

Frank Snodgrass



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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