



NOBLE GROUP

exp
REALTY

POWERED BY
PLACE

MULTIFAMILY

Prime Investment Opportunity

313-317 Kennedy St NW, Washington, DC 20011

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PLEASE CONSULT YOUR NOBLE GROUP AGENT FOR MORE DETAILS.

PROPERTY DESCRIPTION

Noble Group is pleased to present 313–317 Kennedy Street NW, a newly constructed 24-unit multifamily investment opportunity located along the Kennedy Street corridor in Washington, D.C.’s Brightwood Park neighborhood.

Built in 2025, the property is a five-story, elevator-served multifamily building comprising approximately 20,758 SF of Gross Building Area (GBA).

The residences feature modern kitchens, stainless steel appliances, dishwashers, microwaves, refrigerators, garbage disposals, in-unit washers and dryers, electric heating, and contemporary finishes. The property’s 2025 construction, elevator access, and modern building systems provide investors with a turnkey multifamily asset designed for today’s rental market while limiting near-term capital expenditure requirements.

At stabilization, the property is projected to generate approximately \$744,000 in annual residential Gross Potential Rent (GPR), plus approximately \$18,000 in parking income, for approximately \$762,000 in total potential gross income.

The property is strategically positioned along the Kennedy Street NW corridor, with convenient access to Georgia Avenue NW, Petworth, Fort Totten, Takoma, Rock Creek Park, and Downtown Washington, D.C. The surrounding area offers neighborhood retail, restaurants, cafés, parks, and everyday services, while nearby transportation corridors and public transit provide connectivity to major employment and activity centers throughout the District.

313–317 Kennedy Street NW offers investors a compelling combination of 2025 construction, elevator-served accessibility, strong projected rental income, modern unit finishes, limited near-term capital requirements, and long-term growth potential in an evolving Northwest Washington, D.C. multifamily submarket.



TROPHY ASSET

SUBJECT PROPERTY
313-317 Kennedy St NW

NEIGHBORHOOD
Brightwood Park
Washington, DC

ASSET TYPE
MULTIFAMILY



UNIT MIX & RENT SCHEDULE

313 – 317 Kennedy St NW
WASHINGTON, DC

UNIT TYPE	UNITS	AVG SF	MONTHLY RENT	MONTHLY REVENUE	ANNUAL REVENUE
1 Bedroom / 1 Bathroom	20	700	\$2,500	\$50,000	\$600,000
2 Bedroom / 1 Bathroom	4	850	\$3,000	\$12,000	\$144,000
TOTAL RESIDENTIAL	24	—	—	\$62,000	\$744,000
Parking Income	—	—	—	\$1,500	\$18,000
TOTAL POTENTIAL GROSS INCOME	—	—	—	\$63,500	\$762,000



ANNUAL RESIDENTIAL GPR

\$744,000



ANNUAL PARKING INCOME

\$18,000



TOTAL POTENTIAL
GROSS INCOME

\$762,000

Note: Rents reflect market assumptions. Actual results may vary.

MULTIFAMILY

RENT GROWTH UPSIDE

QUALITY IS IN THE DETAILS

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

313 - 317 KENNEDY ST NW

WASHINGTON, DC

PRIME NORTHWEST DC LOCATION

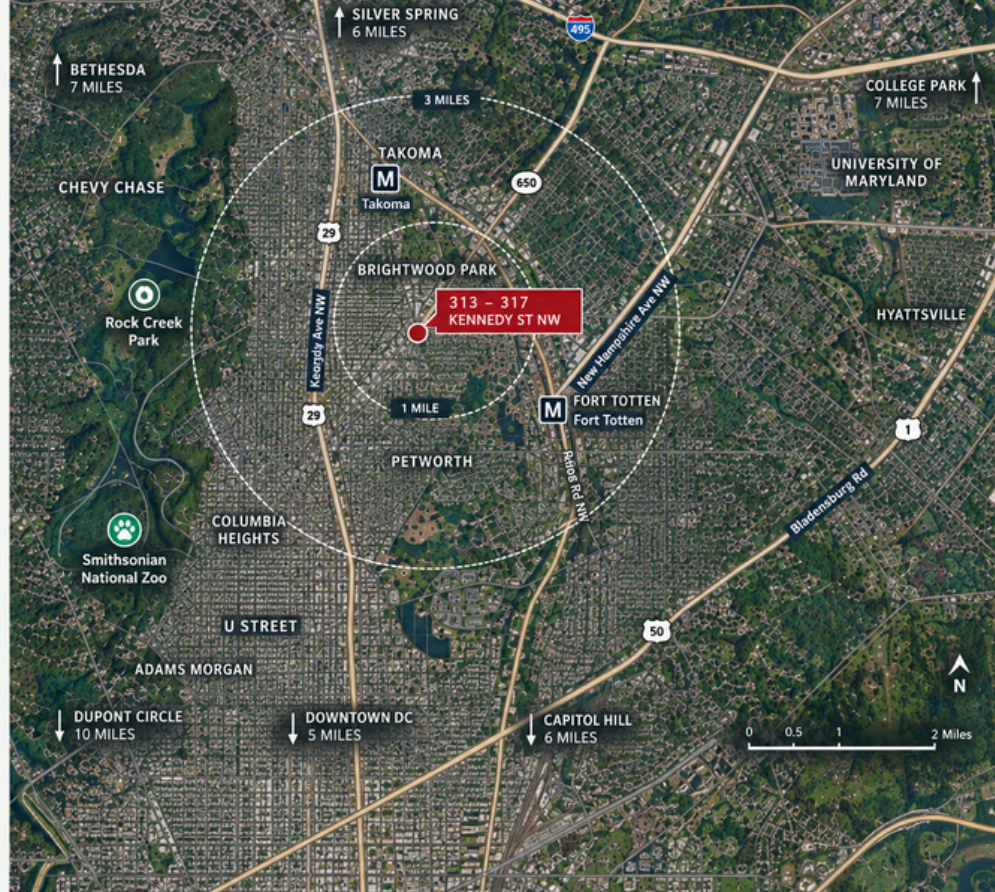
Located in Brightwood Park, 313 - 317 Kennedy St NW offers excellent connectivity to established neighborhoods, major employment centers, transit, and a wide range of amenities.

DRIVING DISTANCES

• Fort Totten Metro	3 min
• Petworth	4 min
• Takoma	6 min
• Silver Spring, MD	6 min
• Bethesda, MD	7 min
• College Park (UMD)	7 min
• Downtown DC	5 min
• Dupont Circle	10 min
• Reagan National Airport (DCA)	18 min
• Dulles International Airport (IAD)	35 min

NORTHWEST DC

A well-established neighborhood with proximity to parks, retail, dining, transit, and key employment centers.



STRATEGIC
LOCATION

SUBJECT PROPERTY
313-317 Kennedy St NW

NEIGHBORHOOD
Brightwood Park
Washington, DC

ASSET TYPE
MULTIFAMILY



UNIT FEATURES

Built to condominium-grade specifications



Durable Luxury
Vinyl Flooring



Modern
Cabinetry



Quartz
Countertops



Stainless Steel
Appliances



IN-UNIT WASHER & DRYER

Convenience and modern living
in every residence.



AMPLE NATURAL LIGHT THROUGHOUT

Designed with large windows and an open layout
to maximize natural light and comfort.

**BUILT WITH
QUALITY**

SUBJECT PROPERTY
313-317 Kennedy St NW

NEIGHBORHOOD
Brightwood Park,
Washington, DC

ASSET TYPE
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