



**United**  
Real Estate

# MULTI-FAMILY BUILDINGS

## \$1,490,000.00



## 717 - 719 IRVING ST NE

### WASHINGTON, DC 20017

### PROPERTY FEATURES

#### Investment Summary

Great investment opportunity in the Brookland area of DC, 4 blocks away from the Catholic University of America campus. These 2 buildings contain 6, two bed and one bath, units above ground, and 1 basement studio with a community laundromat. The buildings sit on an estimated 4,000+ sq. ft. lot with the potential for parking in the rear.

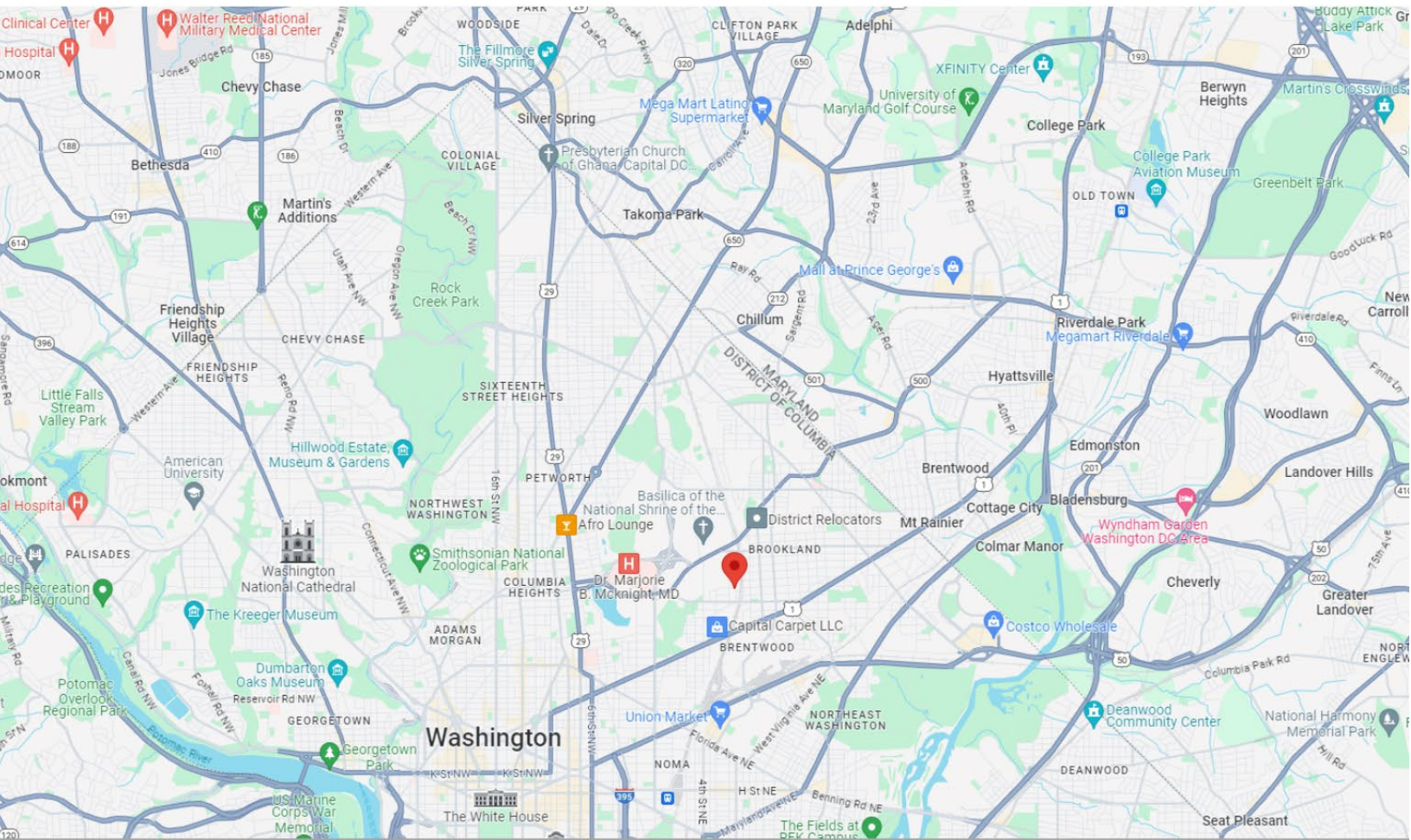
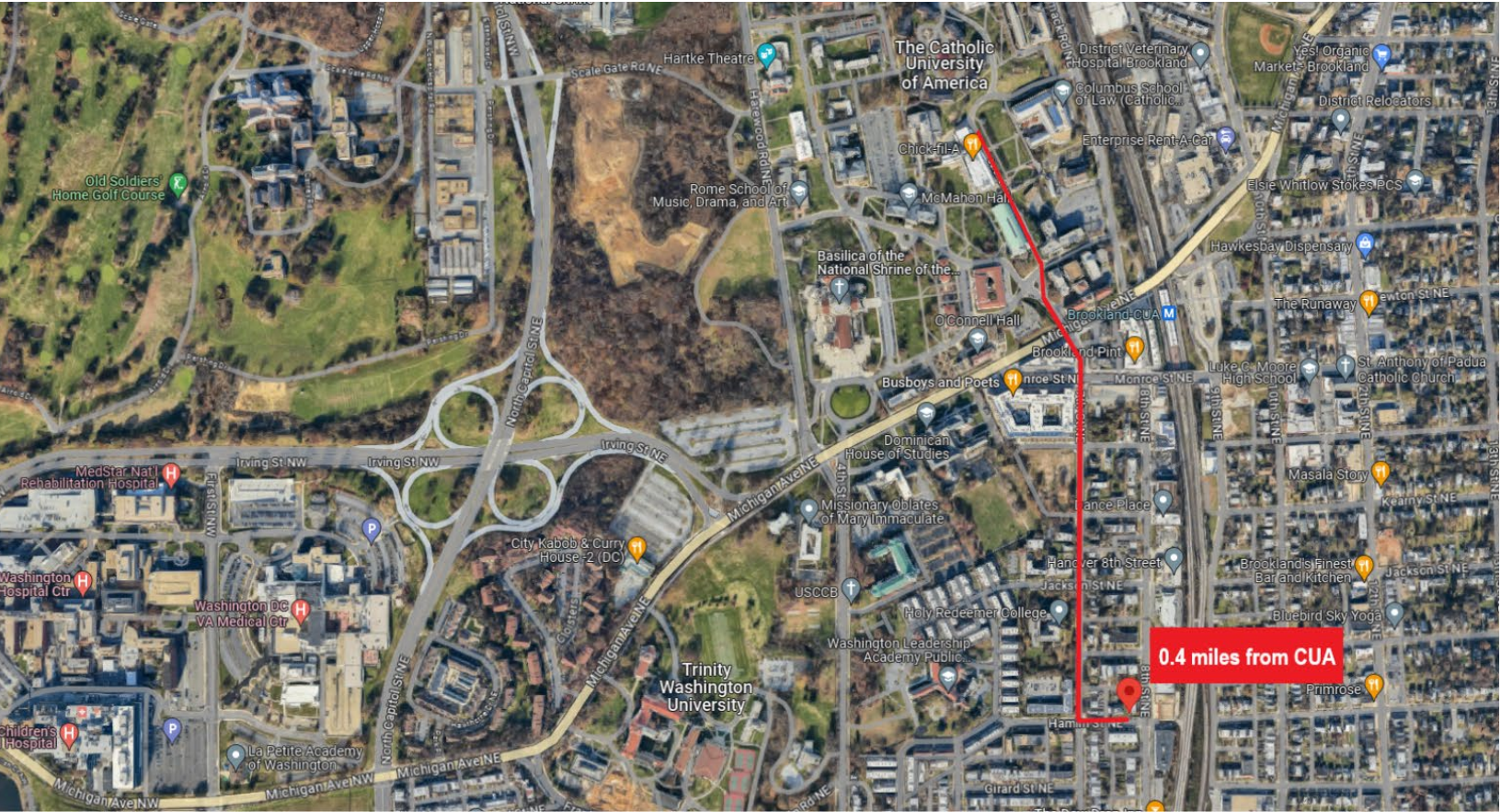
The comps in the area support a minimum monthly payment of about \$3,000 after moderate renovations which will run about \$50,000 a unit. The estimated yearly gross rental income could be up to \$216,000. (Disclaimer: please do your due diligence for the numbers).

- 2 separate buildings
- 6 total units
- 2 bedrooms and 1 bathroom per unit
- 4,000+ sq. ft. lot
- Studio apartment in the basement with community laundromat
- Potential space for parking in the rear

**CONTACT US NOW**

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