Greysteel

109 Wayne Place SE

Washington, DC 20032

Investment Highlights

THE OPPORTUNITY

109 Wayne Place SE presents the opportunity to acquire a well-located four-unit multifamily asset in Washington, DC's Congress Heights neighborhood. The property features four three-bedroom units, offering immediate upside through lease-up and rent optimization. Additionally, the approximately 1,200-square-foot basement provides future value-add potential, with ample space for amenities or the possibility of creating two additional units.

RENT CONTROL EXEMPT

As a four-unit property, 109 Wayne Place SE qualifies for exemption from DC rent control. This status gives ownership the flexibility to adjust rents to market as units turn, a meaningful advantage over larger, regulated assets.

Asset Snapshot

4

MULTIFAMILY UNITS

$1,551

AVERAGE MARKET RENT

0%

OCCUPANCY

1944

YEAR BUILT

Investment Highlights

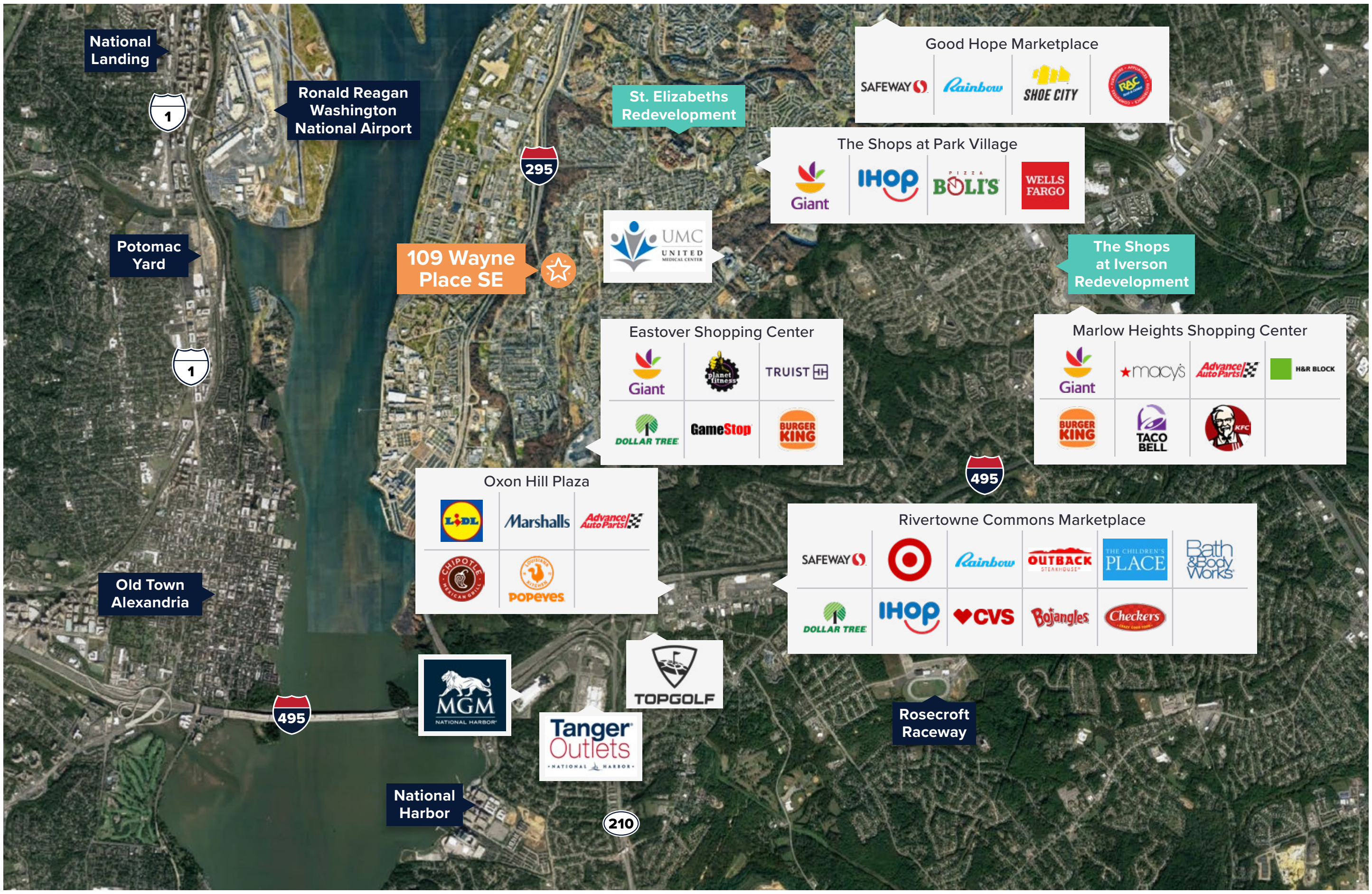
IDEAL FOR OWNER-OCCUPANTS

With vacant units allow a buyer to move in immediately while the balance of the building generates income. It's a straightforward path to reduced monthly housing costs and equity accumulation in a supply-constrained submarket.

EXPANSIVE BASEMENT WITH FUTURE POTENTIAL

The property includes an approximately 1,200-square-foot basement that was formerly operated as a licensed childcare center. Whether repurposed as tenant amenity space, storage, office space, or explored for additional residential units, the basement offers significant flexibility and future value creation.

Local Map



DEAL TEAM CONTACTS

Jacob Krens
Senior Associate
240.913.5393
jkrens@greysteel.com

Nigel Crayton
Senior Director
202.919.9400
ncaryton@greysteel.com

W. Kyle Tangney
Senior Managing Director
202.280.2730
ktangney@greysteel.com

Herbert Schwat
Managing Director
202.618.3419
hschwat@greysteel.com

FINANCE CONTACT

Jack Whitman
Senior Associate
202.602.6304
jwhitman@greysteel.com

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Greysteel | 4800 Hampden Lane | Suite 950 | Bethesda, MD 20814 | 202.280.2722
DC # REO98371301 | Broker of Record: Ari Firoozabadi | BR98371298 | 202.280.2722