

SECTION 1

Financials

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Income and Expense Chart

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Unit Mix Summary

🏠 Multifamily								
# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually
1	1BR/1BA	742	\$2,100	\$2.83	\$25,200	\$2,100	\$2.83	\$25,200
12	1BR/2BA	803	\$2,250	\$2.80	\$27,000	\$2,250	\$2.80	\$27,000
12	2BR/1BA	803	\$2,400	\$2.99	\$28,800	\$2,400	\$2.99	\$28,800
4	2BR/2BA	762	\$2,800	\$3.67	\$33,600	\$2,800	\$3.67	\$33,600
1	3BR/1BA	1,188	\$3,000	\$2.53	\$36,000	\$3,000	\$2.53	\$36,000
1	4BR/2BA	1,580	\$4,200	\$2.66	\$50,400	\$4,200	\$2.66	\$50,400
1	2BR/2BA	798	\$2,800	\$3.51	\$33,600	\$2,800	\$3.51	\$33,600
1	4BR/2BA	1,576	\$4,200	\$2.66	\$50,400	\$4,200	\$2.66	\$50,400
1	1BR/1BA	2,500	\$5,000	\$2.00	\$60,000	\$5,000	\$2.00	\$60,000
AVERAGES		903	\$2,597	\$2.88	\$31,165	\$2,597	\$2.88	\$31,165
34 units	59- BR/53BA	30,704	\$88,300	\$2.88	\$1,059,600	\$88,300	\$2.88	\$1,059,600

Rent Roll

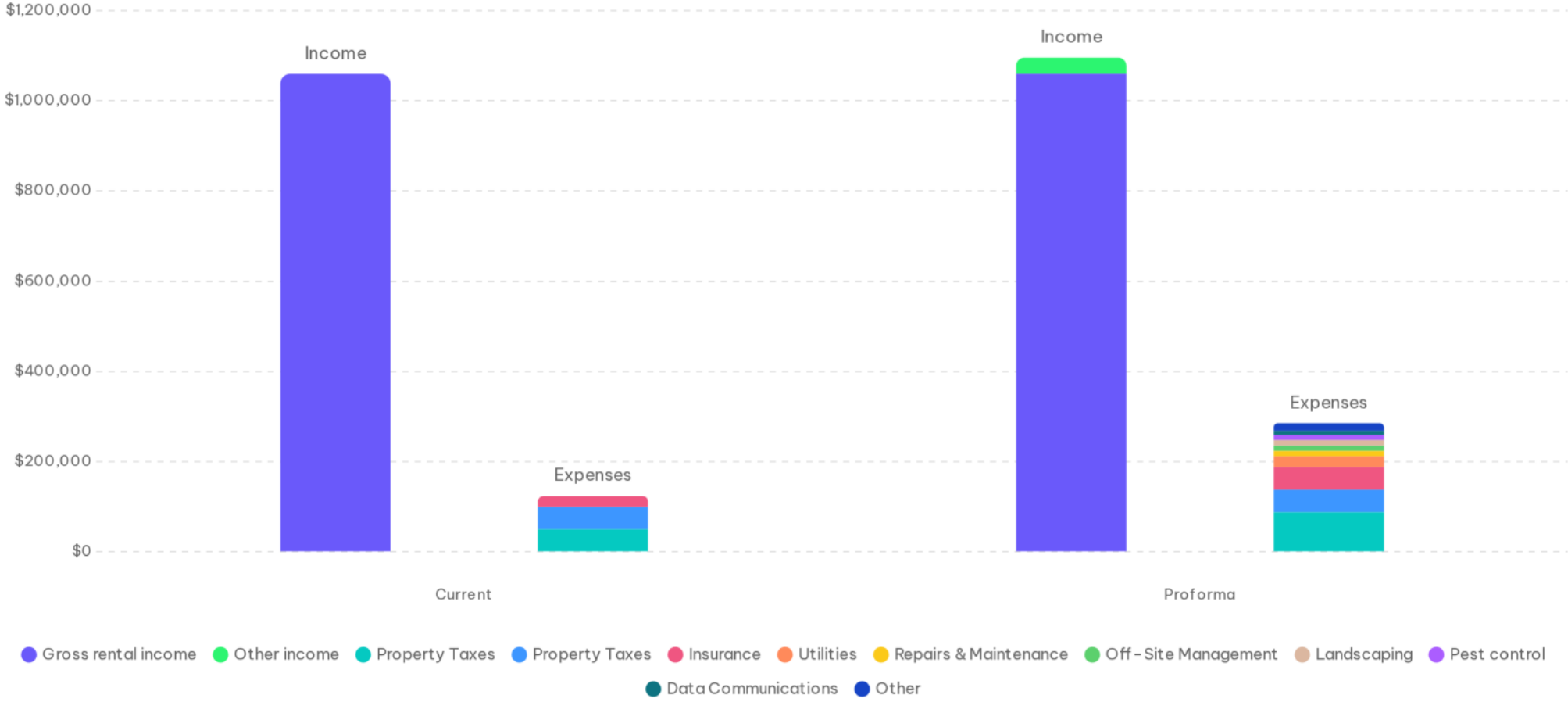
🏠 Multifamily									
# of units	unit type	SF	current	per SF	annually	proforma	per SF	annually	
1	1BR/1BA	742	* \$2,100	\$2.83	\$25,200	\$2,100	\$2.83	\$25,200	
12	1BR/2BA	803	* \$2,250	\$2.80	\$27,000	\$2,250	\$2.80	\$27,000	
12	2BR/1BA	803	* \$2,400	\$2.99	\$28,800	\$2,400	\$2.99	\$28,800	
4	2BR/2BA	762	* \$2,800	\$3.67	\$33,600	\$2,800	\$3.67	\$33,600	
1	3BR/1BA	1,188	* \$3,000	\$2.53	\$36,000	\$3,000	\$2.53	\$36,000	
1	4BR/2BA	1,580	* \$4,200	\$2.66	\$50,400	\$4,200	\$2.66	\$50,400	
1	2BR/2BA	798	* \$2,800	\$3.51	\$33,600	\$2,800	\$3.51	\$33,600	
1	4BR/2BA	1,576	* \$4,200	\$2.66	\$50,400	\$4,200	\$2.66	\$50,400	
1	1BR/1BA	2,500	* \$5,000	\$2.00	\$60,000	\$5,000	\$2.00	\$60,000	
AVERAGES	2BR/2BA	903	\$2,597	\$2.88	\$31,165	\$2,597	\$2.88	\$31,165	
34 units		30,704	\$88,300	\$2.88	\$1,059,600	\$88,300	\$2.88	\$1,059,600	

Note: Currently vacant units are marked with * in the current rent column.

Income and Expenses Analysis

🏠 Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$1,059,600	\$31,165	\$34.51		\$1,059,600	\$31,165	\$34.51	
Vacancy - 5.00% (C) 9.87% (P)	\$52,980	\$1,558	\$1.73		\$104,598	\$3,076	\$3.41	
Effective Multifamily Rental Revenue	\$1,006,620	\$29,606	\$32.78	100%	\$955,002	\$28,088	\$31.10	96.37%
Other Income								
Parking	\$0	\$0	\$0.00		\$36,000	\$1,059	\$1.17	
Total other income	\$0	\$0	\$0.00	0%	\$36,000	\$1,059	\$1.17	3.63%
Gross Operating Income	\$1,006,620	\$29,606	\$32.78		\$991,002	\$29,147	\$32.28	
Expenses								
Insurance	\$23,800	\$700	\$0.78	2.36%	\$23,800	\$700	\$0.78	2.4%
Utilities	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.21%
Repairs & Maintenance	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.21%
Off-Site Management	\$0	\$0	\$0.00	0%	\$88,000	\$2,588	\$2.87	8.88%
Landscaping	\$0	\$0	\$0.00	0%	\$6,000	\$176	\$0.20	0.61%
Pest control	\$0	\$0	\$0.00	0%	\$6,000	\$176	\$0.20	0.61%
Data Communications	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.21%
Security/Fire Suppression	\$0	\$0	\$0.00	0%	\$5,000	\$147	\$0.16	0.5%
Waste Management	\$0	\$0	\$0.00	0%	\$8,400	\$247	\$0.27	0.85%
Property Taxes	\$49,974	\$1,470	\$1.63	4.96%	\$49,974	\$1,470	\$1.63	5.04%
Reserves	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.21%
Property Taxes	\$49,974	\$1,470	\$1.63	4.96%	\$49,974	\$1,470	\$1.63	5.04%
Total expenses	\$123,748	\$3,640	\$4.03	12.29%	\$285,148	\$8,387	\$9.29	28.77%
NET OPERATING INCOME	\$882,872	\$25,967	\$28.75	87.71%	\$705,854	\$20,760	\$22.99	71.23%

Income and Expense Chart



Operating Projections

	Current	Proforma Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y20
Gross Rental Revenue	\$1,059,600	\$1,080,755	\$1,128,200	\$1,177,728	\$1,229,430	\$1,283,402	\$1,339,743	\$1,398,558	\$1,459,955	\$1,524,047	\$2,444,816
Total Rental Loss	\$52,980	\$224,494	\$116,590	\$116,259	\$121,363	\$126,691	\$132,253	\$138,059	\$144,120	\$150,446	\$241,340
Effective Rental Revenue	\$1,006,620	\$856,260	\$1,011,610	\$1,061,468	\$1,108,067	\$1,156,711	\$1,207,490	\$1,260,499	\$1,315,835	\$1,373,600	\$2,203,476
Parking	\$0	\$36,655	\$38,122	\$39,646	\$41,232	\$42,882	\$44,597	\$46,381	\$48,236	\$50,165	\$77,227
Total Other Income	\$0	\$36,655	\$38,122	\$39,646	\$41,232	\$42,882	\$44,597	\$46,381	\$48,236	\$50,165	\$77,227
Gross Operating Income	\$1,006,620	\$892,916	\$1,049,731	\$1,101,115	\$1,149,299	\$1,199,592	\$1,252,087	\$1,306,880	\$1,364,071	\$1,423,766	\$2,280,703
Insurance	\$23,800	\$24,126	\$24,849	\$25,595	\$26,363	\$27,153	\$27,968	\$28,807	\$29,671	\$30,561	\$42,304
Utilities	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691	\$14,102	\$14,525	\$14,960	\$15,409	\$21,330
Repairs & Maintenance	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691	\$14,102	\$14,525	\$14,960	\$15,409	\$21,330
Off-Site Management	\$0	\$89,204	\$91,880	\$94,636	\$97,475	\$100,399	\$103,411	\$106,514	\$109,709	\$113,000	\$156,419
Landscaping	\$0	\$6,082	\$6,265	\$6,452	\$6,646	\$6,845	\$7,051	\$7,262	\$7,480	\$7,705	\$10,665
Pest control	\$0	\$6,082	\$6,265	\$6,452	\$6,646	\$6,845	\$7,051	\$7,262	\$7,480	\$7,705	\$10,665
Data Communications	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691	\$14,102	\$14,525	\$14,960	\$15,409	\$21,330
Security/Fire Suppression	\$0	\$5,068	\$5,220	\$5,377	\$5,538	\$5,705	\$5,876	\$6,052	\$6,233	\$6,420	\$8,887
Waste Management	\$0	\$8,515	\$8,770	\$9,033	\$9,304	\$9,584	\$9,871	\$10,167	\$10,472	\$10,786	\$14,931
Property Taxes	\$49,974	\$50,657	\$52,177	\$53,743	\$55,355	\$57,015	\$58,726	\$60,488	\$62,302	\$64,171	\$88,828
Reserves	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691	\$14,102	\$14,525	\$14,960	\$15,409	\$21,330
Taxes	\$49,974	\$49,974	\$50,973	\$51,993	\$53,033	\$54,093	\$55,175	\$56,279	\$57,404	\$58,553	\$72,803
Total Operating Expenses	\$123,748	\$288,364	\$296,516	\$304,901	\$313,528	\$322,404	\$331,535	\$340,929	\$350,595	\$360,538	\$490,822
Net Operating Income	\$882,872	\$604,551	\$753,216	\$796,213	\$835,771	\$877,188	\$920,552	\$965,951	\$1,013,477	\$1,063,227	\$1,789,881
Total Capex and Renovations	\$0	\$3,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$882,872	\$2,995,449	\$753,216	\$796,213	\$835,771	\$877,188	\$920,552	\$965,951	\$1,013,477	\$1,063,227	\$1,789,881
Debt Service	--	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576	\$694,576

Cash Flow after Debt Service	--	\$3,690,025	\$58,640	\$101,638	\$141,195	\$182,613	\$225,976	\$271,375	\$318,901	\$368,652	\$1,095,306
Principal Reduction	--	\$88,375	\$94,764	\$101,615	\$108,960	\$116,837	\$125,283	\$134,340	\$144,051	\$154,465	\$332,863

Financing

Loan Amount	\$8,700,000	Loan Term	20 years	Interest rate	7%
Down Payment	\$2,900,000	Interest only period	0 years	Interest rate spread	0%
LTV	75%	Amortization	30 years	Loan fee	1%
DCR	1.27				

Sensitivity Analysis

Exit CAP Rate	6.46%	6.71%	6.96%	7.21%	7.46%	7.71%	7.96%
Exit value	\$27,700,074	\$26,668,283	\$25,710,597	\$24,819,310	\$23,987,747	\$23,210,101	\$22,481,291
IRR	9.74%	9.56%	9.40%	9.24%	9.09%	8.94%	8.80%
Equity Multiple	4.86x	4.71x	4.57x	4.43x	4.31x	4.19x	4.08x

Assumptions

Income Assumptions	Occupancy	Rent growth	OI growth
Year 1	90.13%	4.39%	4%
Year 2	90.13%	4.39%	4%
Year 3	90.13%	4.39%	4%
Year 4	90.13%	4.39%	4%
Year 5	90.13%	4.39%	4%
Year 6	90.13%	4.39%	4%
Year 7	90.13%	4.39%	4%
Year 8	90.13%	4.39%	4%
Year 9	90.13%	4.39%	4%
Year 10	90.13%	4.39%	4%
Year 11	90.13%	4.39%	4%
Year 12	90.13%	4.39%	4%
Year 13	90.13%	4.39%	4%
Year 14	90.13%	4.39%	4%
Year 15	90.13%	4.39%	4%
Year 16	90.13%	4.39%	4%
Year 17	90.13%	4.39%	4%
Year 18	90.13%	4.39%	4%
Year 19	90.13%	4.39%	4%
Year 20	90.13%	4.39%	4%
Expense assumptions			
Proforma OE offset			no

Loan Assumptions	
Loan Term	20 years
LTV	75%
Interest rate	7%
Amortization	30 years
I/O	no

Property Tax Assumptions	
Effective tax rate	--
Reassess on sale	no
Property tax growth rate	2%

Acquisition & Sale	
Hold term	20 years
Total cash to close	\$2.99M
Acquisition date	Feb 9, 2026

SECTION 2

Rent Comparables

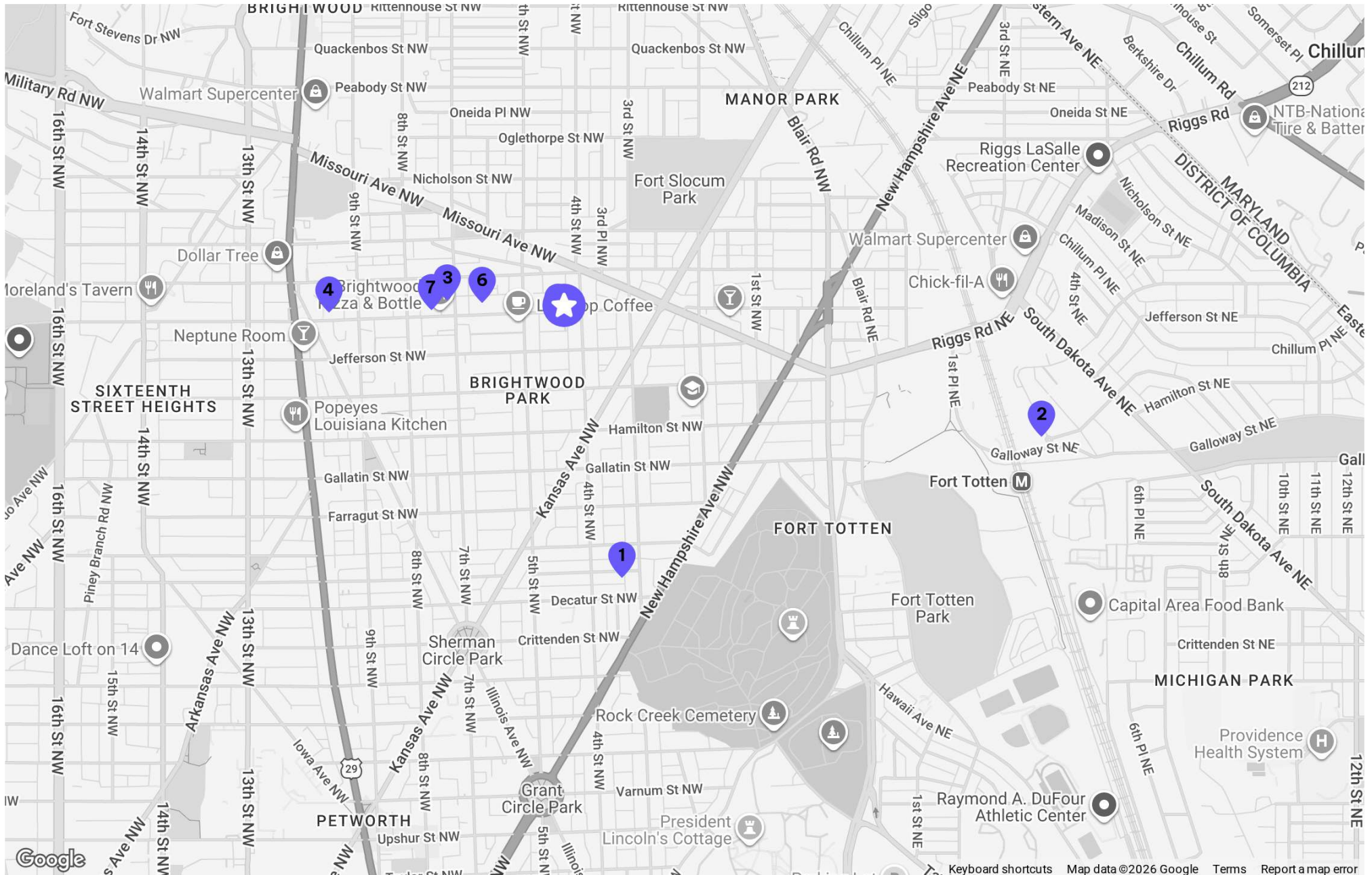
Rent Comps Map

Rent Comps Summary


Rent Comps Detailed

Rent Comps Sort

Rent Comps Map







Rent Comps Summary

property	built /renovated	units	unit type	rent	avg SF	\$/SF
	310 DELAFIELD PI NW Unit 6, WASHINGTON, DC 20011, USA 2023	5	--BR/2BA --BR/2BA --BR/2BA	\$2,400 -- \$2,950	-- -- --	-- -- --


Rent Comps Summary

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>5210 3rd St NE, Washington, DC 20011 Property Website, USA</p>	2007	258	1BR/--BA	\$2,980	--	--
			2BR/2BA	\$2,662	--	--
			1BR/1BA	--	--	--
			1BR/1BA	\$1,415	--	--
			1BR/1BA	--	--	--
			1BR/1BA	\$2,153	--	--
			1BR/1BA	\$2,311	--	--
			2BR/2BA	\$2,749	--	--
			1BR/1BA	--	--	--
			2BR/2BA	--	--	--
			1BR/1BA	\$1,696	--	--
			2BR/2BA	--	--	--
			2BR/2BA	\$2,609	--	--
			2BR/2BA	\$2,633	--	--
			1BR/--BA	\$1,953	--	--
			2BR/2BA	\$2,674	--	--
			1BR/1BA	\$1,795	--	--
			1BR/1BA	--	--	--
			1BR/--BA	\$1,851	--	--
			2BR/1BA	--	--	--
			1BR/--BA	\$2,827	--	--
			1BR/--BA	\$2,242	--	--
			1BR/1BA	\$2,274	--	--
			2BR/2BA	\$2,124	--	--
			1BR/1BA	--	--	--
			2BR/2BA	--	--	--
			2BR/2BA	--	--	--
			2BR/2BA	\$2,690	--	--
1BR/1BA	\$1,671	--	--			
1BR/1BA	--	--	--			
2BR/2BA	\$2,624	--	423 Kennedy St NW /-16			
1BR/--BA	\$1,688	--	--			

Rent Comps Summary

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>5508 7th St NW, Washington, DC 20011, USA</p> <p>3</p>	2022	30	1BR/--BA	\$2,500	--	--
			1BR/--BA	\$1,550	--	--
			2BR/2BA	\$3,000	--	--
			1BR/1BA	\$1,850	--	--
			2BR/1BA	\$2,250	--	--
			1BR/--BA	\$1,650	--	--
			2BR/2BA	\$2,650	--	--
			1BR/--BA	\$2,300	--	--
2BR/2BA	\$2,500	--	--			
 <p>927 Kennedy St NW Unit 404, Washington, DC 20011, USA</p> <p>4</p>	1926	1	--BR/2BA	\$3,200	--	--
			--BR/2BA	\$4,000	--	--
			--BR/2BA	\$3,190	--	--
			--BR/2BA	\$2,995	--	--
 <p>406 Kennedy St NW, Washington, DC 20011, USA</p> <p>5</p>	2024	20	--BR/1BA	\$2,400	--	--
			--BR/1BA	\$1,975	--	--
			--BR/2BA	\$3,400	--	--
			--BR/2BA	\$2,995	--	--
 <p>607 Kennedy St NW, Washington, DC 20011, USA</p> <p>6</p>	1925	16	--BR/1BA	\$2,000	--	--
			--BR/1BA	\$1,900	--	--

Rent Comps Summary

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 721 Kennedy St NW Unit 3, Washington, DC 20011, USA	1925	1	--BR/1BA	\$2,000	--	--
Averages	1979	47.3	1BR/1BA	\$1,898	--	--
			1BR/--BA	\$2,290	--	--
			2BR/1BA	\$2,250	--	--
			2BR/2BA	\$2,611	--	--
			--BR/1BA	\$2,055	--	--
			--BR/2BA	\$3,141	--	--
			All types	\$2,405	--	--
			1BR/1BA	\$3,550 +87.05%	1,621	\$2.19
1BR/2BA	\$2,250	803	\$2.80			
2BR/1BA	\$2,400 +6.67%	803	\$2.99			
Subject	2026	34	2BR/2BA	\$2,800 +7.22%	769	\$3.64
			3BR/1BA	\$3,000	1,188	\$2.53
			4BR/2BA	\$4,200	1,578	\$2.66
			All types	\$2,597 +7.98%	903	\$2.88

Rent Comps Detailed



S 423 Kennedy St NW, Washington, DC 20011 Occupancy 0% Rent 2026

units	type	SF	rent	\$/SF
2	1BR/1BA	1,621	\$3,550	\$2.19
12	1BR/2BA	803	\$2,250	\$2.80
12	2BR/1BA	803	\$2,400	\$2.99
5	2BR/2BA	769	\$2,800	\$3.64
1	3BR/1BA	1,188	\$3,000	\$2.53
2	4BR/2BA	1,578	\$4,200	\$2.66
34		903	\$2,597	\$2.88



1 310 DELAFIELD PI NW Unit 6, WASHINGTON, DC 20011, USA Rent 2023

units	type	SF	rent	\$/SF
--	--BR/2BA	--	\$2,675	--
5		--	\$2,675	--

Note

AMAZING VALUE! Welcome to the Delafield Condominiums. This fully renovated modern condo unit features 2 bedrooms and 2 full baths, open floor plan, hardwood flooring, stainless steel appliances and recessed lighting throughout. Bedrooms on opposite ends of the condo. Bathrooms have designer touches. Parking space is available for sale. Located in Petworth steps away from the Metro, bars, restaurants, shopping, and multiple bus lines with access to downtown. This unit has a standalone front and rear entrance. Certificate of Occupancy provided in document section. Pictures in this listing are from the staged unit in the building.

Rent Comps Detailed



2

5210 3rd St NE, Washington, DC 20011 Property Website, USA

rent
2007

units	type	SF	rent	\$/SF
--	1BR/1BA	--	\$1,903	--
--	1BR/--BA	--	\$2,419	--
--	2BR/1BA	--	--	--
--	2BR/2BA	--	\$2,585	--
258		--	\$2,317	--



3

5508 7th St NW, Washington, DC 20011, USA

rent
2022

units	type	SF	rent	\$/SF
--	1BR/1BA	--	\$1,850	--
--	1BR/--BA	--	\$2,000	--
--	2BR/1BA	--	\$2,250	--
--	2BR/2BA	--	\$2,717	--
30		--	\$2,250	--

Rent Comps Detailed



4

927 Kennedy St NW Unit 404, Washington, DC 20011, USA

built 1926

units	type	SF	rent	\$/SF
--	--BR/2BA	--	\$3,346	--
1		--	\$3,346	--

Note

NEW REDUCED PRICE! Don't miss out on this gem MODEL unit #302 1BR/1.5BA. ELEVATOR in boutique-style building. The Emery is VA, FHA and HPAP approved. UP TO \$17,500- PREFERRED LENDER CREDIT! *Ask sales manager for details. SHORT TERM RENTALS & INVESTORS ALLOWED! Pets allowed. Kennedy St. NW Corridor/Petworth with tons of growth potential. The Emery is new construction built from the ground up and completed in 2022. All remaining 1BD Emery homes feature thoughtful details throughout with open floor plans and top of the line finishes including custom cabinetry, LG Stainless Steel appliances, quartz countertops and wide plank hardwood floors. The building features secure access provided by Butterfly intercom, an elevator and complimentary bike storage. With a walk score of 89 The Emery is located in a walker's paradise. Everything is right outside your doorstep, with many neighborhood restaurants and coffee shops on Kennedy, Safeway and Target along Georgia Ave, and access to downtown DC as well as Uptown and the Walter Reed Redevelopment. Make The Emery the cornerstone of your DC life!



5

406 Kennedy St NW, Washington, DC 20011, USA

built 2024

units	type	SF	rent	\$/SF
--	--BR/1BA	--	\$2,188	--
--	--BR/2BA	--	\$3,198	--
20		--	\$2,693	--

Rent Comps Detailed



6 | **607 Kennedy St NW, Washington, DC 20011, USA** Rent
1925

units	type	SF	rent	\$/SF
--	--BR/1BA	--	\$1,950	--
16		--	\$1,950	--



7 | **721 Kennedy St NW Unit 3, Washington, DC 20011, USA** Rent
1925

units	type	SF	rent	\$/SF
--	--BR/1BA	--	\$2,000	--
1		--	\$2,000	--

Sorted by rent

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
5210 3rd St NE, Washington, DC 20011...	1BR/--BA	--	\$2,419	--
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	--	\$2,000	--
5210 3rd St NE, Washington, DC 20011...	1BR/1BA	--	\$1,903	--
5508 7th St NW, Washington, DC 20011,...	1BR/1BA	--	\$1,850	--
Averages		1,348	\$3,117	\$2.31

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	--	\$2,717	--
5210 3rd St NE, Washington, DC 20011...	2BR/2BA	--	\$2,585	--
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99

Sorted by rent/SF

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
Averages		1,348	\$3,117	\$2.31

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
Averages		788	\$2,667	\$3.39

3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53

5508 7th St NW, Washington, DC 20011,...	2BR/1BA	--	\$2,250	--
Averages		788	\$2,667	\$3.39

3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
Averages		1,188	\$3,000	\$2.53

4 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$4,200	\$2.66
Averages		1,578	\$4,200	\$2.66

4 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$4,200	\$2.66
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$4,200	\$2.66
Averages		1,578	\$4,200	\$2.66

SECTION 3

Market Overview

City Overview

Demographics

Employers

Employment

Washington-Arlington-Alexandria, DC-VA-MD-WV

Washington-Arlington-Alexandria, DC-VA-MD-WV, a vibrant metropolitan area, is located along the Potomac River and is known for its rich history and dynamic culture. It's home to the nation's capital, numerous monuments, and diverse communities, attracting millions of visitors each year. With its mix of urban and suburban environments, this region offers a unique blend of business opportunities, educational institutions, and recreational spaces that enhance its appeal. The area is renowned for its political significance, cultural institutions, and vibrant neighborhoods, making it a hub for both residents and tourists alike.

Recreational Delights

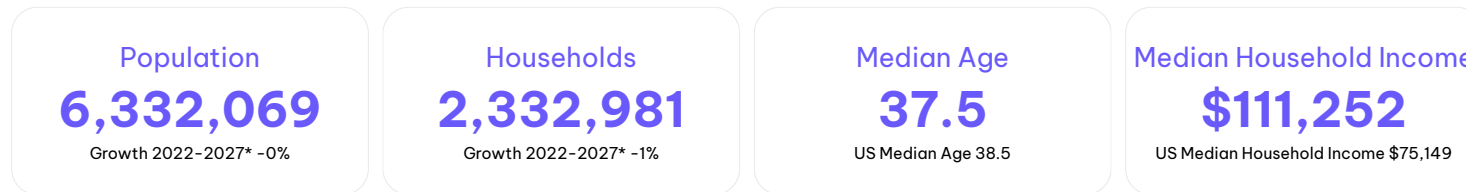
The Washington-Arlington-Alexandria area boasts numerous recreational opportunities for nature enthusiasts and outdoor lovers. The National Mall, an iconic green space, is perfect for leisurely walks and features well-maintained gardens and significant monuments. Nearby, Rock Creek Park provides over 1,700 acres of forests, trails, and picnic areas suitable for hiking, biking, and horseback riding. For beach lovers, Sandy Point State Park offers an accessible sandy area along the Chesapeake Bay for sunbathing, swimming, and fishing. Additionally, the Potomac River presents excellent kayaking and paddleboarding options. The region has numerous parks, such as the Jefferson Memorial Park, which is particularly picturesque in cherry blossom season. Alexandria's waterfront district also offers walking paths and scenic views of the river, making it a lovely spot for relaxation and outdoor activities.

Culinary Scene

The culinary scene in Washington-Arlington-Alexandria is as diverse as its population, with an array of flavors from around the globe. Southeast Asian cuisine shines in neighborhoods like Annandale, while neighborhoods like Adams Morgan and The Wharf host a mix of international bistros and upscale eateries. The city's famous food markets, such as Union Market, feature local vendors serving everything from gourmet tacos to artisan cheeses. Additionally, the area is known for its vibrant brunch culture, with popular spots like Founding Farmers offering hearty American fare. Food trends here reflect the region's commitment to sustainability, with farm-to-table dining experiences and food trucks providing quick, gourmet bites. The revitalization of neighborhoods like Navy Yard has also promoted new culinary ventures, showcasing the area's dynamic food culture.

Demographics

- Approximately 6,332,069 residents reside in the area.
- The median age is 37.5 years, slightly younger than the national average.
- Median household income stands at \$111,252, significantly higher than the national figure.



2022 POPULATION BY AGE



Quality of Life

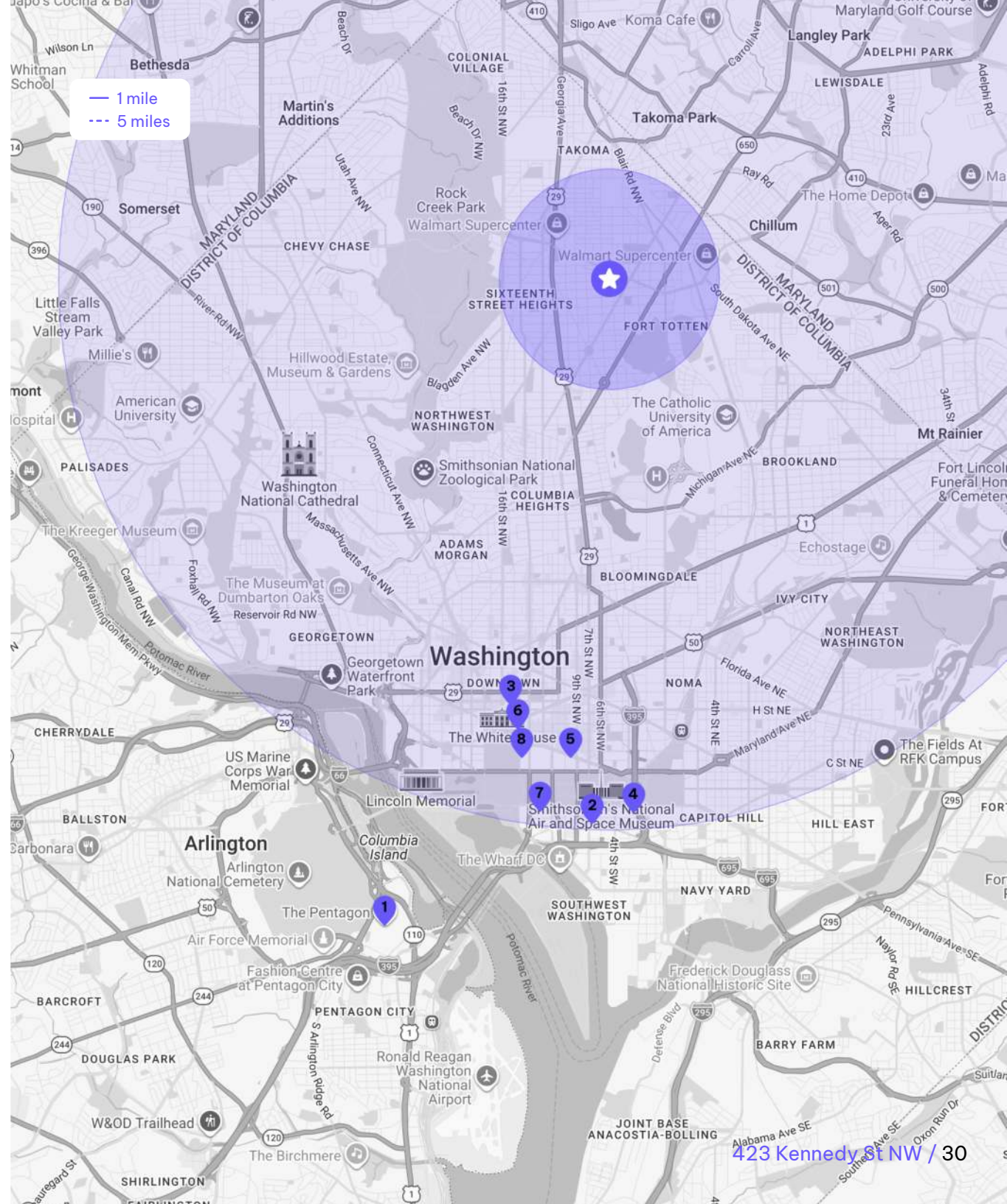
Washington-Arlington-Alexandria is characterized by a high quality of life, combining access to top-notch amenities with cultural richness. The area's extensive public transportation system, reputable schools, and diverse neighborhoods contribute to its desirability. Parks and cultural institutions foster a balanced lifestyle in a vibrant urban setting.

Entertainment

- The Kennedy Center
- National Theatre
- Smithsonian National Air and Space Museum
- The Birchmere

Employers

- 1 US Defense Department
- 2 U.S. Department of Homeland Security
- 3 Department of Veterans Affairs Headquarters
- 4 U.S. Department of Health & Human Services
- 5 U.S. Department of Justice
- 6 US Treasury Department
- 7 US Department of Agriculture
- 8 U.S. Department of Commerce



Employment



5%

Unemployment rate

Professional, Scientific, and Technical Services	18.8%
Public Administration	13.85%
Health Care and Social Assistance	11.19%
Educational Services	9.58%
Retail Trade	8.29%
Construction	7.06%
Accommodation and Food Services	6.16%
Administrative and Support and Waste Management Services	4.62%
Finance and Insurance	4.12%
Transportation and Warehousing	3.95%
Manufacturing	3.16%
Information	2.62%
Real Estate and Rental and Leasing	2.35%
Arts, Entertainment, and Recreation	2.13%
Other	2.11%

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