



# Foxhall Mews

4436 MacArthur Boulevard NW, Washington, DC 20007

## The Opportunity

Located at 4436 MacArthur Boulevard NW, Foxhall Mews presents a unique opportunity to acquire a 50.2% controlling interest in a 24-unit, 25-parking space condominium at the far eastern end of MacArthur Boulevard in the Palisades/Foxhall Village neighborhood of Northwest D.C. The Offering ("Subject Property") includes 12 residential units (6 one-bedrooms and 6 two-bedrooms) and 13 parking spaces, delivering both immediate in-place cash flow and long-term strategic control of the condominium.

## Excellent Commuting Accessibility

20 Min

BETHESDA, MARYLAND

9 Min

ARLINGTON, VIRGINIA

5 Min

GEORGETOWN, DC

7 Min

K ST & DOWNTOWN, DC

## Asset Snapshot

12

**TOTAL UNITS OFFERED**

50.2%

**OWNERSHIP IN CONDOMINIUM**

\$1,873

**AVG. RENT ROLL RENT**

Rent Controlled

**STATUS**

## Majority Ownership with Clear Governance Path

Established in 1972, the Foxhall Mews Condominium has never implemented a formal condominium association, elected Board of Directors, or appointed officers, despite requirements outlined in its governing documents.

For decades, the property has functioned under an informal but amicable arrangement between two owners—each operating separate P&Ls through their own property management companies, and splitting approximately \$46,000 in annual common area expenses on a 50/50 basis.

The 12 units and 13 parking spaces offered in the Subject Property represent a 50.2% voting interest and a legal majority under the condominium's Declaration and Bylaws.

New ownership may continue operating under the existing arrangement, including pursuing capital improvements to the common elements with the agreement of the 49.8% minority owner. Alternatively, if the new majority owner prefers to implement changes independently, they may have the option to establish a Board, appoint officers, and adopt governance procedures to facilitate and enforce special assessments or formal capital plans.

## Access to Georgetown University

<1 Mile

FROM GEORGETOWN UNIVERSITY AND MEDSTAR  
GEORGETOWN HOSPITAL CENTER

## Key Elementary School District

Foxhall Mews sits within the Key Elementary district, one of DC's most sought-after public schools offering free pre-K beginning at age four. The duplex two-bedroom units offer the rare combination of townhome-style living within this coveted attendance boundary, attracting high-income families with limited rental alternatives and strong incentive to renew.

## Palisades, An Affluent Neighborhood with Strong Demographics

Located in Palisades/Foxhall Village, Foxhall Mews benefits from a quiet, tree-lined setting near Georgetown, Hardy Park, and the C&O Canal. The area attracts professionals and graduate students seeking peaceful, well-connected housing.

\$290,000

AVERAGE HOUSEHOLD INCOME

Within a quarter-mile radius

## Townhome-Style Layouts in a Supply-Constrained, High-Rent Submarket

Foxhall Mews is located in one of D.C.'s most supply-constrained rental markets, supporting strong rent growth and low vacancy. The two-bedroom duplex units offer a unique townhome-style living experience, offering a rare alternative to the 1960s flat-style apartments that dominate the area.

\$1,920

AVG 1 BDR IN-PLACE RENT

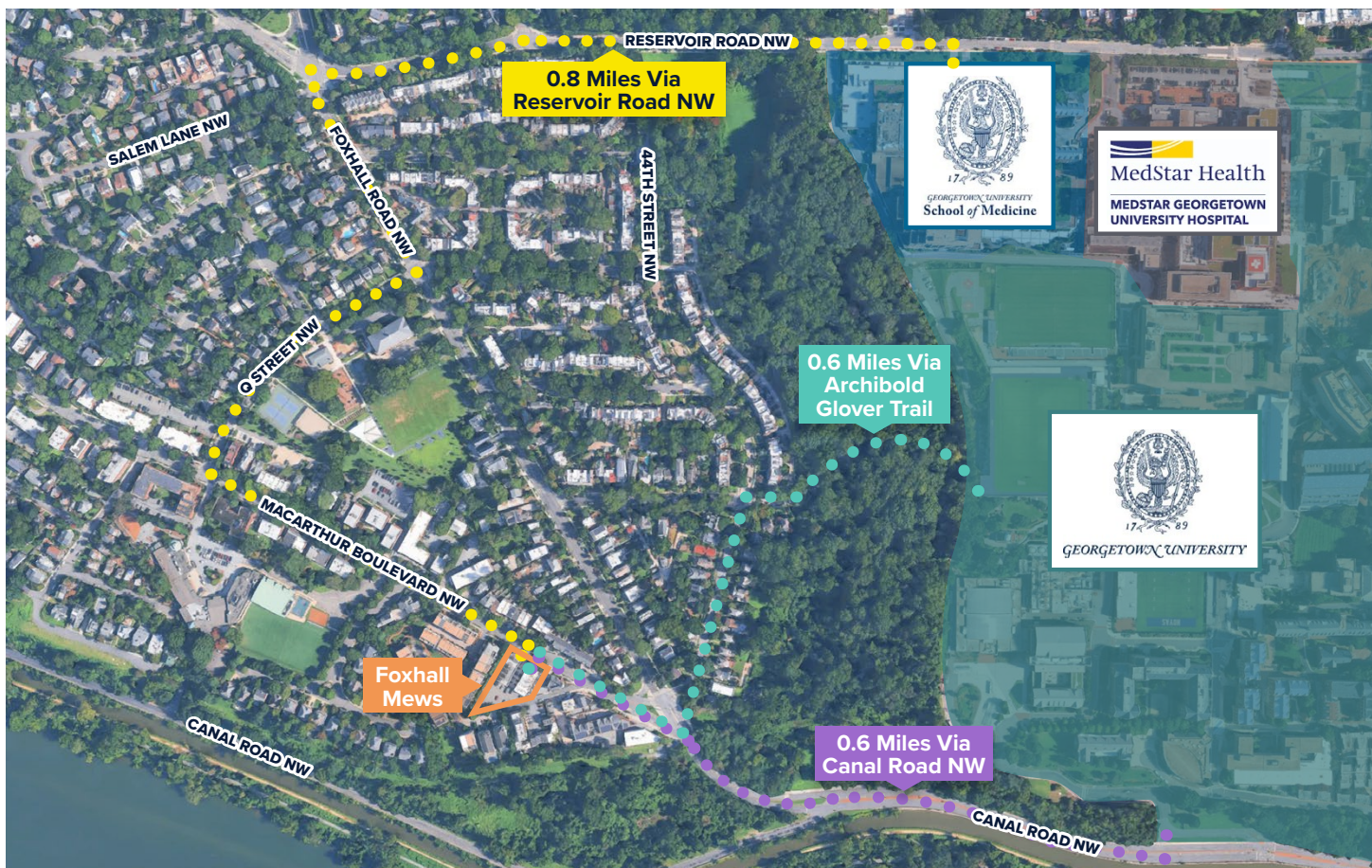
\$3,125

AVG 2 BDR IN-PLACE RENT



Key Elementary School

# Property Aerial



## DEAL TEAM CONTACTS

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