

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



SALE PRICE: \$1,480,000

Price Per SF: \$627.00

COMMERCIAL LEASE RATE: \$60/NNN

APPROXIMATELY 800/SF COMMERCIAL SPACE AVAILABLE

Ricardo Guice
(202) 805-5614

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

Confidentiality & Disclaimer		Complete Highlights		Financial Summary
Why CBC - Page 1		Additional Photos		Income & Expenses
Why CBC - Page 2		13 LOCATION INFORMATION		1203_U_St_NW_Sale_Comps_Map_n_List.pdf
Why CBC - Page 3		Regional Map		Sale Comps
Recommendations		Location Map	30	DEMOGRAPHICS
8 PROPERTY INFORMATION		Aerial Map		Demographics Map & Report
Property Summary		Site Plans	32	ADVISOR BIOS
Property Description	18	FINANCIAL ANALYSIS		Advisor Bio 1

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW
1203 U St NW Washington, DC 20009

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

Ricardo Guice

(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

Ricardo Guice

(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

THE PROPERTY

1203 U St NW
Washington, DC 20009

SCOPE OF SERVICE

Coldwell Banker Commercial to represent 1203 U St., NW LLC in the sale of 1203 U St NW

MARKET INFO

An exceptional location both for business and life after-hours, 1203 U St NW is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Washington, D.C. Market, we recommend the property be sold for \$1,575,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

Ricardo Guice
(202) 805-5614



**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



PROPERTY DESCRIPTION

Invest in the heart of Washington, D.C. with this historic 2,360 SF building. Built in 1900 and renovated in 2018, the property offers a prime opportunity for mixed-use investment. Zoned ARTS-4, this location provides a versatile space for commercial ventures. Embrace the character and charm of this vibrant area while making a sound investment in a sought-after location.

PROPERTY HIGHLIGHTS

- 2,360 SF building
- Mixed-Use
- Built in 1900
- Zoned ARTS-4

OFFERING SUMMARY

Sale Price:	\$1,480,000
Number of Units:	2
Lot Size:	.02 AC
Building Size:	2,360 SF
Projected NOI:	\$92,717.00
Projected Cap Rate:	6.3%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,585	12,882	57,149
Total Population	10,750	24,422	106,702

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



PROPERTY DESCRIPTION

Invest in the heart of Washington, D.C. with this historic 2,360 SF building. Built in 1900 and renovated in 2018, the property offers a prime opportunity for mixed-use investment. Zoned ARTS-4, this location provides a versatile space for commercial ventures. Embrace the character and charm of this vibrant area while making a sound investment in a sought-after location.

LOCATION DESCRIPTION

Conveniently situated in the heart of Washington, DC, the area surrounding the property at 1203 U St NW offers a vibrant atmosphere and an abundance of amenities. Just a short stroll away, the iconic U Street Corridor buzzes with renowned restaurants, trendy bars, and eclectic boutiques, making it a coveted destination for business professionals. This central location is also within close reach of influential landmarks such as the White House, the National Mall, and a variety of government offices. With its prime positioning in this dynamic urban hub, the property presents an unparalleled opportunity for Office / Office Building investors seeking a prestigious and well-connected location.

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



PROPERTY HIGHLIGHTS

- 2,360 SF building
- Mixed-Use
- Built in 1900
- Zoned ARTS-4
- Prime Washington, D.C. location

Ricardo Guice
(202) 805-5614

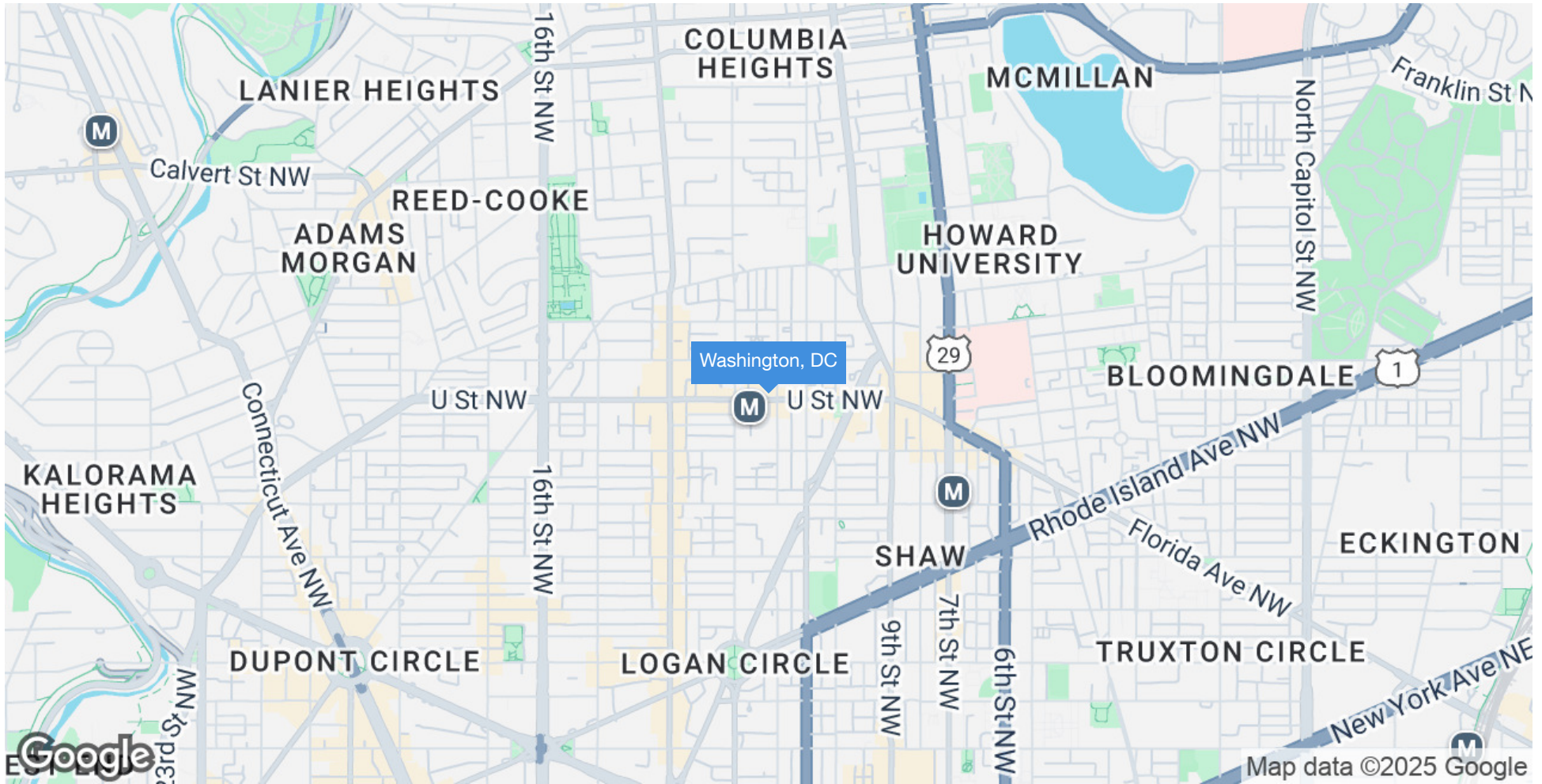


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



Ricardo Guice
(202) 805-5614

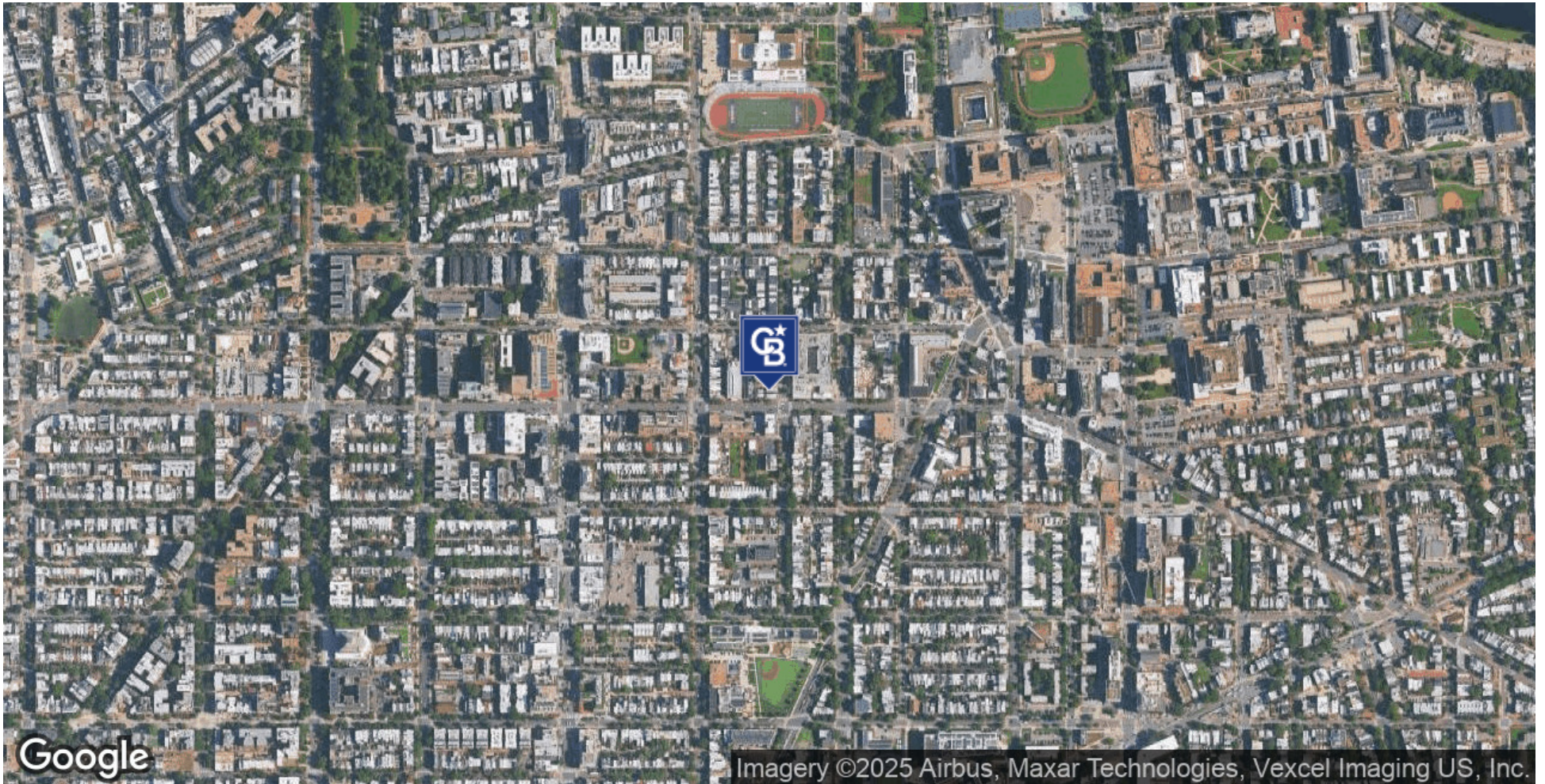


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

INVESTMENT OVERVIEW

Price	\$1,480,000
Price per SF	\$627
Price per Unit	\$740,000
Projected CAP Rate	6.30%

Projected Total Return (yr 1)

PROJECTED OPERATING DATA

Projected Other Income	\$9,305
Projected Total Scheduled Income	\$106,505
Gross Income	\$106,505
Operating Expenses	\$13,788
Projected Net Operating Income	\$92,717
Pre-Tax Cash Flow	\$92,717

FINANCING DATA

25% Down Payment	\$370,000
------------------	-----------

Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009

INCOME SUMMARY

PROJECTED GROSS INCOME	\$ \$106,505.00
-------------------------------	------------------------

EXPENSES SUMMARY

Property Taxes	\$9,000
----------------	---------

Insurance	\$2,700
-----------	---------

Utilities	\$2,088
-----------	---------

OPERATING EXPENSES	\$13,788
---------------------------	-----------------

PROJECTED NET OPERATING INCOME	\$92,717
---------------------------------------	-----------------

Ricardo Guice

(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



SALE PRICE: \$1,480,000

Price Per SF: \$627.00

COMMERCIAL LEASE RATE: \$60/NNN

**APPROXIMATELY 800/SF COMMERCIAL SPACE
AVAILABLE**

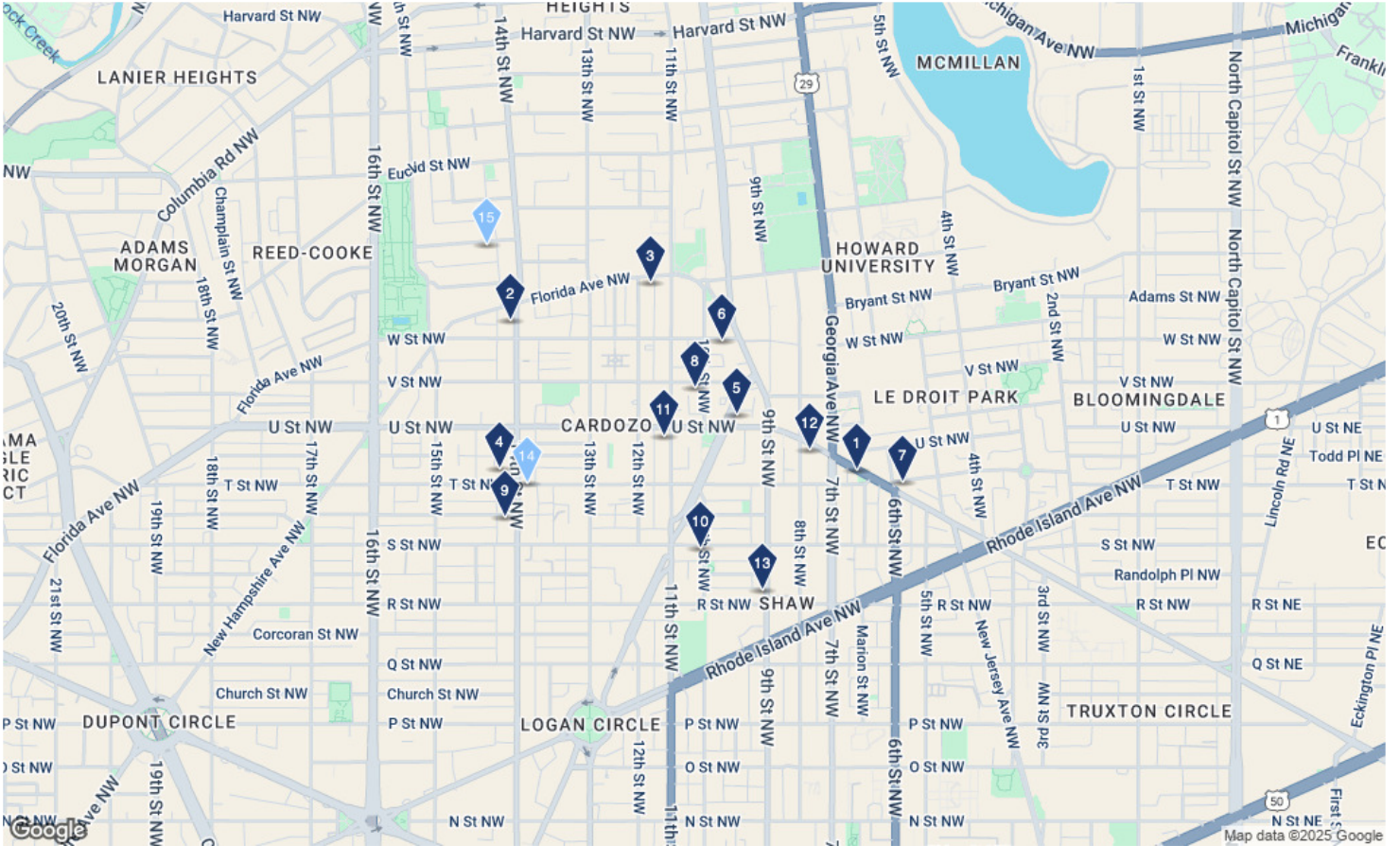
Ricardo Guice
(202) 805-5614

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
REALTY

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$407,850	\$8,358,388	\$2,325,000	\$67,500,000
Sale Price Per SF	\$168	\$540	\$530	\$1,406
Cap Rate	5.2%	5.2%	5.2%	5.2%
Sale Price Per AC	\$8,157,000	\$57,940,420	\$44,999,741	\$78,488,372

Property Attributes	Low	Average	Median	High
Building SF	1,161 SF	14,598 SF	3,699 SF	126,000 SF
Year Built	1870	1938	1912	2015
% Leased At Sale	0.0%	73.3%	100%	100%
Star Rating	★☆☆☆☆ 1	★★★★☆ 2.6	★★★★☆ 3	★★★★★ 5

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 632 Florida Ave NW Washington, DC 20001	Retail ★★★★☆	1900	1161 SF	7/25/2025	\$952,350 (\$820.28/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	2206 14th St NW Washington, DC 20009	Retail ★★★★☆	1912	3,699 SF (100%)	6/20/2025	\$2,700,000 (\$729.93/SF)	-
3	2257 12th St NW Washington, DC 20009	Multi-Family ★★★★☆ Part of a Portfolio	1890	6 Units	5/9/2025	\$2,598,568 (\$433,095.00/Unit)	-
4	1407-1409 T St NW Washington, DC 20009	Retail ★★★★☆	2012	6,153 SF (59.3%)	3/19/2025	\$4,350,000 (\$706.97/SF)	-
5	Sidewalk Cafe 925 U St NW Washington, DC 20001	Retail ★★★★☆	1910	1,809 SF (0%)	1/14/2025	\$897,500 (\$496.13/SF)	-
6	920 W St NW Washington, DC 20001	Retail ★★★☆☆	1934	1,778 SF	12/20/2024	\$2,500,000 (\$1,406.07/SF)	-
7	545 Florida Ave NW Washington, DC 20001	Retail ★★★☆☆	1900	1,472 SF	12/12/2024	\$1,515,000 (\$1,029.21/SF)	-
8	Multi-Property Sale 1000 V St NW Washington, DC 20001	Retail ★★★★☆ Part of a Portfolio	1902	3,989 SF	7/26/2024	Not Disclosed	-
9	Alton District 1401 S St NW Washington, DC 20009	Apartments ★★★★★	2013	125 Units	6/25/2024	\$675,000,000 (\$540,000.00/Unit)	-
10	1000 S St NW Washington, DC 20001	Retail ★★☆☆☆	1870	2,007 SF (100%)	3/29/2024	\$479,393 (\$238.86/SF)	-
11	1936 11th St NW Washington, DC 20001	Retail ★★★☆☆	1925	2,422 SF (100%)	3/29/2024	\$407,850 (\$168.39/SF)	-
12	North End Retail 1921 8th St NW Washington, DC 20001	Retail ★★★★☆	2015	2,794 SF (100%)	1/22/2024	\$14,250,000 (\$524.01/SF)	-
13	901 R St Nw Washington, DC 20001	Apartments ★★★★☆	2009	4 Units	12/5/2023	\$2,150,000 (\$537,500.00/Unit)	518% Actual
14	1847 14th St NW Washington, DC 20009	Retail ★★★★☆	1912	6,100 SF (100%)	Under Contract	\$4,995,000 (\$818.85/SF)	513% Actual
15	Malcom Place 1416 Chapin St NW Washington, DC 20009	Apartments ★★★★☆	1900	16 Units	Under Contract	\$2,942,000 (\$183,875.00/Unit)	700% Actual

1

632 Florida Ave NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

Sold	7/25/2025	Land Area	0.02 AC/663 SF
Sale Price	\$952,350 (\$820.28/SF)	Sale Comp Status	Research Complete
GLA	1,161 SF	Sale Comp ID	7291922
Price Status	Full Value	Parcel Numbers	0440-0027
Built	1900		



Type	Name	Location	Phone
Recorded Buyer	Zoe Alicia Hardie Davidson	Washington, DC 20019	(217) 883-3723
True Buyer	Zoe Alicia Hardie Davidson	Washington, DC 20019	(217) 883-3723
Recorded Seller	Ayalew Abesha	Washington, DC 20001	(202) 437-2612
True Seller	Ayalew Abesha	Washington, DC 20001	(202) 437-2612
Contacts	Abesha Ayalew (202) 437-2612		

2

2206 14th St NW

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

Sold	6/20/2025	Land Area	0.05 AC/2,179 SF
Sale Price	\$2,700,000 (\$729.93/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	3,699 SF (100%)	Sale Comp ID	7216335
Price Status	Confirmed	Parcel Numbers	0202-0031
Built	1912		



Type	Name	Location	Phone
Recorded Buyer	LGJN Real Estate Group LLC	Springfield, VA 22151	-
True Buyer	Aroma Holdings	Vienna, VA 22180	(703) 914-1109
Contacts	Liliana Orozco (718) 737-3648		
Buyer Broker	None on the deal	-	-
Recorded Seller	ZS 2206 LLC	Port Washington, NY 11050	-
True Seller	Sivan Properties	Port Washington, NY 11050	(516) 365-7744
Contacts	Daniel Mermel (516) 643-4998		
Listing Broker	None on the deal	-	-

3

2257 12th St NW (Part of a 2-Property Portfolio)

Washington, DC 20009 (District of Columbia County) - U Street Submarket



Apartments

Sold	5/9/2025	Built	1890
Sale Price	\$2,598,568 (\$433,095/Unit)	Land Area	0.05 AC/2,378 SF
Units	6	Sale Comp Status	Research Complete
GBA (% Vacant)	6,651 SF (0%)	Sale Comp ID	7184505
Price per SF	\$390.70/SF	Parcel Numbers	0302-0069
Price Status	Allocated	Sale Conditions	Bulk/Portfolio Sale +1



Type	Name	Location	Phone
------	------	----------	-------



Type	Name	Location	Phone
Recorded Buyer	Mohamed Kheiry	Rockville, MD 20854	(301) 346-9306
True Buyer	Mohamed Kheiry	Rockville, MD 20854	(301) 346-9306
Contacts	Mohamed Kheiry (301) 346-9306		
Recorded Seller	Willard Holdings V Llc	-	-
True Seller	Forbright Bank	Chevy Chase, MD 20815	(301) 299-8810
Contacts	Michael Keber (301) 978-3231		

4

1407-1409 T St NW

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

Sold	3/19/2025	Land Area	010 AC/4,200 SF
Sale Price	\$4,350,000 (\$706.97/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	6,153 SF (59.3%)	Sale Comp ID	7102570
Price Status	Full Value	Parcel Numbers	0205-0075
Built	2012		



Type	Name	Location	Phone
Recorded Buyer	T Street LLC	-	-
True Buyer	Subhan T Jahromi	Vienna, VA 22181	-
Contacts	Subhan Jahromi (301) 906-6017		
True Buyer	Alizzi Construction	Washington, DC 20003	(571) 969-8885
Contacts	Khalid Alizzi (703) 939-0006		
Recorded Seller	T Street Properties LLC	Wheaton, MD 20902	(202) 299-9042
True Seller	Jung Hee Lee	Arlington, VA 22203	(703) 465-9209
Contacts	Jung Lee (301) 318-7713		
Listing Broker	Feldman Ruel	Bethesda, MD 20814	(202) 318-6800
Contacts	Ian Ruel (202) 318-6844, Josh Feldman (202) 318-6833, Adam Costanzo (202) 318-6826		

5

925 U St NW - Sidewalk Cafe

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

Sold	1/14/2025	Land Area	0.02 AC/871 SF
Sale Price	\$897,500 (\$496.13/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	1,809 SF (0%)	Sale Comp ID	7024193
Price Status	Confirmed	Parcel Numbers	0360-0094
Built	1910		



Type	Name	Location	Phone
Recorded Buyer	925 U Street LLC	Washington, DC 20001	-
True Buyer	Kieu Dang	Chevy Chase, MD 20815	(301) 962-5619
Contacts	Kieu Dang (301) 905-8187		
Buyer Broker	None on the deal	-	-
Recorded Seller	Helen M Dodson	Annapolis, MD 21403	(443) 869-2635
True Seller	Helen M Dodson	Annapolis, MD 21403	(443) 869-2635

Type	Name	Location	Phone
Contacts	Helen Dodson (443) 869-2635		
Listing Broker	Demers Real Estate, Inc.	Washington, DC 20009	(202) 232-0950
Contacts	Jonathan Wilson (202) 528-0338		



920 W St NW

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

Sold	12/20/2024	Land Area	011 AC/4,750 SF
Sale Price	\$2,500,000 (\$1,406.07/SF)	Sale Comp Status	Research Complete
GLA	1,778 SF	Sale Comp ID	7008421
Price Status	Confirmed	Parcel Numbers	0358-0803
Built	1934		



Type	Name	Location	Phone
Recorded Buyer	920 W St NW LLC	Washington, DC 20001	-
True Buyer	Opal LLC	Cabin John, MD 20818	(301) 320-3979
Contacts	Sean Ruppert (202) 664-2009		
Buyer Broker	Opal LLC	Cabin John, MD 20818	(301) 320-3979
Contacts	Sean Ruppert (202) 664-2009		
Recorded Seller	WDR Revocable Trust	-	-
True Seller	Riley Wilmer D	Washington, DC 20001	(202) 462-6465
Contacts	Wilmer Riley (202) 299-9252		
Listing Broker	eXp Realty	Washington, DC 20036	(833) 335-7433
Contacts	Michael Hines (202) 379-5868		



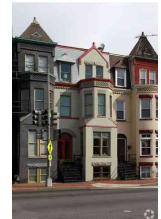
545 Florida Ave NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

Sold	12/12/2024	Land Area	0.02 AC/862 SF
Sale Price	\$1,515,000 (\$1,029.21/SF)	Sale Comp Status	Research Complete
GLA	1,472 SF	Sale Comp ID	7027603
Price Status	Confirmed	Parcel Numbers	3093-0049
Built	1900		



Type	Name	Location	Phone
True Buyer	Princewell, Kelechi	Mount Airy, MD 21771	(908) 420-0907
Contacts	Kelechi Princewell (908) 420-0907		
Buyer Broker	Greysteel Holdings	Bethesda, MD 20814	(202) 280-2722
Contacts	Michael Murray (240) 678-8929		
True Seller	Yohannes Woldehanna	Falls Church, VA 22041	(703) 566-9533
Contacts	Yohannes Woldehanna (703) 606-1504		
Listing Broker	Greysteel Holdings	Bethesda, MD 20814	(202) 280-2722
Contacts	Michael Murray (240) 678-8929		



1000 V St NW (Part of a 2-Property Sale)

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

Sold	7/26/2024	Land Area	0.33 AC/14,382 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
GLA (% Leased)	3,989 SF (100%)	Sale Comp ID	6812383
Built	1902	Parcel Numbers	0332-0807



Type	Name	Location	Phone
Recorded Buyer	Trustees Of The Christian Tabernacle Church O	-	-
Recorded Seller	Legion Of Christ Inc	-	-



1401 S St NW - Alton District

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Apartments

Sold	6/25/2024	Built	2013
Sale Price	\$67,500,000 (\$540,000/-Unit)	Land Area	0.86 AC/37,462 SF
Units	125	Sale Comp Status	Research Complete
GBA (% Vacant)	126,000 SF (9.6%)	Sale Comp ID	6767398
Price per SF	\$535.71/SF	Parcel Numbers	0206-7004 +2
Price Status	Confirmed		



Type	Name	Location	Phone
Recorded Buyer	SEMREF District, LLC	Dania Beach, FL 33004	-
True Buyer	Seminole Tribe of Florida	Hollywood, FL 33024	(800) 683-7800
Recorded Seller	District Apartments Realty Holding Company, LLC	New York, NY 10017	-
True Seller	JPMorgan Chase & Co.	New York, NY 10017	(212) 270-6000
Listing Broker	Eastdil Secured, LLC	Washington, DC 20006	(202) 688-4000
Contacts	David Nachison (202) 688-4058		



1000 S St NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

Sold	3/29/2024	Land Area	0.03 AC/1,460 SF
Sale Price	\$479,393 (\$238.86/SF)	Sale Comp Status	Public Record
GLA (% Leased)	2,007 SF (100%)	Sale Comp ID	6761213
Built	1870	Parcel Numbers	0335-0034



Type	Name	Location	Phone
Recorded Buyer	Dimitrios Philis	-	-
Recorded Buyer	Desta Enkenyelesh D	-	-
Recorded Seller	Desta Enkenyelesh D	-	-



11

1936 11th St NW

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

Sold	3/29/2024	Land Area	0.05 AC/2,178 SF
Sale Price	\$407,850 (\$168.39/SF)	Sale Comp Status	Public Record
GLA (% Leased)	2,422 SF (100%)	Sale Comp ID	6763316
Built	1925	Parcel Numbers	0305-0025



Type	Name	Location	Phone
Recorded Buyer	Aklile Berhan Gebrewold	-	-
Recorded Buyer	Desta Enkenyelesh D	-	-
Recorded Seller	Gebrewold Akille Berhan	-	-

12

1921 8th St NW - North End Retail

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

Sold	1/22/2024	Land Area	0.37 AC/16,014 SF
Sale Price	\$14,250,000 (\$524.01/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	27,194 SF (100%)	Sale Comp ID	6639074
Price Status	Confirmed	Parcel Numbers	0393-2017 +1
Built	2015		



Type	Name	Location	Phone
Recorded Buyer	BDC Shay Retail, LLC	Washington, DC 20015	-
Recorded Buyer	White Flint Associates, LLC	Bethesda, MD 20814	-
True Buyer	Bernstein Management Corporation	Bethesda, MD 20814	(202) 363-6301
Recorded Seller	JBG/Shay Retail, LLC	Bethesda, MD 20814	-
Recorded Seller	JBG/Hatton Retail LLC	Bethesda, MD 20814	-
True Seller	JBG SMITH Properties	Bethesda, MD 20814	(240) 333-3600

13

901 R St Nw

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Apartments

Sold	12/5/2023	Built	2009
Sale Price	\$2,150,000 (\$537,500/Unit)	Land Area	0.06 AC/2,396 SF
Units	4	Actual Cap Rate	518%
GBA (% Vacant)	5,436 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$395.51/SF	Sale Comp ID	6631597
Price Status	Confirmed	Parcel Numbers	0363-0001



Type	Name	Location	Phone
Recorded Buyer	Leegacy DC LLC	-	-
True Buyer	Edward Y. Lee	Los Angeles, CA 90010	(213) 380-5858
Contacts	Edward Lee (213) 864-0113		
Buyer Broker	Long & Foster	Washington, DC 20003	(202) 944-8400

Type	Name	Location	Phone
Contacts	Kornelia Stuphan (202) 669-5555		
Recorded Seller	901 R St N.W. LLC	-	-
True Seller	Vivienne Awasum	Adelphi, MD 20783	(240) 882-1184
Contacts	Vivienne Awasum (240) 882-1184		
Listing Broker	Engel & Völkers Washington DC	Washington, DC 20009	(804) 476-9870
Contacts	Phil Di Ruggiero (202) 725-2250		

14

1847 14th St NW

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

Under Contract	329 Days on Market	Land Area	0.02 AC/871 SF
Asking Price	\$4,995,000 (\$818.85/SF)	Actual Cap Rate	513%
GLA (% Leased)	6,100 SF (100%)	Parcel Numbers	0238-0856
Built	1912		



Type	Name	Location	Phone
Listing Broker	Long & Foster Real Estate, Inc.	Washington, DC 20008	(202) 483-6300
Contacts	Scott Purcell (202) 262-6968		

15

1416 Chapin St NW - Malcom Place

Washington, DC 20009 (District of Columbia County) - Columbia Heights DC Submarket



Apartments

Under Contract	295 Days on Market	Built	1900
Asking Price	\$2,942,000 (\$183,875/Unit)	Land Area	0.14 AC/6,098 SF
Units	16	Actual Cap Rate	700%
GBA (% Vacant)	11,520 SF (12.5%)	Parcel Numbers	2661-0858 +1
Price per SF	\$255.38/SF	Sale Conditions	High Vacancy Property



Type	Name	Location	Phone
Listing Broker	Marcus & Millichap	Bethesda, MD 20814	(202) 536-3700
Contacts	Jacob Krens (443) 875-6168, Lorenzo Wooten (202) 731-1365		

SALE

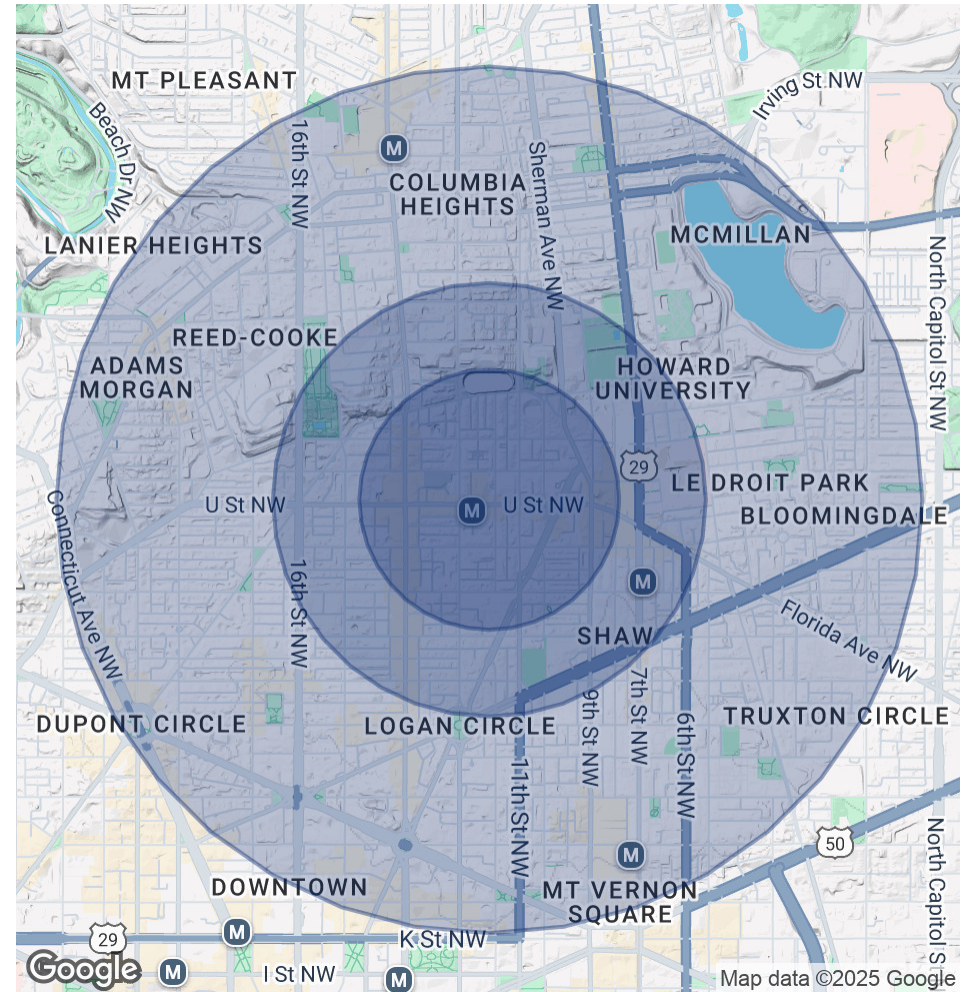
1203 U ST NW

1203 U St NW Washington, DC 20009

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,750	24,422	106,702
Average Age	35	36	37
Average Age (Male)	37	37	38
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,585	12,882	57,149
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$190,661	\$185,930	\$171,965
Average House Value	\$950,197	\$954,743	\$900,767

Demographics data derived from AlphaMap



Ricardo Guice
(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



RICARDO GUICE

Commercial Sales Associate

ricardo.guice@cbcnrt.com

Direct: (202) 805-5614 | Cell: (202) 805-5614

PROFESSIONAL BACKGROUND

Ricardo focuses on Commercial Leasing and Sales for Retail, Med/Office Space, Industrial and Investment Sales. His forty (40) years of work experience includes providing business development for federal government contracting managing multifamily properties; putting together state wide advertising campaigns in Florida, as well as, providing media consulting for businesses in the Tampa Bay Metropolitan area; he also worked in banking as a bank manager bringing in commercial clients. Currently Ricardo has been responsible for approximately 200,000 SF of commercial real estate transactions totalling about \$20,000,000.00 in value. His real estate services provide market reports, property comps, transaction analytics, and valuations to help inform clients to make better decisions.

Coldwell Banker Commercial Realty

1025 Thomas Jefferson St NW Ste. W-3300
Washington, DC 20007
555.555.5555

Ricardo Guice

(202) 805-5614



COLDWELL BANKER
COMMERCIAL
REALTY