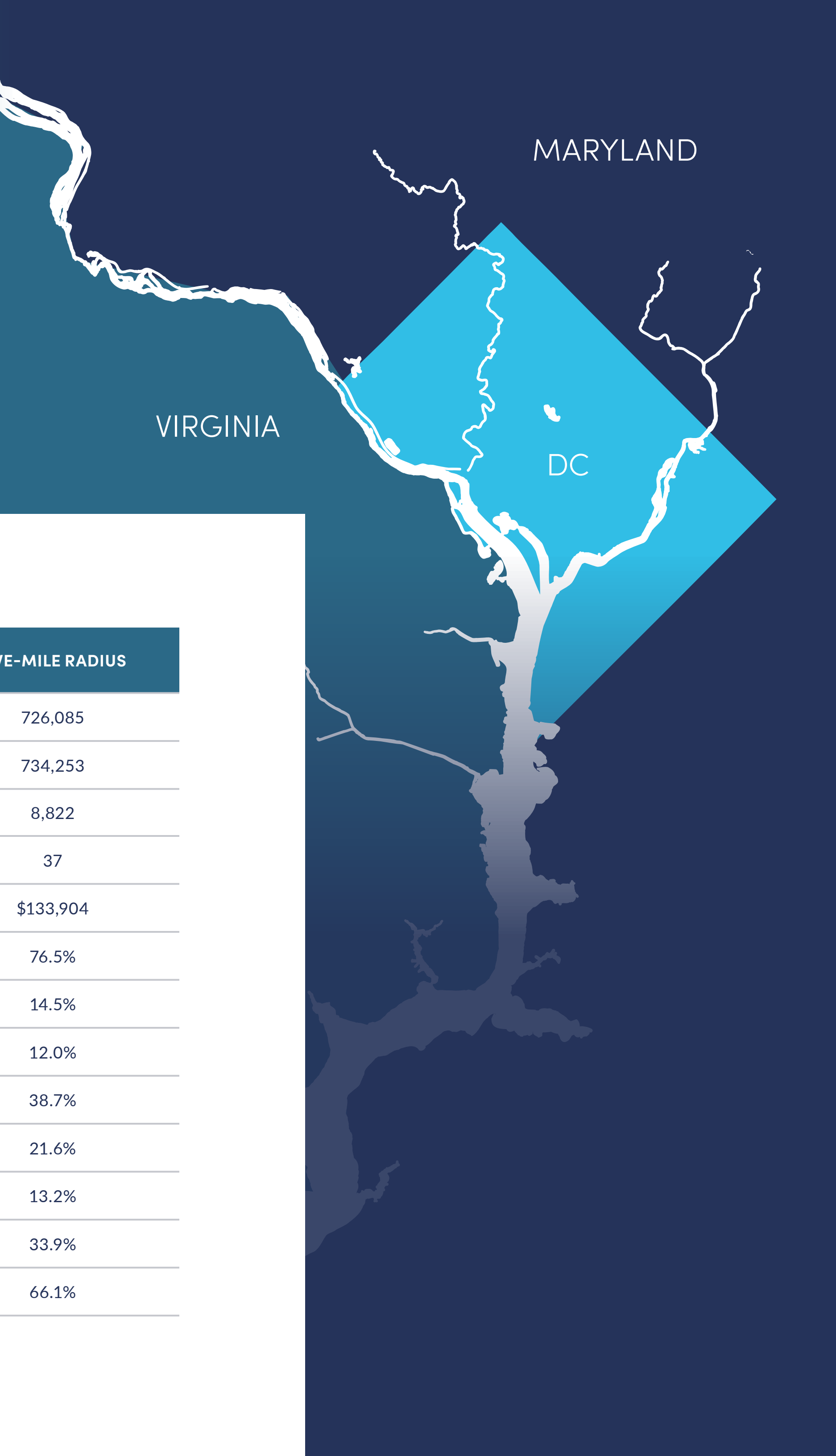


EMPLOYER MAP

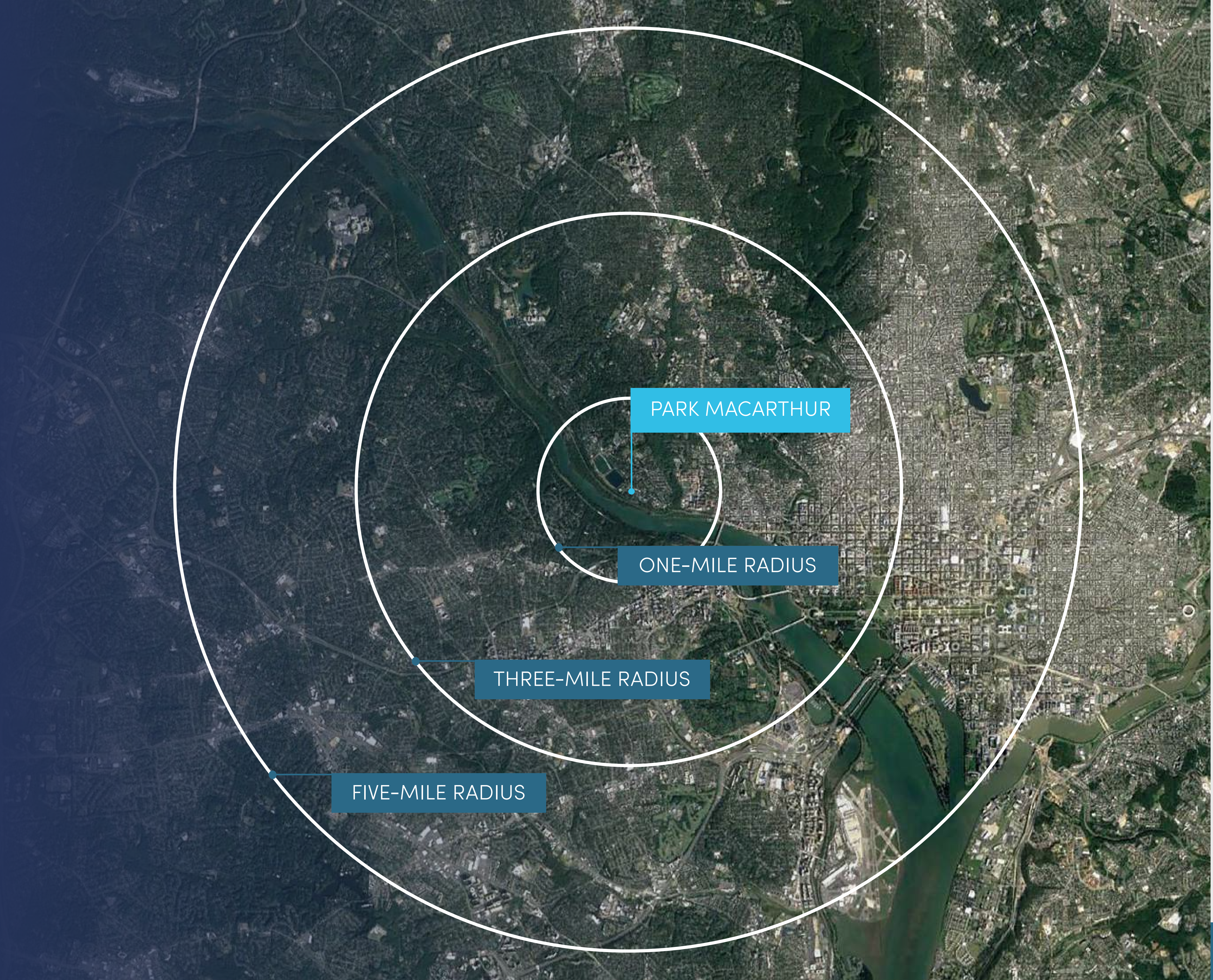
Washington, DC MSA

AREA DEMOGRAPHICS

PARK MACARTHUR IS LOCATED IN THE FOXHALL NEIGHBORHOOD OF NORTHWEST WASHINGTON, DC, WHICH BOASTS A HIGHLY EDUCATED WORKFORCE, LOW UNEMPLOYMENT RATE, AND A VERY HIGH MEDIAN HOUSEHOLD INCOME.



	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
Total Population (Current)	21,746	259,017	726,085
Projected Population (In 5 Years)	21,990	262,222	734,253
Population Density (People Per Square Mile)	7,096	9,929	8,822
Population Median Age	31	36	37
Median Household Income	$137,297	$146,570	$133,904
Bachelor's Degree (Minimum)	85.2%	85.2%	76.5%
Age (Under 15)	11.3%	11.9%	14.5%
Age (15-24)	27.3%	14.7%	12.0%
Age (25-44)	33.8%	39.6%	38.7%
Age (45-64)	16.8%	19.9%	21.6%
Age (Over 65)	10.8%	13.9%	13.2%
Means of Transportation (Car)	33.3%	29.1%	33.9%
Means of Transportation (Other)	66.7%	70.9%	66.1%


PARK MACARTHUR
ONE-MILE RADIUS
THREE-MILE RADIUS
FIVE-MILE RADIUS

MARKET COMPARABLES

SECTION 04

Marcus & Millichap
THE ZUPANCIC GROUP

RENT COMPARABLES

1. Park MacArthur
2. Palisades
3. Foxhall Terrace
4. 2255 Wisconsin Avenue NW
5. 3924 W Street NW

	1 PARK MACARTHUR	2 PALISADES	3 FOXHALL TERRACE	4 2255 WISCONSIN AVENUE NW	5 3924 W STREET NW
STREET ADDRESS	4564 MacArthur Boulevard NW	4540 MacArthur Boulevard NW	4465 Macarthur Boulevard NW	2255 Wisconsin Avenue NW	3924 W Street NW
NEIGHBORHOOD	Foxhall	Foxhall	Foxhall	Glover Park	Glover Park
OCCUPANCY (%)	94.1%	91.5%	91.7%	93.8%	80.0%
YEAR BUILT/RENOVATED	1939/2015	1954	1962	2015	1938/2024
MANAGEMENT COMPANY	Frank Emmett Real Estate	Aubinoe Management	Wydown Management	Bernstein Management	Owner Managed
NUMBER OF UNITS	17	59	36	82	10
BUILDING CLASS	B	B-	C	A	B+
AVERAGE RENT/UNIT	$2,045	$1,886	$1,811	$2,734	$2,900
AVERAGE RENT/SF	$2.92	$2.40	$3.07	$4.29	$4.83
AVERAGE UNIT SIZE (SF)	700	787	589	637	600

PARK MACARTHUR

4564 MACARTHUR BOULEVARD NW, WASHINGTON, DC 20007

UNIT TYPE	UNITS	AVERAGE SIZE (SF)	AVERAGE RENT/UNIT	AVERAGE RENT/SF
One Bedroom	17	700	$2,045	$2.92
Total / Average	17	700	$2,045	$2.92

$2.92

Park MacArthur Rent / SF
(All Units)

$3.37

Market Rent / SF
(All Units)

13% BELOW MARKET

Park MacArthur Rent / SF (All Units) vs. Market Rent / SF (All Units)

AMENITIES & FEATURES

BUILDING CLASS

B

YEAR BUILT/RENOVATED

1939/2015

NEIGHBORHOOD

Foxhall

UTILITIES

Heating: Gas (Paid By: Landlord)

Cooking: Electric (Paid By: Tenant)

Cooling: Electric (Paid By: Tenant)

Hot Water: Gas (Paid By: Landlord)

Water & Sewer: (Paid By: Landlord)

UNIT FEATURES

Hardwood Floors, Stainless Steel Appliances, Quartz Countertops, Large Closets

COMMUNITY AMENITIES

Laundry Facilities, Bike Storage, Controlled Access

RENT COMPARABLES

PARK MACARTHUR IS LOCATED IN THE FOXHALL NEIGHBORHOOD OF NORTHWEST WASHINGTON, DC. ITS PROXIMITY TO GEORGETOWN UNIVERSITY AS WELL AS OTHER POPULAR RESTAURANTS AND RETAIL IN GEORGETOWN AND ALONG WISCONSIN AVENUE WILL CONTINUE TO DRIVE RENTAL DEMAND WELL INTO THE FUTURE.

9,432 TOTAL

Units in the Georgetown/ Wisconsin Ave submarket

144 TOTAL

Units under construction

2% TOTAL

Units in development relative to the existing number of units

PARK MACARTHUR

4564 MacArthur Boulevard NW, Washington, DC 20007

1

UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	-	-	-	-
One Bedroom	17	700	$2,045	$2.92
Two Bedroom	-	-	-	-
Total / Average	17	700	$2,045	$2.92

AMENITIES & FEATURES

BUILDING CLASS

B

YEAR BUILT/RENOVATED

1939/2015

NEIGHBORHOOD

Foxhall

UNIT FEATURES

Hardwood Floors, Stainless Steel Appliances, Quartz Countertops, Large Closets

COMMUNITY AMENITIES

Laundry Facilities, Bike Storage, Controlled Access

UTILITIES

Heating: Gas (Paid By: Landlord)

Cooking: Electric (Paid By: Tenant)

Cooling: Electric (Paid By: Tenant)

Hot Water: Gas (Paid By: Landlord)

Water & Sewer: (Paid By: Landlord)

PALISADES

4540 MacArthur Boulevard NW, Washington, DC 20007

2

UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	8	400	$1,400	$3.50
One Bedroom	32	779	$1,784	$2.29
Two Bedroom	19	963	$2,263	$2.35
Total / Average	59	787	$1,886	$2.40

AMENITIES & FEATURES

BUILDING CLASS

B-

YEAR BUILT/RENOVATED

1954

NEIGHBORHOOD

Foxhall

UNIT FEATURES

Hardwood Floors

COMMUNITY AMENITIES

Laundry Facilities

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)

FOXHALL TERRACE

4465 Macarthur Boulevard NW, Washington, DC 20007

3

UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	12	400	$1,686	$4.22
One Bedroom	24	684	$1,874	$2.74
Two Bedroom	-	-	-	-
Total / Average	36	589	$1,811	$3.07

AMENITIES & FEATURES

BUILDING CLASS

C

YEAR BUILT/RENOVATED

1962

NEIGHBORHOOD

Foxhall

UNIT FEATURES

Hardwood Floors

COMMUNITY AMENITIES

Bike Storage, Off Street Parking, Laundry Facilities

UTILITIES

Heating: Gas (Paid By: Tenant)

Cooking: Gas (Paid By: Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Gas (Paid By: Tenant)

Water & Sewer (Paid By: Landlord)

2255 WISCONSIN AVENUE NW

2255 Wisconsin Avenue NW, Washington, DC 20007

4

UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	-	-	-	-
One Bedroom	65	582	$2,547	$4.38
Two Bedroom	17	844	$3,447	$4.08
Total / Average	82	637	$2,734	$4.29

AMENITIES & FEATURES

BUILDING CLASS

A

YEAR BUILT/RENOVATED

2015

NEIGHBORHOOD

Glover Park

UNIT FEATURES

Vinyl Plank Flooring, Stainless Steel Appliances, Kitchen Islands in Select Units, Balconies in Select Units, Walk-in Closets, Washer/ Dryer in Unit

COMMUNITY AMENITIES

Rooftop Deck, Resident Lounge, Fitness Center, Package Lockers, Covered Parking Available, Controlled Access

UTILITIES

Heating: Gas (Paid By: Tenant)

Cooking: Electric (Paid by Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Gas (Paid By: Tenant)

Water & Sewer (Paid By: Landlord)

3924 W STREET NW

3924 W Street NW, Washington, DC 20007

5

UNIT TYPE	UNITS	SIZE (SF)	RENT/ UNIT	AVERAGE RENT/SF
Studio / Efficiency	-	-	-	-
One Bedroom	10	600	$2,900	$4.83
Two Bedroom	-	-	-	-
Total / Average	10	600	$2,900	$4.83

AMENITIES & FEATURES

BUILDING CLASS

B+

YEAR BUILT/RENOVATED

1938/2024

NEIGHBORHOOD

Glover Park

UNIT FEATURES

Vinyl Plank Flooring, Stainless Steel Appliances, Tile Backsplash, Kitchen Islands, Washer/Dryer in Unit, Condo Level Finishes

COMMUNITY AMENITIES

Off Street Parking

UTILITIES

Heating: Gas (Paid By: Landlord)

Cooking: Electric (Paid by Tenant)

Cooling: Electric (Paid by Tenant)

Hot Water: Gas (Paid By: Landlord)

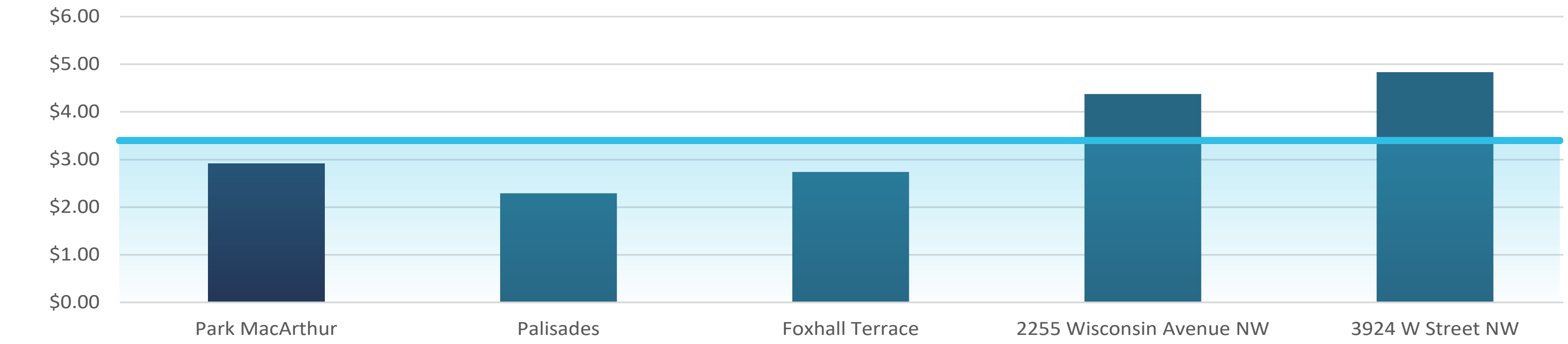
Water & Sewer (Paid By: Landlord)

RENT COMPARABLES

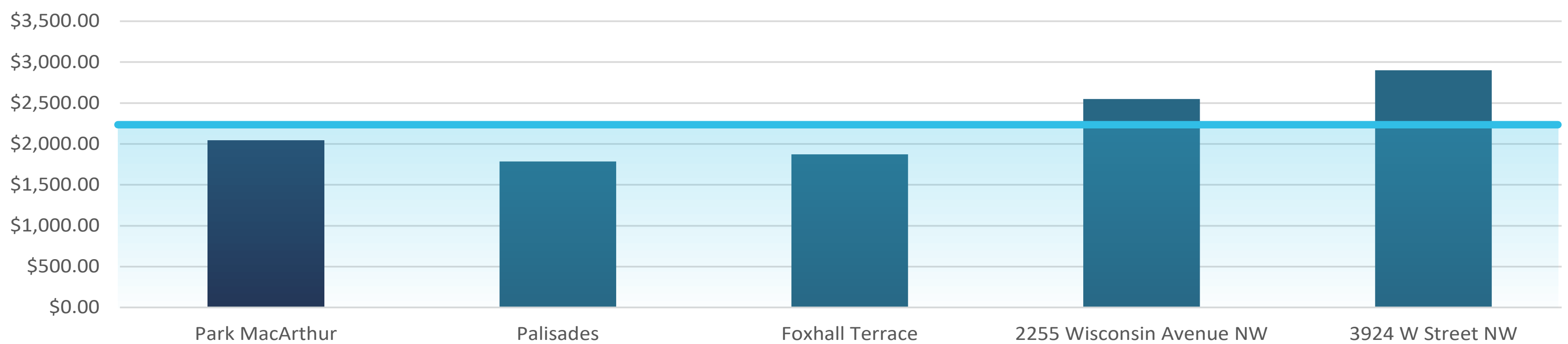
$3.41
Average One-Bedroom Rent/Square Foot

$2,239
Average One-Bedroom Rent/Unit

AVERAGE ONE-BEDROOM RENT/SQUARE FOOT

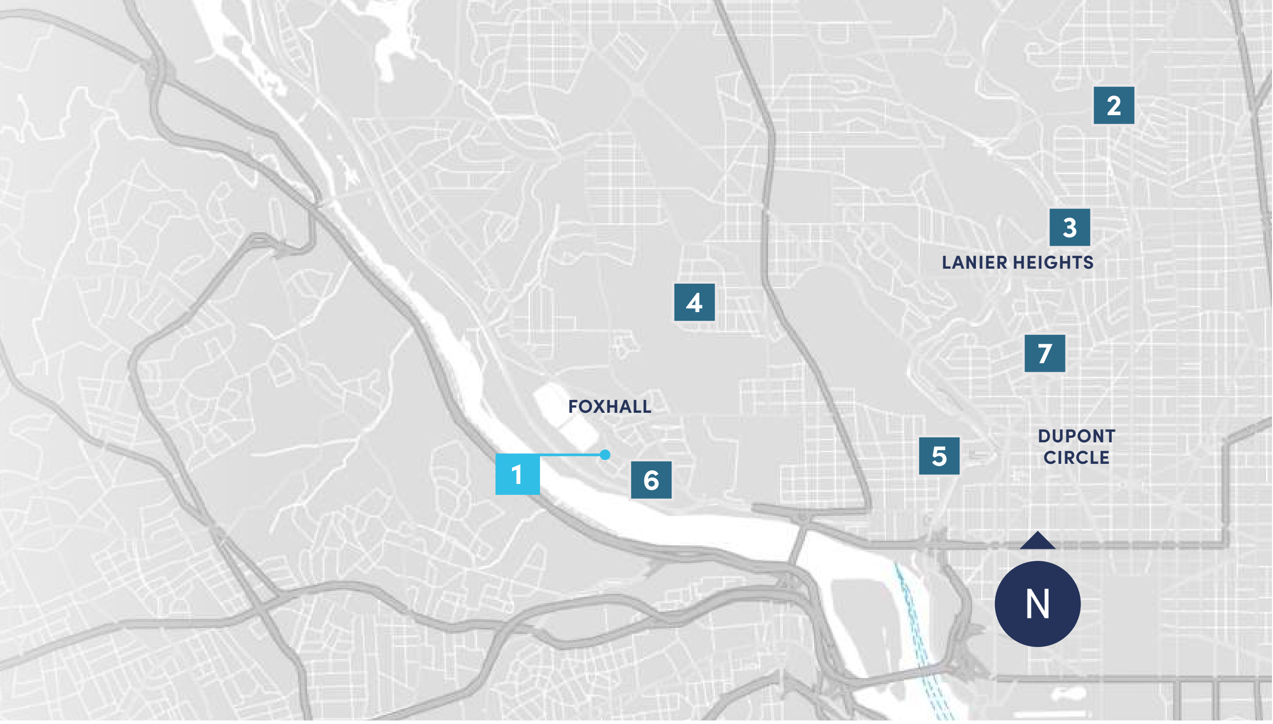


AVERAGE ONE-BEDROOM RENT/UNIT



SALES COMPARABLES

1. Park MacArthur
2. Oaklawn
3. Harvard Village
4. Townley Courts
5. 2515 P Street NW
6. Foxhall Terrace
7. 1919 on 19th



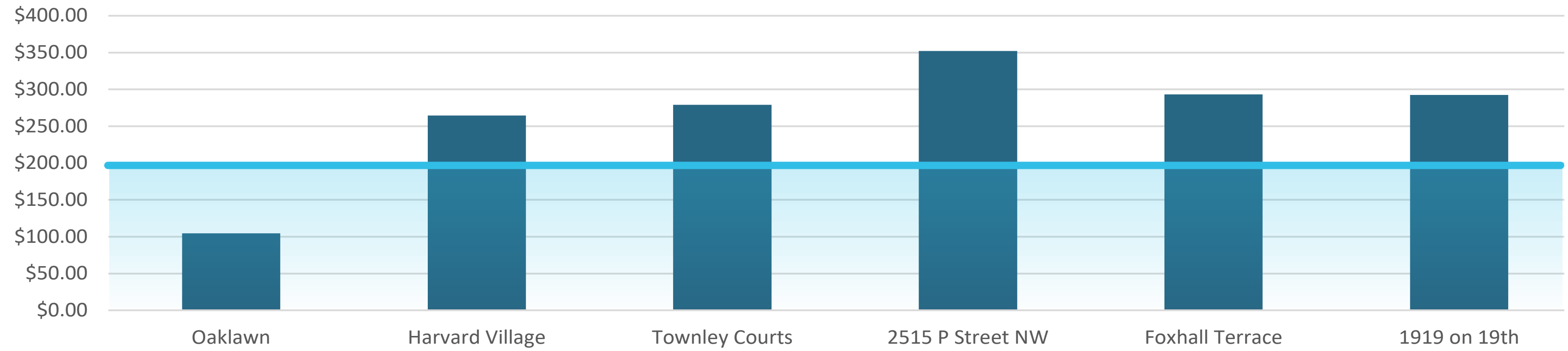
	1	2	3	4	5	6	7
	PARK MACARTHUR	OAKLAWN	HARVARD VILLAGE	TOWNLEY COURTS	2515 P STREET NW	FOXHALL TERRACE	1919 ON 19TH
STREET ADDRESS	4564 MacArthur Boulevard NW	3620 16th Street NW	1829 Summit Place NW	2315-2323 40th Place NW	2515 P Street NW	4465 Macarthur Boulevard NW	1919 19th Street NW
NEIGHBORHOOD	Foxhall	Mount Pleasant	Lanier Heights	Glover Park	Georgetown	Foxhall	Adams Morgan
SALES PRICE	-	$15,000,000	$18,000,000	$11,875,000	$3,400,000	$6,800,000	$4,130,000
CLOSE OF ESCROW	-	6/13/2025	6/11/2025	5/30/2025	5/30/2025	4/8/2025	3/27/2025
NUMBER OF UNITS	17	83	85	45	13	36	14
PRICE/UNIT	-	$180,723	$211,765	$263,889	$261,538	$188,889	$295,000
YEAR BUILT/ RENOVATED	1939/2015	1930	1940	1942	1969	1962	1917
GROSS SF	13,360	143,567	68,010	42,564	9,657	23,184	14,122
PRICE/GROSS SF	-	$104.48	$264.67	$278.99	$352.08	$293.31	$292.45
ZONING	RA-1	RA-4	RA-2	RA-1	RA-2	R5A	MU-4
LOT SF	10,019	20,132	67,313	30,457	4,591	30,928	6,011

SALES COMPARABLES

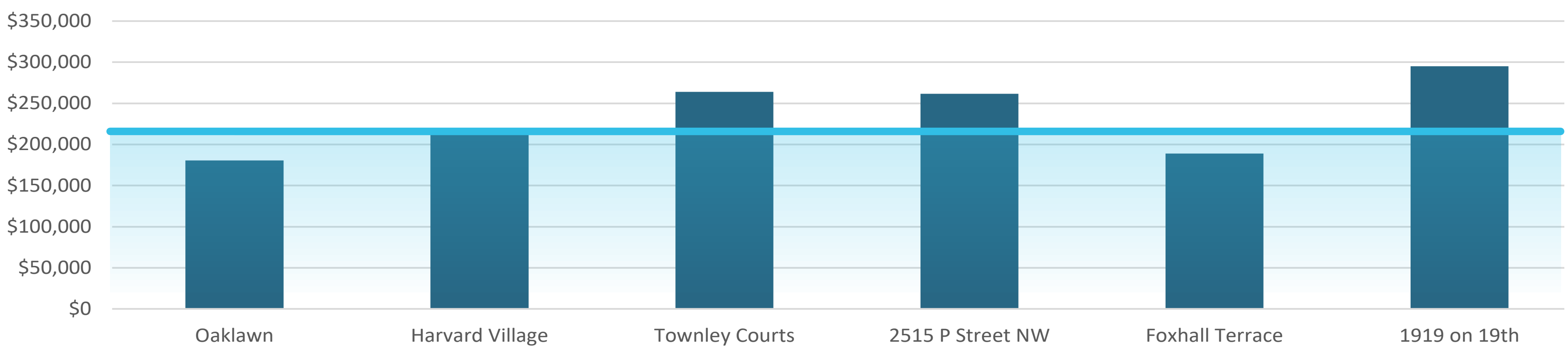
$196.63
Average Sale Price/Square Foot

$214,511
Average Sale Price/Unit

AVERAGE SALE PRICE/SQUARE FOOT



AVERAGE SALE PRICE/UNIT



FINANCIAL ANALYSIS

SECTION 05

Marcus & Millichap
THE ZUPANCIC GROUP

PARK MACARTHUR UNIT MIX

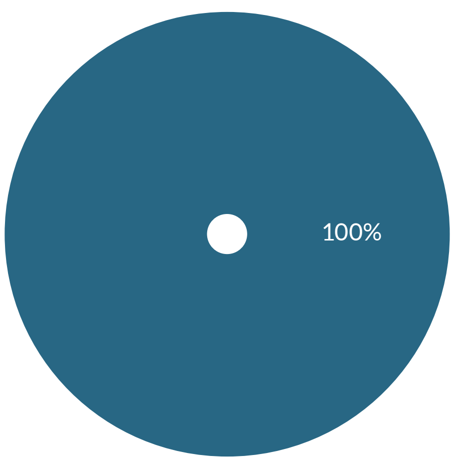
17
Number of Units

700
Average Unit Size (SF)

UNIT TYPE	TOTAL UNITS	OCCUPIED UNITS*	VACANT UNITS*	AVERAGE SIZE (SF)	IN-PLACE RENT PER UNIT*	IN-PLACE RENT PER SF*
One-Bedroom	17	16	1	700	$2,045	$2.92
Total / Average	**17**	**16**	**1**	**700**	**$2,045**	**$2.92**

*Unit square footage is an average estimate. Units range from 650-715 square feet. Buyer should conduct their own due diligence.

UNIT TYPES



1-Bedroom

RENT ROLL

UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	OCCUPANCY STATUS	UNIT TYPE	UNIT SF	CURRENT RENT	CURRENT RENT/SF	PRO FORMA RENT	PRO FORMA RENT/SF	RENT TYPE
1	1 Bed	1 Bath	Occupied	Flat	700	$1,880	$2.69	$1,970	$2.81	Market
2	1 Bed	1 Bath	Occupied	Flat	700	$1,900	$2.71	$1,991	$2.84	Market
3	1 Bed	1 Bath	Occupied	Flat	700	$2,467	$3.52	$2,541	$3.63	HCVP
4	1 Bed	1 Bath	Occupied	Flat	700	$1,900	$2.71	$1,991	$2.84	Market
5	1 Bed	1 Bath	Occupied	Flat	700	$1,958	$2.80	$2,017	$2.88	HCVP
101	1 Bed	1 Bath	Occupied	Flat	700	$1,800	$2.57	$1,886	$2.69	Market
102	1 Bed	1 Bath	Occupied	Flat	700	$1,370	$1.96	$1,436	$2.05	Market
103	1 Bed	1 Bath	Occupied	Flat	700	$2,648	$3.78	$2,727	$3.90	HCVP
104	1 Bed	1 Bath	Occupied	Flat	700	$1,800	$2.57	$1,886	$2.69	Market
201	1 Bed	1 Bath	Occupied	Flat	700	$1,941	$2.77	$2,034	$2.91	Market
202	1 Bed	1 Bath	Occupied	Flat	700	$1,895	$2.71	$1,986	$2.84	Market
203	1 Bed	1 Bath	Occupied	Flat	700	$1,800	$2.57	$1,886	$2.69	Market
204	1 Bed	1 Bath	Occupied	Flat	700	$2,467	$3.52	$2,541	$3.63	HCVP
301	1 Bed	1 Bath	Occupied	Flat	700	$2,467	$3.52	$2,541	$3.63	HCVP
302	1 Bed	1 Bath	Vacant	Flat	700	$0	$0.00	$1,847	$2.64	-
303	1 Bed	1 Bath	Occupied	Flat	700	$1,958	$2.80	$2,017	$2.88	HCVP
304	1 Bed	1 Bath	Occupied	Flat	700	$2,467	$3.52	$2,541	$3.63	HCVP
17						$32,718	$2.92	$35,840	$3.01	

*The Vacant Unit is assumed to be leased to an HCVP tenant at the Affordablehousing.com market rent estimate on pro forma

*Occupied market rate units are increased 4.8% in accordance with DC Rent Control

*Occupied HCVP units are increased 3% on Pro Forma

*Unit SF are estimates

ASSUMABLE DEBT TERMS

ASSUMABLE DEBT TERMS	
Outstanding Principal	$3,966,112
Rate	3.50%
Rate Expiration	12/1/2028
Amortization (Years)	30

INCOME STATEMENT

INCOME		CURRENT	PER UNIT	PRO FORMA	PER UNIT
Gross Potential Rent [1, 3]		$367,483	$21,617	$430,408	$25,318
Total Other Income		$3,190	$188	$3,190	$188
	Laundry Income	$891	$52	$891	$52
	Utility Reimbursement	$2,299	$135	$2,299	$135
Gross Potential Income		$370,672	$21,804	$433,598	$25,506
Vacancy [4]		$0	$0	$21,520	$1,266
Bad Debt [5]		$0	$0	$8,608	$506
Effective Gross Income (EGI)		$370,672	$21,804	$403,469	$23,733

EXPENSES		CURRENT	PER UNIT	PRO FORMA	PER UNIT
Real Estate Taxes [6]		$24,347	$1,432	$23,805	$1,400
Insurance		$10,219	$601	$10,526	$619
Utilities Total		$26,046	$1,532	$26,828	$1,578
	Utilities - Electric	$6,207	$365	$6,393	$376
	Utilities - Water & Sewer	$13,583	$799	$13,990	$823
	Utilities - Gas	$2,938	$173	$3,026	$178
	Utilities - Cable	$3,318	$195	$3,418	$201
Contract Services Total		$12,027	$707	$10,456	$615
	Contract Services - Trash [7]	$6,002	$353	$4,250	$250
	Contract Services - Cleaning	$6,025	$354	$6,206	$365
Repairs & Maintenance & Turnover [2, 8]		$44,280	$2,605	$25,500	$1,500
Management Fee [9]		$22,238	$1,308	$24,208	$1,424
General & Administrative		$1,850	$109	$1,906	$112
Licensing and Legal / Professional Fees		$1,021	$60	$1,052	$62
Total Expenses [10]		$142,029	$8,355	$124,279	$7,311
	Expenses Per SF	$10.63		$9.30	
	% of EGI	38.32%		30.80%	
Net Operating Income (NOI)		$228,644	$13,450	$279,190	$16,423
Reserves		$0	$0	$4,250	$250

NOTES AND ASSUMPTIONS

1. Current Gross Potential Rent includes Vacancy
2. Repairs & Maintenance & Turnover includes Landscape/Snow and Pest Control Costs
3. Pro Forma GPR is set to the annualized monthly rent potential derived in the rent roll
4. Pro Forma Vacancy assumes 5% consistent with submarket averages
5. Pro Forma Bad Debt assumes 2% of GPR
6. Pro Forma Real Estate Taxes are based on the 2026 Assessed value from DC OTR
7. Pro Forma Trash Collection assumes $250/ Unit based on expense comparables form similar properties
8. Pro Forma Repairs & Maintenance & Turnover assumes a budget of $1,500/Unit
9. Pro Forma Management Fee assumes 6% of EGI consistent with lender underwriting standards
10. All other expenses are increased 3% to account for inflation


4560
PERMIT
PARKING


4564

MULTIFAMILY CONTACTS

JOHN SLOWINSKI

Associate Director Investments
O (202) 536-3780 | M (301) 792-6760
John.Slowinski@MarcusMillichap.com

RYAN MURRAY

Associate
O (202) 536-3777 | M (301) 404-7965
Ryan.Murray@MarcusMillichap.com

MARTY ZUPANCIC

Senior Managing Director Investments
O (202) 536-3788 | M (202) 379-8383
Marty.Zupancic@MarcusMillichap.com

CAPITAL MARKETS

JARED CASSIDY

Senior Director, Capital Markets Originations
O (202) 536-3739
Jared.Cassidy@MarcusMillichap.com

Marcus & Millichap
THE ZUPANCIC GROUP

OPERATIONS

SUSIE ASHLEY

Marketing & Operations Manager
O (202) 536-3785
Susan.Ashley@MarcusMillichap.com

AUSTIN PARKER

Multifamily Analyst
O (202) 536-3787
Austin.Parker@MarcusMillichap.com