



# Claridge House

1604 Q Street NW, Washington, DC 20009

## THE OPPORTUNITY

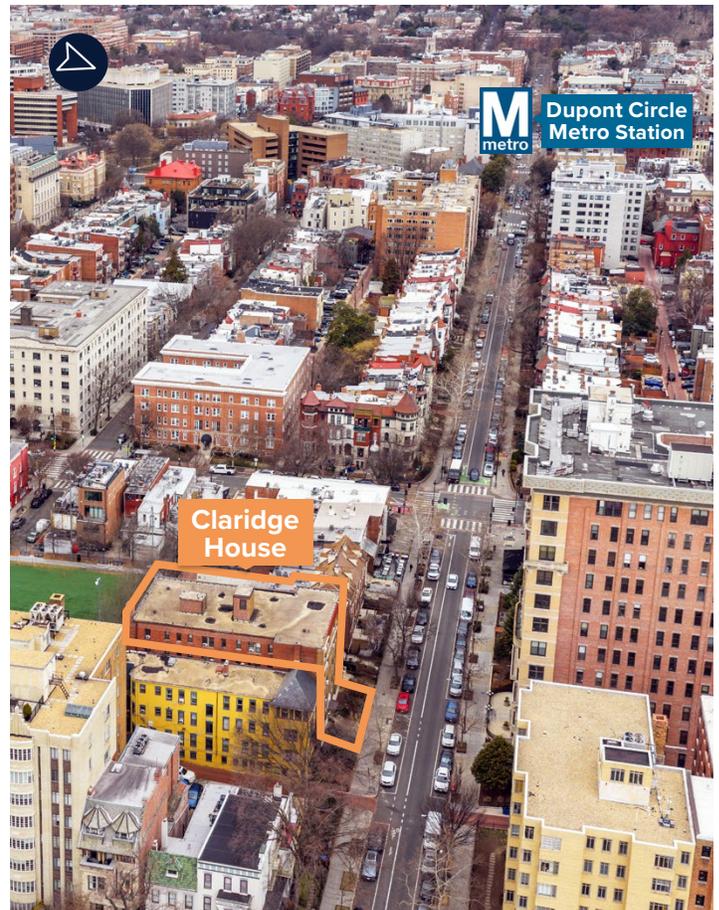
Claridge House is a 45-unit, rent-controlled multifamily asset in the heart of Dupont Circle, offering investors a clear and executable path to organic rent growth through consistent unit turnover, walkable Red Line access, and one of DC's most permanently supply-constrained rental submarkets.

## EXCEPTIONAL DUPONT CIRCLE LOCATION

Claridge House sits at the crossroads of Dupont Circle and the 14th Street NW corridor, steps from Whole Foods and some of DC's best dining, retail, and nightlife.

## DIRECT RED LINE ACCESS

Claridge House is a 2.5-block walk from the Dupont Circle Metro Station, offering residents direct Red Line access to downtown DC, Bethesda, Silver Spring, and beyond.



## Asset Snapshot

45

MULTIFAMILY UNITS

98

WALK SCORE

# Investment Highlights

## CONSISTENT RENT GROWTH DRIVEN BY UNIT TURNOVER

Claridge House's studio and one-bedroom unit mix generates consistent turnover, allowing new ownership to capture the 10% DC rent control vacancy increase and systematically close the gap to market rents of \$1,850 and \$2,100 over time.

35

# OF STUDIO UNITS

\$1,433

STUDIO AVG.  
EFFECTIVE RENT

10

# OF 1 BDR UNITS

\$1,728

1 BDR AVG.  
EFFECTIVE RENT

## ONE OF DC'S MOST PERMANENTLY SUPPLY-CONSTRAINED SUBMARKETS

With just one project totaling 160 units under construction across the entire submarket, Dupont Circle's historic preservation overlays and absence of developable land create a permanent structural tailwind for occupancy and rent growth.

2.5%

OF CURRENT  
INVENTORY UNDER  
CONSTRUCTION

1

MULTIFAMILY  
BUILDING UNDER  
CONSTRUCTION

6K

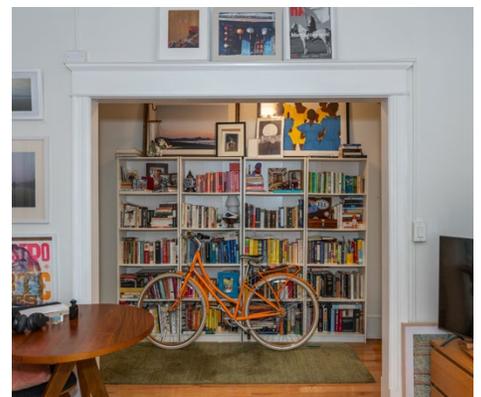
UNITS IN CURRENT  
INVENTORY

<160

UNITS UNDER  
DEVELOPMENT

## STRONG OCCUPANCY DESPITE STUDIO-HEAVY UNIT MIX

At 90% occupied despite a studio-heavy unit mix, Claridge House demonstrates the exceptional and durable leasing demand that defines the Dupont Circle submarket.



# Local Map



## DEAL TEAM CONTACTS

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