



Roland Park Apartments

4801–4815 Texas Avenue SE | Washington, DC 20019

Investment Highlights

THE OFFERING

Roland Park represents a rare, transit-oriented investment opportunity located directly adjacent to the Benning Road Metro Station, providing unmatched connectivity to the Blue and Silver Lines as well as major commuter corridors. The property offers immediate lease-up potential through existing vacancy that can be stabilized to market rents, in addition to long-term upside via excess density at 4815 Texas Avenue SE. Strategically positioned near the \$3 billion RFK Stadium redevelopment, Roland Park is poised to benefit from one of the most significant mixed-use transformations in the District. The project's scale and planned infrastructure improvements are expected to drive sustained renter demand, enhance neighborhood vitality, and support continued asset appreciation over time.

NEXT DOOR TO BENNING ROAD METRO

The property benefits from immediate proximity to the Benning Road Metro Station, providing direct access to both the Blue and Silver Lines. This connectivity anchors the asset in one of the most transit-accessible corridors in the District, enhancing appeal to residents seeking seamless mobility across the city.

Asset Snapshot

58

UNITS

46,372

RENTABLE SF

1950

YEAR BUILT

\$1,130

AVG. RENT ROLL

Investment Highlights

MAJOR THOROUGHFARES

Roland Park sits at the intersection of key commuter routes including East Capitol Street, Benning Road, and Southern Avenue. These arteries offer residents quick access to Downtown D.C., Northern Virginia, and Prince George's County, creating strong demand from both urban professionals and local families.

ADDITIONAL DENSITY POTENTIAL - 4815 TEXAS AVENUE SE

The property features four ground floor level spaces which were initially planned as units when the property was first constructed but never completed. A new owner would have the potential to add additional units via a map amendment which aligns with the future use map where units would be permitted by right. Alternately, these spaces could be incorporated with the apartments above to create townhome style apartments. This expansion option allows an investor to increase NOI through added scale while leveraging existing infrastructure and management efficiencies.

PROFESSIONAL MANAGED

The property has been under consistent professional management, ensuring well-maintained operations and strong tenant relations. This institutional oversight reduces transition risk for new ownership and provides a reliable platform for implementing value-add initiatives.

ONE METRO STOP FROM RFK \$3.7 BILLION REDEVELOPMENT

Just one stop from the planned \$3 billion RFK Stadium redevelopment, Roland Park stands to benefit from transformative neighborhood investment. The project, which includes thousands of new apartments, entertainment venues, and transportation upgrades, is expected to further accelerate demand for quality housing in the immediate area.

IN-PLACE VACANCY WITH MARKET GROWTH POTENTIAL

The property currently has in-place vacancy that creates an immediate opportunity for a new owner to capture upside by leasing units at prevailing market rates. This built-in growth lever provides a clear path to enhanced cash flow without requiring major repositioning. High in-place vacancy can effectuate less TOPA issuances, allowing a smoother and simpler transaction process with minimal disturbances.



Local Map



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