



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



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