



1624 19th St NW
Washington, DC 20009



1624 19th St, NW
Washington, DC 20009
Units 101-301
Fact Sheet, Survey
&
Floor Plans

Jan M. Evans
Vice President
4809 Bethesda Avenue
Bethesda, MD 20814
301.873.3596 cell
301.516.1212 office



1624

Wello

1624 19th St, NW, Units 1-3

Washington, DC 20009

\$3,199,000

Built: 1964 Agent/Family owned. Purchased: 10/20/05: \$2,125,000

Total sq. ft: 4,804 Zoned: RA-8

Currently 3 units. Each unit has been renovated. The number of units can be increased.

Two parking spaces included. Located in the back. Shared patio in front.

Architectural plans by Trout Design for additional living area & deck build-out on the roof.

2024 Yearly gross: \$193,800

2024 gross monthly rent: \$16,150

2024 Taxes: \$18,848.07

Each unit has been renovated and are all above ground

1. Unit 101: \$4,200—2BD/2BA, Renovated. Faux fireplace. Only unit with direct access to the back parking. Includes one parking space. Current lease ends 3/30/25
2. Unit 201: \$4,800—2 BD/2BA, Renovated. Wood burning fireplace. Includes one parking space. Current lease ends 4/30/25
3. Unit 301: \$7,150—Renovated, two stories, 4 BD/2.5 BA, wood burning fireplace. Current lease ends 6/30/24.

(Rev: 7/31/2024)

1624 19th Street, NW Washington, DC 20009

Located in the heart of Dupont Circle, this beautiful four-story rowhouse with almost 5,000 sq feet, is being offered for the first time in almost two decades. Built in 1964, this home features three income-generating apartments, with an annual rent roll of almost \$200,000. When the penthouse re-rents to current market place values, the annual rent rolls will surpass \$200,000. At a conservative monthly rent of \$8,650, the annual building rent would total \$211,800.

Each of the three renovated units are built above ground and showcase 8 bedrooms & 6.5 baths plus 2 parking spaces. Units 201 & 301-Penthouse also feature wood burning fireplaces and dramatic soaring ceilings.

This perfectly maintained building has the ability, to increase the number of present units. (Legal information enclosed.) Plans have also been drawn up by Trout Design to build up, to offer a den area and open roof top to the penthouse unit, giving the penthouse amazing monument views & vistas of DC.

Each of the three units have been renovated. Units 101 & 201 boasts large living areas, beautiful stainless steel kitchens, two custom tiled baths, and two spacious

bedrooms. Both units feature custom repurposed country built-ins.

The two story penthouse, (unit 301), is an incredible example of light-filled open space living with cathedral ceilings & skylights. This one-of-a kind unit features over 2,000 sq. ft with four bedrooms and two and a half baths, plus living space unlike anything seen in a DC rowhouse. The hardwood flooring continues throughout this incredible unit. The living & dining areas are complete with flowing living and dining spaces, offering natural light throughout. During the winter months, the wood burning brick fireplace makes the living space very warm & comfortable. The refreshed and spacious stainless kitchen allows for several cooks at one time-making those family get togethers even more enjoyable. The oversized dining area is great for those friend & family get-togethers.

The four upstairs bedrooms showcase nice sized windows and skylights. The two full baths are newly renovated and also feature a new washer & dryer.

Each unit is responsible for their individual electric bill.

Water is included in the monthly rent.

Two parking spaces are located in the back of the unit.

This special rowhouse is located one block from Dupont Circle, the Metro & the weekend Farmer's Market.

Restaurants and grocery stores surround the building, and the Dupont dog park is just two blocks away.

This is the perfect property for an end-user and/or savvy investor. The economic upside offers so many possibilities:

Traditional rentals, Air B&Bs, or live in the penthouse and rent out units 101 & 201.

The possibilities are endless!

1624 19th St, NW
Three Year Income

Income	2022	2023	2024 (Jan-June)
	(2022 Covid-No rent increases allowed)		
#101	\$46,850	\$48,750	\$12,600
	(\$4,200 mo// \$50,100 for 2024- Lease exp 3/31/2025)		
#201	\$52,400	\$54,600	\$14,400
	(\$4,800 mo// \$56,800 for 2024-Lease exp 4/40/2025)		
#301	\$79,200	\$83,700	\$42,900
	(\$7,150 mo//Lease exp 6/30/2024. Est. new rent: \$8,650)		
TOTALS:	\$178,450	\$187,050	\$69,900 (Jan-June)
	(Est new #301 rent of \$8,650 monthly, would bring annual rental income to: \$211,800)		

9/4/2024

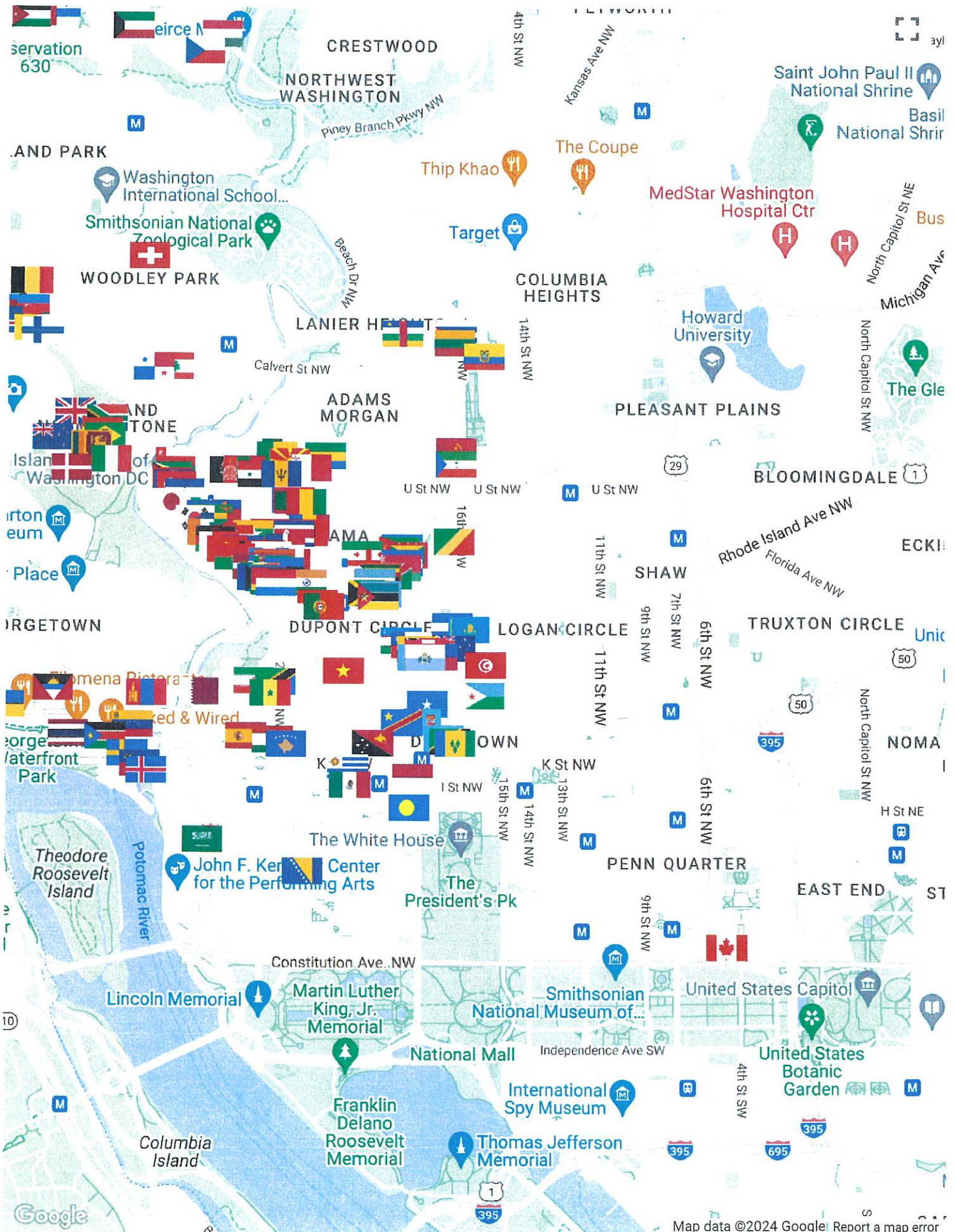
1624 19th St, NW

HARD COSTS

Annual & Monthly

	2022	2023	2024
Annual & Monthly			(Jan-August)
Electric	\$ 378.38	\$ 393.17	\$ 313.66
(Monthly)	\$ 31.53	\$ 32.76	\$ 39.21
Water	\$2,594.42	\$2750.03	\$1,765.05
(Monthly)	\$ 216.20	\$ 220.17	\$ 221.00
Trash	\$2,133.75	\$2,349.00	\$1,566.00
(Monthly)	\$ 179.00	\$ 195.75	\$ 195.75
Annual	\$ 5,106.55	\$ 5,492.20	\$3,644.71
(Monthly)	\$ 425.55	\$ 457.68	\$ 455.58

(8/30/2024)



SULLIVAN & BARROS, LLP

Real Estate | Zoning | Business Law | Litigation

Martin P. Sullivan
Direct: (202) 503-1704
Main: (202) 503-1700
msullivan@sullivanbarros.com

December 2, 2021

Via E-mail

Jan Evans

jevans@ttrsir.com

Re: 1624 19th St, NW

Dear Ms. Evans:

The following is an evaluation of certain aspects of the zoning for your property and building located at 1624 19th Street, NW (the "Property"). The Property is located in the RA-8 Zone. Pursuant to the D.C. Zoning Regulations, the RA-8 zone provides for areas developed predominantly with moderate-density apartments. The RA-8 zone is what was previously known as the RA-2/DC zone, the "DC" representing the Dupont Circle Overlay. The maximum permitted floor area ratio (FAR) in this zone is 1.8, and the maximum permitted lot occupancy is 60%.

The building appears to be a full four-story building with a lot occupancy which appears to be somewhere between 65 and 70%. From this, it is apparent that the building exceeds the maximum permitted FAR. As such, there is no ability to do any exterior addition, or any addition which would result in additional enclosed interior space within the building proper. However, you may be able to add what is called habitable penthouse space on the roof, for which you would be entitled to additional FAR up to 0.4. Such an addition would be subject to applicable penthouse setback regulations, HPRB approval, and would also require a financial contribution to the District's Housing Production Trust Fund. Separately, if the lot occupancy is under 70%, you may be able to add exterior rear balconies by way of special exception approval by the D.C. Board of Zoning Adjustment, provided that the building's lot occupancy does not exceed 70%. Finally, rooftop decks are also permissible under the Zoning Regulations.

Because this building is a contributing resource to the Dupont Circle Historic District, you may increase the number of residential dwelling units within the existing building. There is no limit under the zoning regulations or building code as to how many units you may add, and no parking requirement would be triggered when doing such an addition; *i.e.*, you can add as many units as you want.

I hope you find this analysis helpful please let me know if you have any questions.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.



PUBLIC ALLEY

20.07

ROUGH CONC. PAVING

LOT 43

0.7' BRK. WALL

1.8' BRK. WALL

FIRE ESCAPE

STAIR WELL

2.8 BAY

20'

WEST - 84.31

LOT 44

EAST - 86.0

LOT 43

3 STY. BRICK W/BSMT.

#1684

PARTY WALL

56.3

56.3

PARTY WALL

20.0

FACE ON LINE

ST. BAY

FACE ON LINE

1.0' BRK. WALL

1.0' BRK. WALL

STAIRS

SOUTH - 20.0

19TH STREET, N.W.

10762 Rhode Island Avenue
Bellsville, MD 20705

Capitol Surveys, Inc.

Phone: 301-931-1350
Fax: 301-931-1352

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction or design purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed. This survey prepared for title purposes only.

© As of current date.

HOUSE LOCATION
LOT - 43 SQUARE - III

DISTRICT OF COLUMBIA

Recorded In Liber JAK Folio 373 Scale 1" = 20'

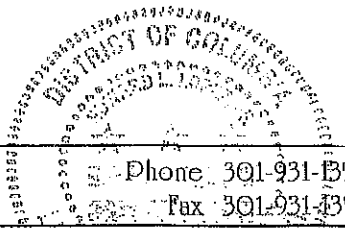
I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

EDWARD L. LOPEZ, JR.
D.C. Licensed Land Surveyor
No. LS900239

DATE: OCT. 17, 2005

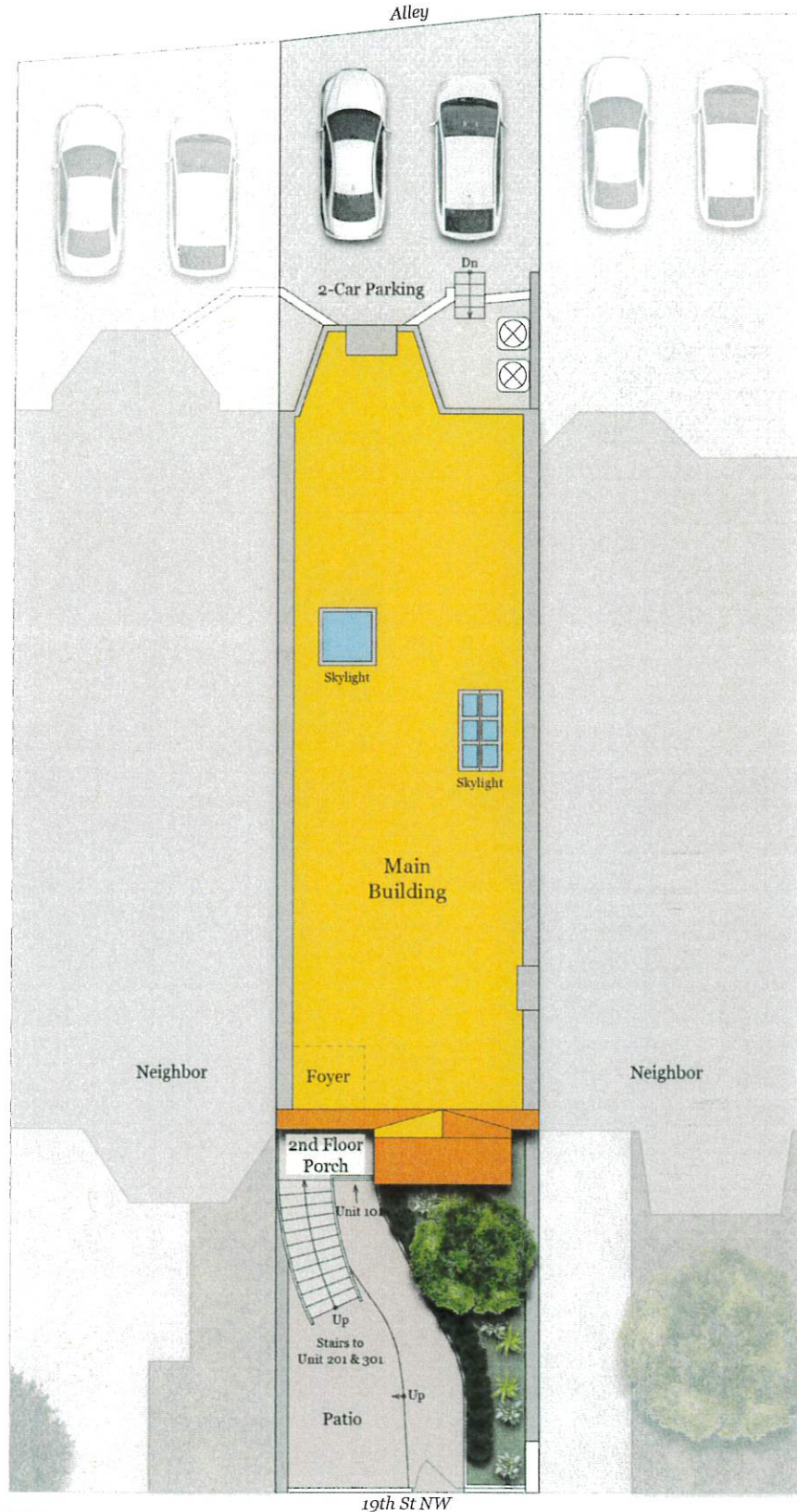
CASE: 1851.05

FILE: 81459



1624 19TH STREET NW

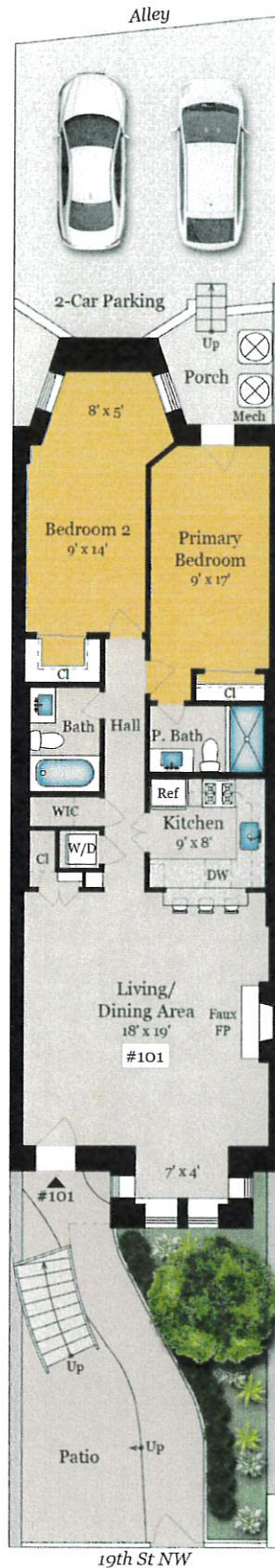
WASHINGTON, DC 20009



SITE MAP

1624 19TH STREET NW | UNIT 101

WASHINGTON, DC 20009

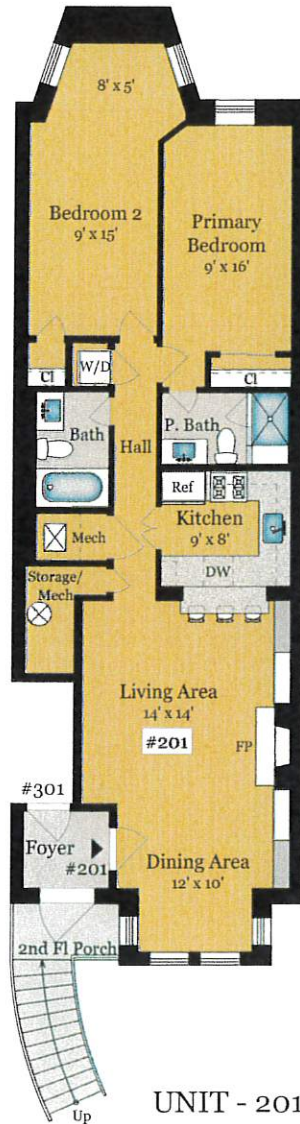


UNIT - 101



1624 19TH STREET NW | UNIT 201

WASHINGTON, DC 20009

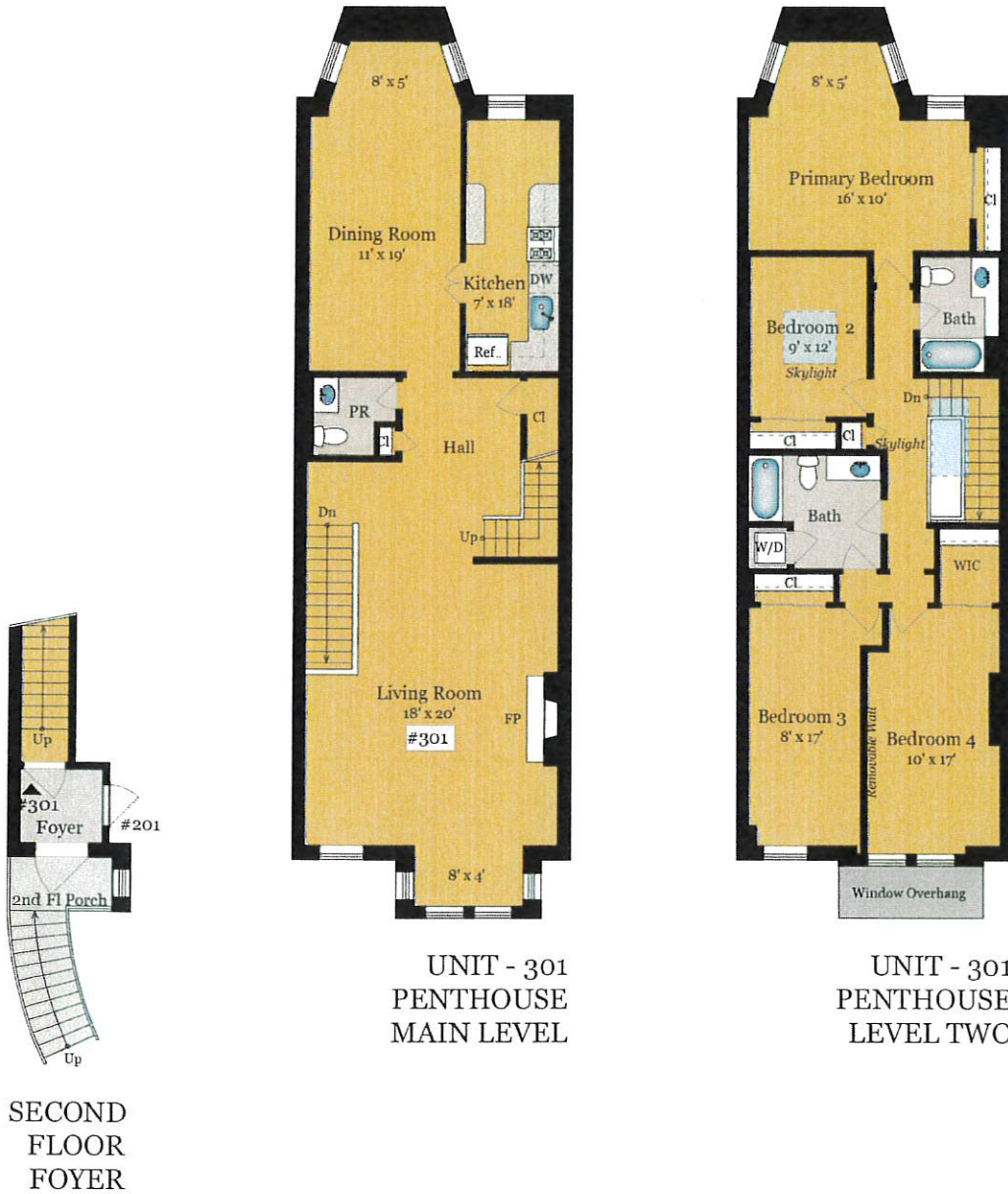


UNIT - 201



1624 19TH STREET NW | UNIT 301

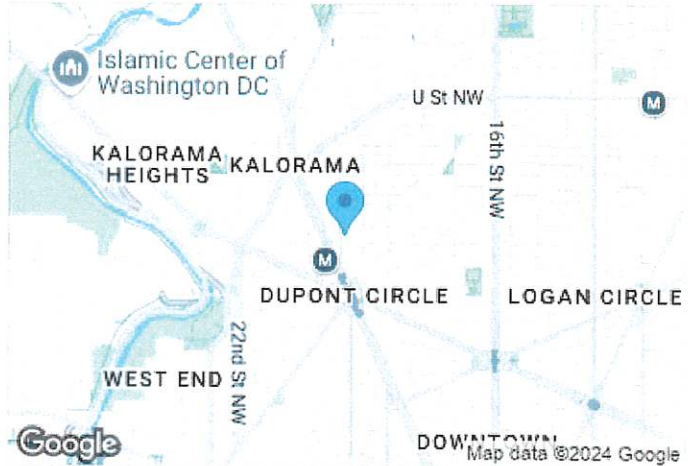
WASHINGTON, DC 20009



DCDC2157336
1624 19th St NW, Washington, DC 20009

Residential Sale
 Agent Synopsis
Active

\$3,199,000
 09/09/2024 12:43 PM



Recent Change: 09/03/2024 : New Active : ->ACT

Structure Type: Interior Row/Townhouse Year Built: 1964
 Style: Transitional New Construction: No
 Levels/Stories: 4 Builder Model:
 Unit Building Type: Unit Entry Floor:
 Lot Acres / SqFt: 0.04a / 1703sf / Assessor Waterfront: No
 Lot Size Dimensions: Views:

	Beds	Baths
TOTAL	8	6 Full, 1 Half
Main Level	2	2 Full
Upper Level 1	4	2 Full, 1 Half
Lower Level 1	2	2 Full

Property Condition: Excellent
 Building Winterized:
 Ownership Interest: Fee Simple

Location

Tax ID #: 0111//0043 Legal Subdivision: Old City 2
 County: Washington, DC Subdiv / Neigh: DUPONT CIRCLE
 MLS Area: Federal Flood Zone:
 In City Limits: Yes Building Name:

School District: District Of Columbia Public Schools
 High School:
 Middle School:
 Elementary School:

Taxes and Assessment

Tax Annual Amt/Year: \$18,586 / 2023
 Tax Assessed Value: \$2,186,550 / 2023
 Land Assessed Value: \$764,680
 Ground Rent Amount:

Square Feet

Abv Grd Fin SqFt: 4,804 / Estimated
 Assessor AbvGrd Fin SQFT: 3,591
 Below Grd Fin SqFt:
 Above Grd Unfin SqFt:
 Below Grd Unfin SqFt:

Community Info

HOA / Fee: No
 Condo/Coop / Fee: No
 Senior Comm /Age: No

Waterfront / Water Access

Rooms

Mobile Home

Green Features

Features

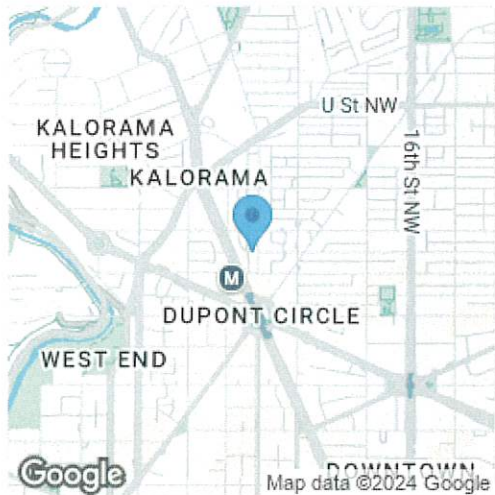
Constr Materials: Brick Accessibility Feat: None Outdoor Living Struc: Brick, Patio(s)
 Roof: Security Features: Smoke Detector Other Structures:
 Cooling/Fuel: Central A/C / Electric Fireplace Count: 2 Pool: No Pool
 Heating/Fuel: Heat Pump-Electric BackUp / Electric Laundry Type:
 Water/Sewer: Public / Public Sewer Furnished:
 Basement: No Zoning: RA-8
 Exterior Features: Exterior Lighting, Fire Escape, Street Lights Off Street - # of Spaces: 2
 Appliances: Built-In Microwave, Dishwasher, Disposal, Icemaker, Microwave, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater

Remarks

Inclusions:
 Exclusions:
 Agent: Rare Multi-Family Opportunity! This beautiful renovated four story rowhouse is being offered for the first time in almost two decades! Located in the heart of Dupont Circle, this beautiful property, with almost 5,000 sq ft., boasts three positive income generating units with annual rent rolls of almost \$200,000. When the penthouse re-rents to current market place values, the annual rent rolls will surpass \$200,000 Each of the three renovated units are built above ground and showcase 8 bedrooms & 6.5 baths plus 2 parking spaces. The property is TOPA-free and has been meticulously maintained. The two story renovated penthouse (unit 301) is an incredible

1624 19Th St NW, Washington, DC 20009

Tax ID 0111//0043



1 / 79

Summary Information

Owner:	Janice Marie Evans	Property Class:	Residential
Owner Address:	8921 Burdette Rd	Annual Tax:	\$18,586
Owner City State:	BETHESDA MD	Record Date:	04/22/21
Owner Zip+4:	20817-2111	Book:	2021
Company Owner:	JANICE MARIE EVANS TRUSTEE	Page:	54016
Owner Carrier Rt:	C016	Tax Record Updated:	07/25/24

Geographic Information

County:	Washington, DC	Lot:	43
Municipality:	Washington Dc	Qual Code:	Very Good
High Sch Dist:	District Of Columbia Public Schools	Legal Subdivision:	Old City 2
Tax ID:	0111//0043		
Tax Map:	040-D		
Tax ID Alt:	0111//0043		
Block:	0111		
City Council Dist:	2		

Assessment & Tax Information

Tax Year:	2023	Annual Tax:	\$18,586	Taxable Total Asmt:	\$2,186,550
Municipal Tax:	\$18,586	Taxable Land Asmt:	\$764,680		
Asmt As Of:	2023	Taxable Bldg Asmt:	\$1,421,870		
		Exempt Class:	TX		
		Mult. Class:	N		
		Class Code:	TX-001		

Lot Characteristics

SQFT: 1,703
Acres: 0.0400

Building Characteristics

Total SQFT:	4,804	Total Rooms:	14	Year Built:	1964
Stories:	3.00	Bed Rooms:	7	Total Below Grade	1,213
Total Units:	3	Full Baths:	6	SQFT:	
Abv Grd Fin SQFT:	3,591	Total Baths:	6.0	Interior Floor:	HARDWOOD
Below Grade Fin	1,113	Other Rooms:	3 KITCHEN(S)	Other Amenities:	AIR COND
SQFT:		Exterior:	Brick		
Below Grade Unfin	100	Stories Desc:	3		
SQFT:		Roof:	Metal		
Fireplace Total:	2	Fireplace:	Yes		
Cooling:	Central Air	Heat Delivery:	Hot/Warm Air		
		Elec:	Yes		
		Year Remodeled:	1991		

Property Class 024
Code:

Codes & Descriptions

Use Type: Res Conversions - Less
Than 5 Units

MLS History

MLS Number	Category	Status	Status Date	Price
DCDC2157336	RES	Active	09/03/24	\$3,199,000
DCDC2157068	MUL	Active	09/02/24	\$3,199,000
DCDC501934	RESL	Expired	12/31/21	\$3,500
DCDC364704	RESL	Expired	12/31/19	\$3,500
DCDC309926	RESL	Closed	01/30/19	\$3,800
1008256208	RESL	Canceled	12/05/16	\$3,800
1008000666	RESL	Canceled	11/27/15	\$3,600
1007754770	RESL	Canceled	11/13/14	\$3,500
1007713346	RESL	Canceled	08/14/14	\$4,000
1002852342	RESL	Closed	05/06/14	\$3,800
1004160728	RESL	Closed	11/01/12	\$3,800
1009331914	RESL	Canceled	06/14/11	\$5,300
DCDC114434	RESL	Closed	08/29/07	\$3,400
DCDC132872	RESL	Closed	07/19/06	\$3,200
DCDC170446	MUL	Closed	10/20/05	\$2,125,000
DCDC170436	RES	Closed	10/20/05	\$2,125,000
DCDC206990	RESL	Closed	03/10/03	\$1,900
DCDC191004	RESL	Closed	06/08/02	\$2,100

Tax History

Year	County	Annual Tax Amounts			Annual
		Municipal	School		
2023		\$18,586		\$18,586	
2022		\$18,462		\$18,462	
2021		\$18,431		\$18,431	
2020		\$17,935		\$17,935	
2019		\$17,399		\$17,399	
2018		\$17,038		\$17,038	
2017		\$16,274		\$16,274	

Year	Annual Assessment			Total Land	Total Bldg	Total Asmt
	Land	Building	Ttl Taxable			
2023	\$764,680	\$1,421,870	\$2,186,550			
2022	\$764,680	\$1,421,870	\$2,186,550			
2021	\$748,880	\$1,423,060	\$2,171,940			
2020	\$741,470	\$1,426,910	\$2,168,380			
2019	\$725,460	\$1,384,640	\$2,110,100			
2018	\$714,540	\$1,332,410	\$2,046,950			
2017	\$704,920	\$1,299,590	\$2,004,510			
2016	\$612,600	\$1,302,060	\$1,914,660			
2015	\$551,840	\$1,251,160	\$1,803,000			

Sale and Mortgage

Record Date: 04/22/2021 Book: 2021
Settle Date: Page: 54016
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Janice Marie Evans

Record Date: 11/08/2005 Book: 0
Settle Date: Page: 0
Sales Amt: \$2,125,000 Doc Num:
Sale Remarks:
Owner Names: Steven L Heflin & Jan M Evans

Flood Report

Flood Zone in Center of Parcel: X
Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
Flood Zone Panel: 1100010016C Panel Date: 09/27/2010
Special Flood Hazard Area Out
(SFHA):
Within 250 feet of multiple flood No
zone:

The data on this report is compiled by BRIGHT MLS from various public and private sources. The data on this report is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

