

Quincy Street Portfolio

1402 Quincy Street NW, 1410 Quincy Street NW, 1416 Quincy Street NW | Washington, DC 20011

Investment Highlights

THE OFFERING

The Quincy Street Portfolio is a collection of three buildings comprised of a total of 42 units which were delivered from late 2019 to late 2020. The portfolio is located immediately off the upper 14th Street retail corridor adjacent to Piney Branchy Park in the Columbia Heights neighborhood of Northwest Washington, DC. Residents of the properties benefit from immediate access to lifestyle amenities and public transportation options at the property door-step bringing riders to downtown DC and north to the Parks at Walter Reed and Takoma Park, MD via metrobus.

NEWLY DELIVERED RENT CONTROL AND TOPA EXEMPT

Since the Quincy Street Portfolio was newly delivered they are not subject to rent control and exempt from TOPA with the recent passage of the DC Rental Act of 2025. The rent control exemption status allows rents to be adjusted according to market demand and is not impacted by prior rental rates, allowing for various business plans. The TOPA exempt status ensures a prospective buyer can close in a timely manner, considering prevailing financing rates.

Asset Snapshot

42

TOTAL UNITS

3

PROPERTIES

2019/2020

YEAR BUILT

Columbia Heights

NEIGHBORHOOD

Investment Highlights

SUSTAINED RENTAL DEMAND - URBAN LOCATION AND AMENITIES

The Property's central location in NW Washington, DC ensures sustained rental demand now and in the future from individuals seeking rental accommodations with equal access to employment centers and urban amenities. The Property, situated along 14th Street NW and with immediate access to 16th Street, provides straight-shot access to major centers of employment in Downtown Silver Spring, Maryland, and Downtown Washington, DC With a "Walk Score" of 93, everyday errands can be accomplished by foot.

SUPPLY CONSTRAINED MARKET

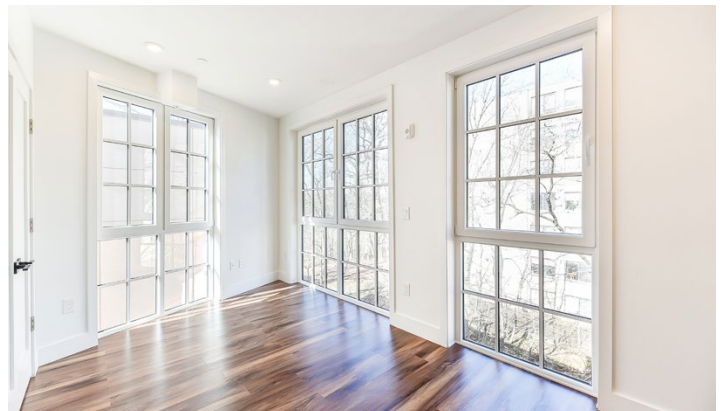
Citywide, new multifamily construction starts have dropped sharply to a 2025 low—down over 30% from prior years—while DC's population climbed to 710,083, surpassing 700,000 for the first time since 2019 and projected to reach a 20-year high by the end of 2025. With demand continuing to outpace new deliveries, the market is expected to experience an extended period of low vacancy (around 5.3% regionally) and steady rent growth (up 4.3% year-over-year in Petworth), supporting the long-term strength of well-located assets.

EASE OF TRANSPORTATION

The Property's central location in NW Washington, DC provides a range of transit options throughout the city and the greater metropolitan area:

- Via Bus: The D50 and D5X Lines run North-South along 14th Street NW.
 - The D50 travels between Takoma Station and L'Enfant Plaza/Waterfront Station, running every 12-20 minutes during rush hour.
 - The D5X (limited-stop express) travels between Takoma Station and Metro Center, running every 12 minutes during rush hour.
- Via Bike Share: A Capital Bikeshare station is conveniently located less than one block from the properties offering affordable, eco-friendly access to bikes for short trips and citywide exploration.
- Via Rail: The Columbia Heights and Georgia Ave-Petworth Metro Stations are just 0.6 miles away (about a 12-minute walk or 5-min bike ride), providing access throughout Washington, D.C., Northern Virginia, and Maryland.
- Airports: Ronald Reagan Washington National (DCA) Airport is 16 minutes south and Dulles International Airport (IAD) is approximately 40 minutes west. Both airports are immediately accessible via both Metro or thoroughfare.

Such access to transit is attractive for residents seeking an easy commute from a core, residential neighborhood.



Local Map



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