



Beverly Hills Court

300–302 W. Glebe Road | Alexandria, Virginia 22305

The Opportunity

Beverly Hills Court is a 26-unit garden-style building at 300-302 W. Glebe Road in Alexandria's Beverly Hills neighborhood. The three-story brick building offers 8 studios and 18 one-bedrooms, each with private balconies and 38 surface parking spaces. The property is 96.2% occupied, with individual HVAC and separately metered electric and gas reducing owner utility expenses.

Value-Add Potential

In-place rents average \$1,440 against an achievable market rent of \$1,702, a gap of \$262 per unit. Studios are running \$297 below market (24% upside) and one-bedrooms are \$253 below market (17% upside). A measured interior renovation program implemented on natural turnover provides a straightforward, capital-efficient path to drive incremental NOI.



Asset Snapshot

26

MULTIFAMILY UNITS

\$1,702

AVG. ACHIEVABLE RENT

39,234

LOT SIZE (SF)

96.2%

OCCUPANCY

Walkable Amenities & Convenient Location

Beverly Hills Court is positioned along W. Glebe Road. Del Ray's Mount Vernon Avenue is 0.5 miles away, offering a dense mix of independent restaurants, cafes, specialty retailers, and a year-round Saturday farmers market. Potomac Yard Shopping Center is 0.8 miles away, Old Town Alexandria is under 2 miles, and nearby parks including Four Mile Run and Shirlington further enhance livability.



Transit Accessibility & Connectivity

Multiple Metrobus routes stop directly in front of the building, providing frequent service to the Pentagon, Crystal City, Reagan National Airport, and Amazon HQ2. The Potomac Yard/Virginia Tech Metro Station on the Blue and Yellow Lines is 1.2 miles away, and Reagan National Airport is just 2.3 miles, reachable in under 6 minutes by car.



Employment Center Abound

The property sits within close proximity to some of the region's largest employment hubs, including Amazon HQ2 (2 mi), Crystal City (1.5 mi), and the Pentagon (2.7 mi). The National Landing corridor supports over 50,000 daytime workers, and Northern Virginia is home to roughly 15 Fortune 500 headquarters spanning defense, technology, consulting, and professional services.



Favorable Demographics

Alexandria boasts one of the most affluent renter profiles in the Washington metro area, with median household income within 1 mile exceeding \$198,000 and average household income exceeding \$256,000. Comparable properties in the immediate area average 96% occupancy, and constrained new supply combined with continued National Landing investment supports durable long-term rental demand.





Local Map



<p>01 PENTAGON CITY</p>	<p>05 MOUNT VERNON AVENUE</p>
<p>02 CRYSTAL CITY</p>	<p>06 OLD TOWN ALEXANDRIA</p>
<p>03 SHIRLINGTON</p>	<p>04 POTOMAC YARD</p>



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