



Atlantic Gardens

121, 125, 133 Yuma Street SE & 118-124 Atlantic Street SE, Washington, DC 20032

Investment Highlights

THE OFFERING

Atlantic Gardens is a 54-unit, five-building, all-brick apartment community situated on a contiguous 57,300-square-foot site at the intersection of Yuma and Atlantic Streets SE in Washington, DC. Built in 1965 and zoned RA-1, the portfolio offers a rare opportunity to acquire institutional-scale, family-oriented multifamily product in one of the District's most actively redeveloping submarkets, with current Trailing-12 Effective Gross Revenue of approximately \$716,000 and a clear runway to substantial NOI growth through lease-up of currently vacant units.

MAJOR CAPITAL EXPENDITURES COMPLETED

Ownership has invested substantially in modernizing the portfolio's core building systems, materially de-risking the next owner's go-forward capital plan. Spending over \$850,000 over the past 4 years, these improvements represent meaningful capital outlay that support long-term durability, energy efficiency, and resident comfort across all five buildings.

SECURE OFF-STREET PARKING

The portfolio includes a private, fenced surface parking lot that serves residents across all five buildings, a scarce and high-demand amenity in the Congress Heights submarket. The dedicated lot supports premium rent positioning relative to comparable assets and broadens the portfolio's tenant appeal across both single-vehicle and multi-vehicle households.

Asset Snapshot

54

TOTAL MULTIFAMILY UNITS

\$2,324

AVG. ACHIEVABLE RENT

63%

OCCUPANCY

57,300

TOTAL LOT SIZE

STRONG UNIT MIX

The portfolio's unit composition is anchored by 30 three-bedroom units (56% of the rent roll) and 19 two-bedroom units (35%), complemented by 5 one-bedrooms, a family-oriented mix that is exceptionally rare in the District's multifamily inventory and aligns directly with the deep, underserved demand for larger-format rental product East of the River. With 3BRs currently averaging \$2,054/unit and a clear path to \$2,600 achievable, and 2BRs trailing meaningfully at \$1,208 in-place versus \$2,065 achievable, the asset offers a transparent, regulation-compliant path to roughly \$142,000 of annualized rental upside as units naturally turn over.



IMPROVING INFRASTRUCTURE

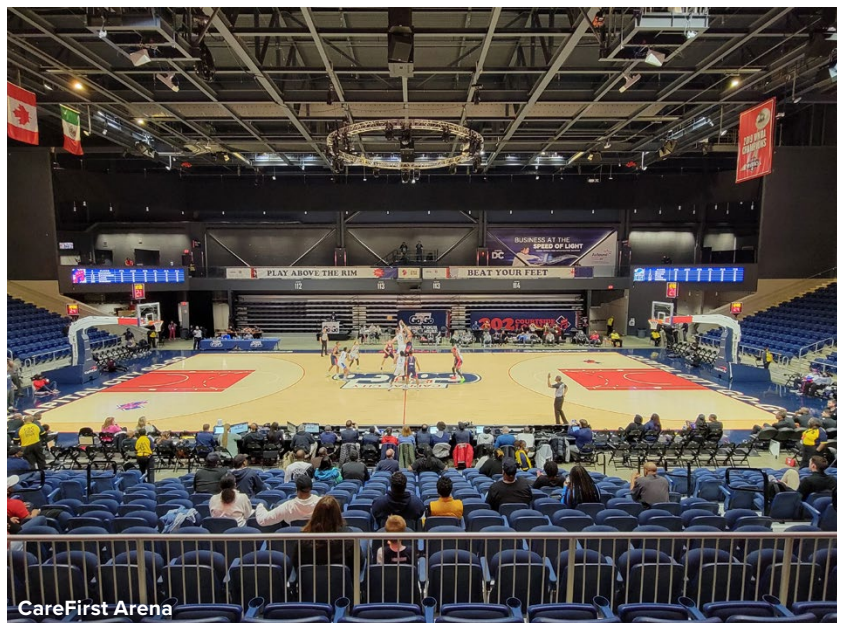
Congress Heights is in the midst of one of the most significant public- and private-investment cycles in the District's history. Within approximately one mile of the portfolio, the 350-acre St. Elizabeths Redevelopment is delivering the \$3.9 billion, 4.5-million-square-foot U.S. Department of Homeland Security headquarters (consolidating roughly 12,000 employees), the 1.2-million-square-foot U.S. Coast Guard headquarters (3,700 employees), the new Cedar Hill Regional Medical Center, and the 4,200-seat CareFirst Arena—home to the Washington Mystics, the Wizards' practice facility, and the Capital City Go-Go. Additional nearby investment includes Skyland Town Center, the Congress Heights Town Center, the Terrace Manor Redevelopment, and the Wheeler Renaissance—together delivering more than 1.5 million square feet of office, hundreds of thousands of square feet of retail, and over 1,300 new residential units that anchor sustained, long-term rental demand within walking distance of the property.



Skyland Town Center



U.S. Department of Homeland Security Headquarters



CareFirst Arena

Local Map



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