



1916 15th St. SE Washington DC 20020

**5780** sqft gla Retail Space  
25 units – 3br  
2 units – 2br

DMVREA.com



Exclusive Offering **\$12,500,000** · 27 unit Apartment – Senior Living Facility ·

**Fully Leased NNN**  
**9.25%++ Cap**



# About Us



Plan. Execute. Win.

Over 50 years combined experience in selling, leasing and managing real estate in the DC, MD, and VA markets.

## We Like to Win

At DMV Real Estate Advisors we take pride in our commitment to our clients.

Our focus is planning and executing investment real estate acquisition schedules for investors looking to grow their portfolio holdings as well as creating and executing **comprehensive plans** for the **sale, reinvestment and management of cash flowing assets**. Our target demographic includes investment minded individuals and businesses looking at growth opportunities and strategies for their portfolio.

We provide market insight, purchase opportunities, research data and purchase strategies for all different types of investors in order to inspire confidence and set **real** goals per market for our clients.

We have over 50 years of combined experience as well as unique and powerful connections in the DC market to deliver exceptional results for you and your team.

Buying, selling and managing real estate assets in our market has its nuance and we aim to educate on that nuance. We work with investors to educate, plan and win inside of our market.



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**Real Estate Agent,**  
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# Overview

*DMVREA is pleased to offer for purchase a 27 unit apartment building 100% Leased out as an Assisted Living Facility with attached retail space - located at 1916 15th St SE, Washington, DC 20020. The property represents a big opportunity for significant care free NNN rental income and with the possibility of further leasing out the vacant retail space.*

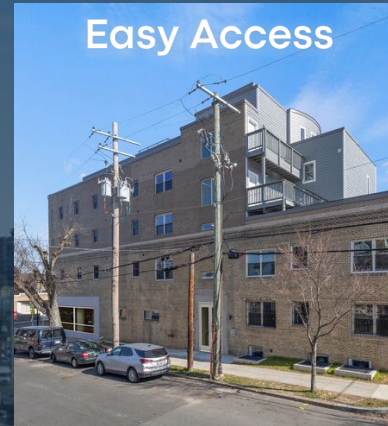
- Highly in-demand Anacostia neighborhood with an average vacancy rate of only 5.7%.
- Close to Suitland Parkway and Highway 295, easy access to the rest of the Washington DC metropolitan area. Many amenities and local businesses providing convenient shopping (such as Safeway and Trader Joe's) and entertainment options within 3 miles. Easy access to public transit options, buses and the DC metro within walking distance.
- Many developments nearby; St. Elizabeth's Hospital Expansion, DC United Soccer Stadium, The Warf Shopping and Entertainment Area, all bringing high-paying jobs to area.
- Opportunity to generate over \$1m in Gross Rental Income year over year.
- Neighborhood serviced by Savoy Elementary School, Kramer Middle School, and Anacostia High School.

- New Construction as of Dec 2023
- Lot size, 8,712 Sq. Ft.
- Building total 33,578 Sq.Ft. including 5,780 Sq.Ft. of retail space.
- Most Units ADA Compliant, Basement Level Unit fully ADA Compliant
- Common Laundry Facilities in Cellar Level
- 2x Pent House Units with stacked Washer & Dryer
- 1 Double Sided Elevator servicing all levels
- 1 ADA compliant lift
- Green Space on upper levels
- Rooftop Decks
- Over 5,000 Sft of sprinkled premium Retail space
- Ample Street Parking
- Good street exposure next to busy intersection and major bus stop
- OPPORTUNITY ZONE
- MU-4 Zoning
- 70 out of 100 Walkable Score
- Walking Distance to Anacostia Metro

## Incredible Views



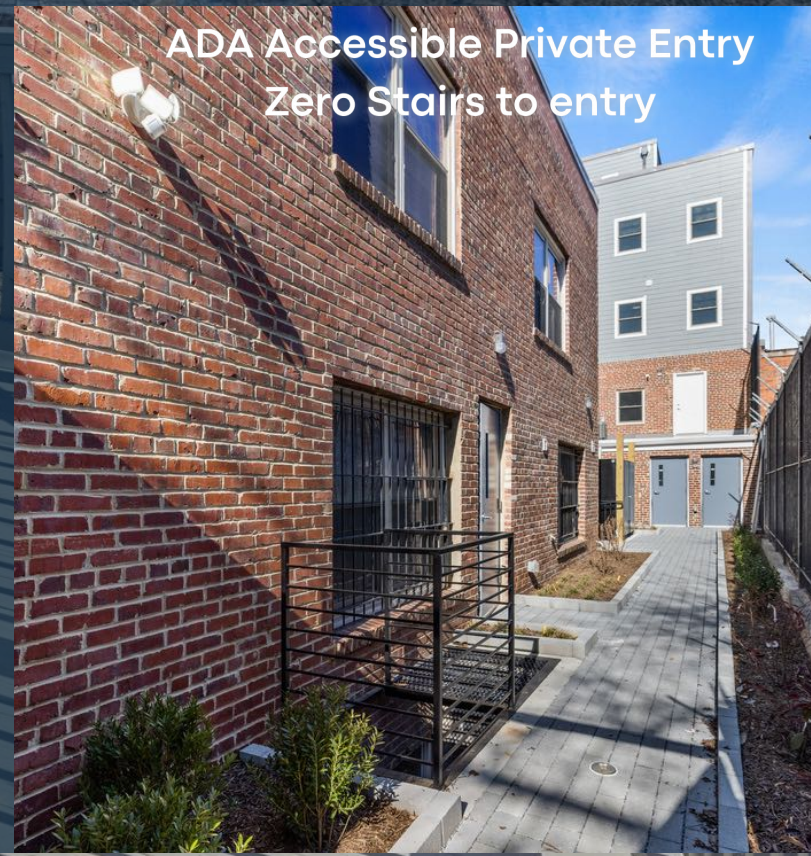
Easy Access



Amenity Rich -  
New Construction



ADA Accessible Private Entry  
Zero Stairs to entry



ADA Accessible  
Outside Entertainment Space

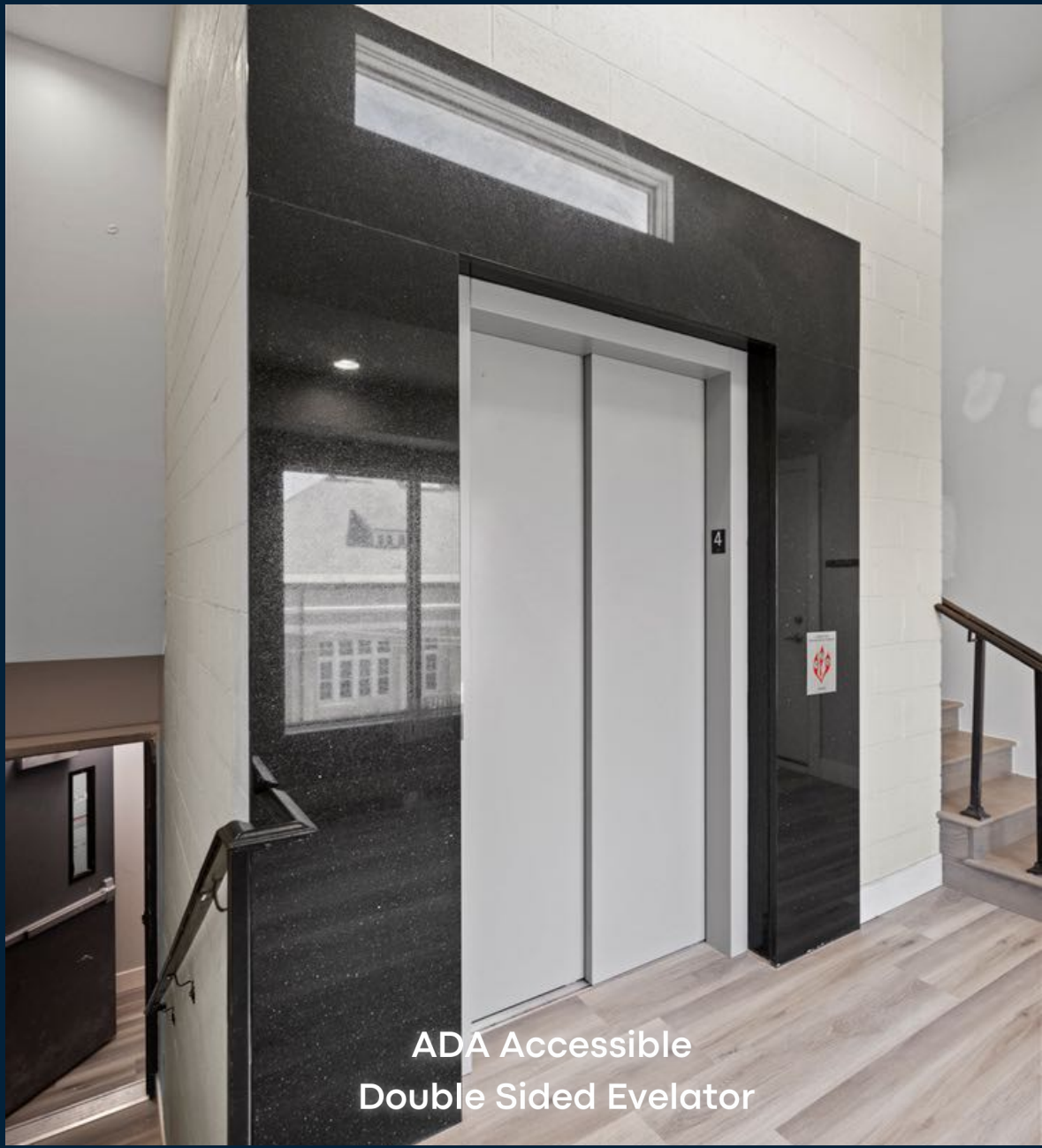




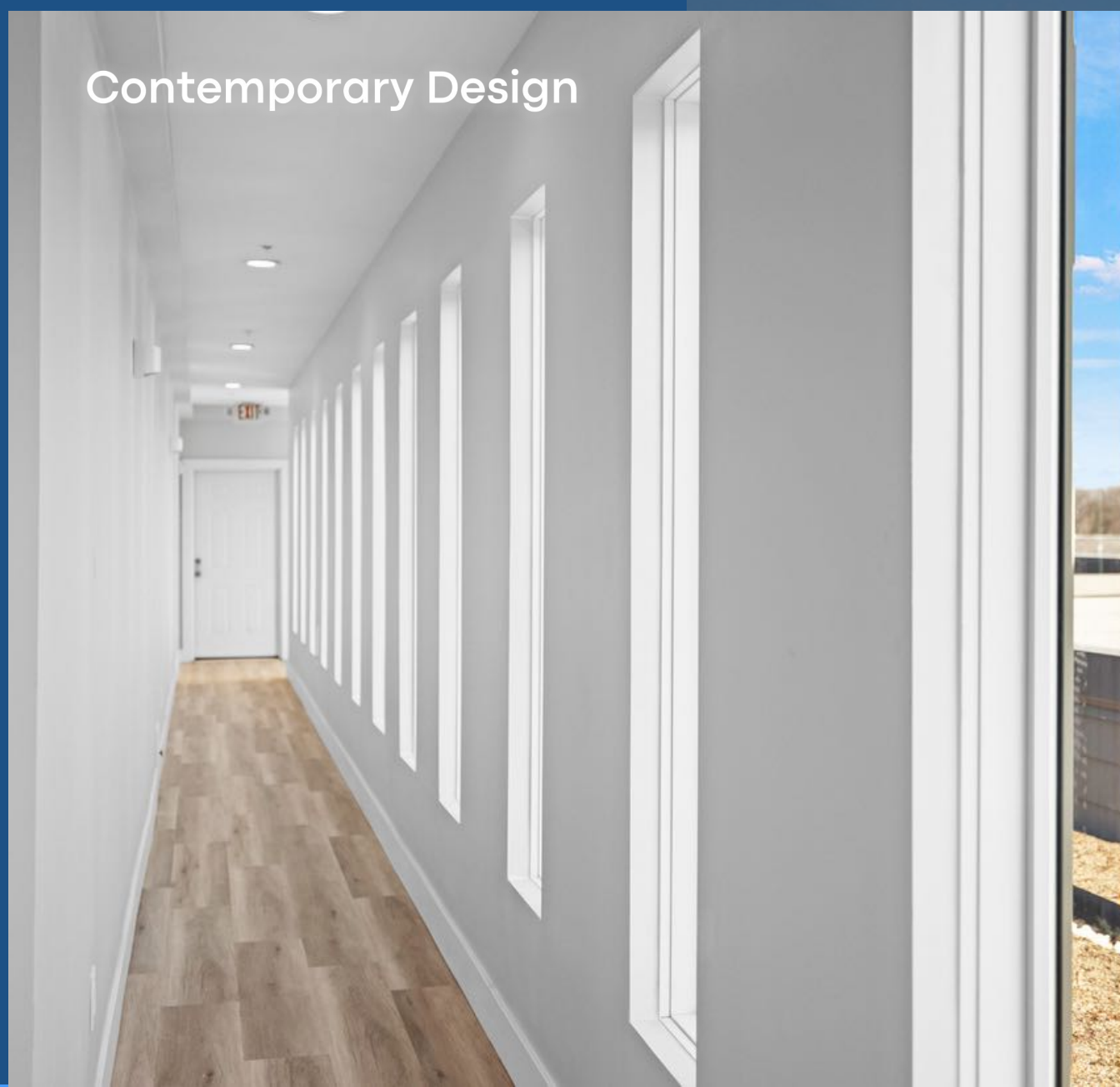
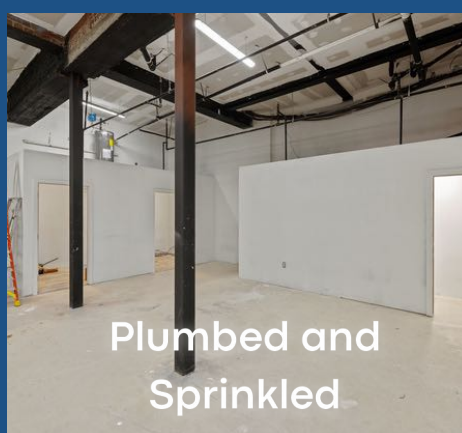
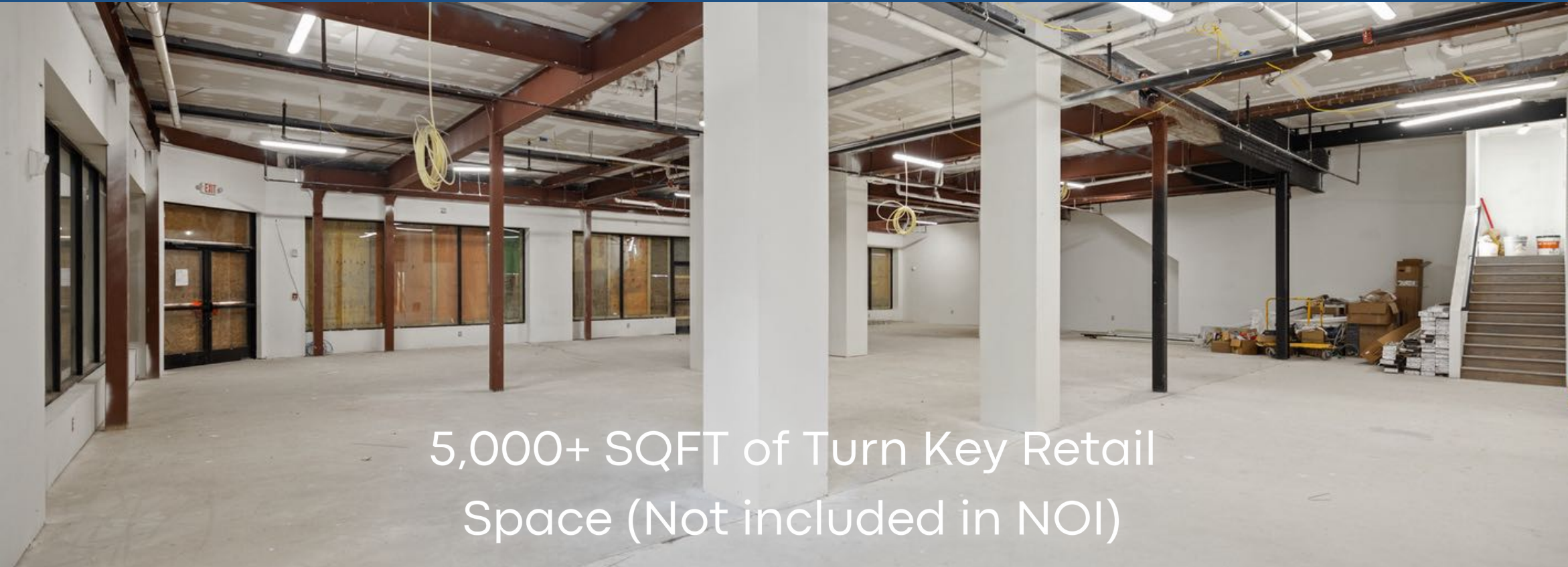
# Income Analysis

Anacostia

Income		Month	Annual	Assumption
	Rent	\$110,000	\$1,320,000	
	Vacancy Factor	\$5,500	\$66,000	5%
	<b>Expected Rent Total</b>	\$104,500	<b>\$1,254,000</b>	
Expenses		Month	Annual	Assumption (% rent)
	Prop Taxes	-\$3,333	-\$40,000	Tenant Paid
	Prop Insurance	-\$1,250	-\$15,000	Tenant Paid - 3%
	Repairs & Maint	-\$16,500	-\$198,000	Tenant Paid - 15%
	<b>Total Cam Reimbursements</b>	+\$21,083	<b>+\$253,000</b>	
	PM Fees	-\$5,500	-\$66,000	5.0%
	Reserves	-\$2,800	-\$33,600	\$100/unit
	<b>Total Owner Expenses</b>	-\$8,300	<b>-\$99,600</b>	
NOI		Month	Annual	
		<b>\$96,200</b>	<b>\$1,154,400</b>	







## Unit Mix

Unit	Beds	Baths	Sq.Ft.
B1	3	1	972
B2	2	1	656
101	3	1	702
102	3	1	628
103	3	1	632
201	3	1	856
202	3	1	766
203	3	1	814
204	3	1	633
205	3	1	618
206	3	1	796
207	3	1	607
208	3	1	632
301	3	1	856
302	3	1	766
303	3	1	814
304	3	1	633
305	3	1	607
306	3	1	796
401	3	1	856
402	3	1	766
403	3	1	814
404	3	1	750
405	3	1	607
406	3	1	796
Pent House 1	3	2.5	1,059
Pent House 2	3	2	965
Total Residential			20397
Retail 1st Floor			4,865
Retail Basement			915
Common Area			3,233
Total GLA			29410



# Disclaimer

*DMV Real Estate Advisors has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property. An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion.*

*Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed. The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.*



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