

# Frank Snodgrass

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INTERNATIONAL REALTY

## Investment Prospectus

**1737 Church St NW | Dupont Circle, Washington, DC**

**Exclusive Sale-Leaseback Opportunity – Luxury, Turnkey Investment**

A rare opportunity to acquire a **luxury property in Dupont Circle** with a **long-term, above-market leaseback** ensuring **strong, stable cash flow** from day one. This **fully renovated, expanded luxury residence** includes a **3-bedroom, 2.5-bath main home** plus a **1-bedroom, 1-bath legal rental unit**, offering **2,700+ SF of living space** and **private parking for 2-3 cars**.

The current owners, who completed an **extensive high-end renovation (2017-2019)** with **top-tier DC design-build firm ThinkMakeBuild** and renowned **local architect John Hensley**, seek a **long-term leaseback of up to 10 years**, offering an investor both **above-market returns** and **nearly zero management responsibilities**.

## Key Investment Highlights

- ✓ Prime Dupont Circle Location** – One of DC's most desirable neighborhoods, known for its historic charm, walkability, and premium real estate values.
- ✓ Fully Renovated & Expanded** – Gut-renovated to the highest standards with luxury finishes, modern updates, and premium craftsmanship.
- ✓ Built-in Long-Term Tenant** – Sellers offer to lease back for **up to 10 years**, ensuring stable, turn-key income.
- ✓ Above-Market Rental Income** – Owners will **pay \$10,500/month** rent.
- ✓ Nearly zero Landlord Responsibilities** – Tenants will **cover all maintenance costs and management**, providing **true passive income**.
- ✓ Strong Investment Returns** – Offers **6% gross yield** in a **highly stable market**.
- ✓ Multiple Income Streams & Exit Strategies** – Future options include **owner-occupancy with rental income, full rental conversion, or premium resale**.

## **Financial Snapshot**

- **Sale Price: \$2,099,000**
- **Monthly Rent Paid by Tenant: \$10,500**
- **Annual Rental Income: \$126,000**
- **Lease Term: Up to 10 years**
- **Tenant Responsibilities: All maintenance, utilities, and property taxes**
- **Gross Yield: 6% (compared to 2-4% typical for DC rentals)**

## Ideal Buyer Profile

This opportunity is tailored for:

- **High-net-worth individuals seeking a hands-off, stable investment with premium upside.**
- **Local investors looking for a low-risk, high-yield asset in a prime location.**
- **Family offices or private investors interested in long-term wealth preservation and capital appreciation.**

## Next Steps & Confidential Inquiries

This is an **off-market opportunity**. Please reach out with any questions or to set up a showing.

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