



423 Kennedy St NW, Washington, DC 20011

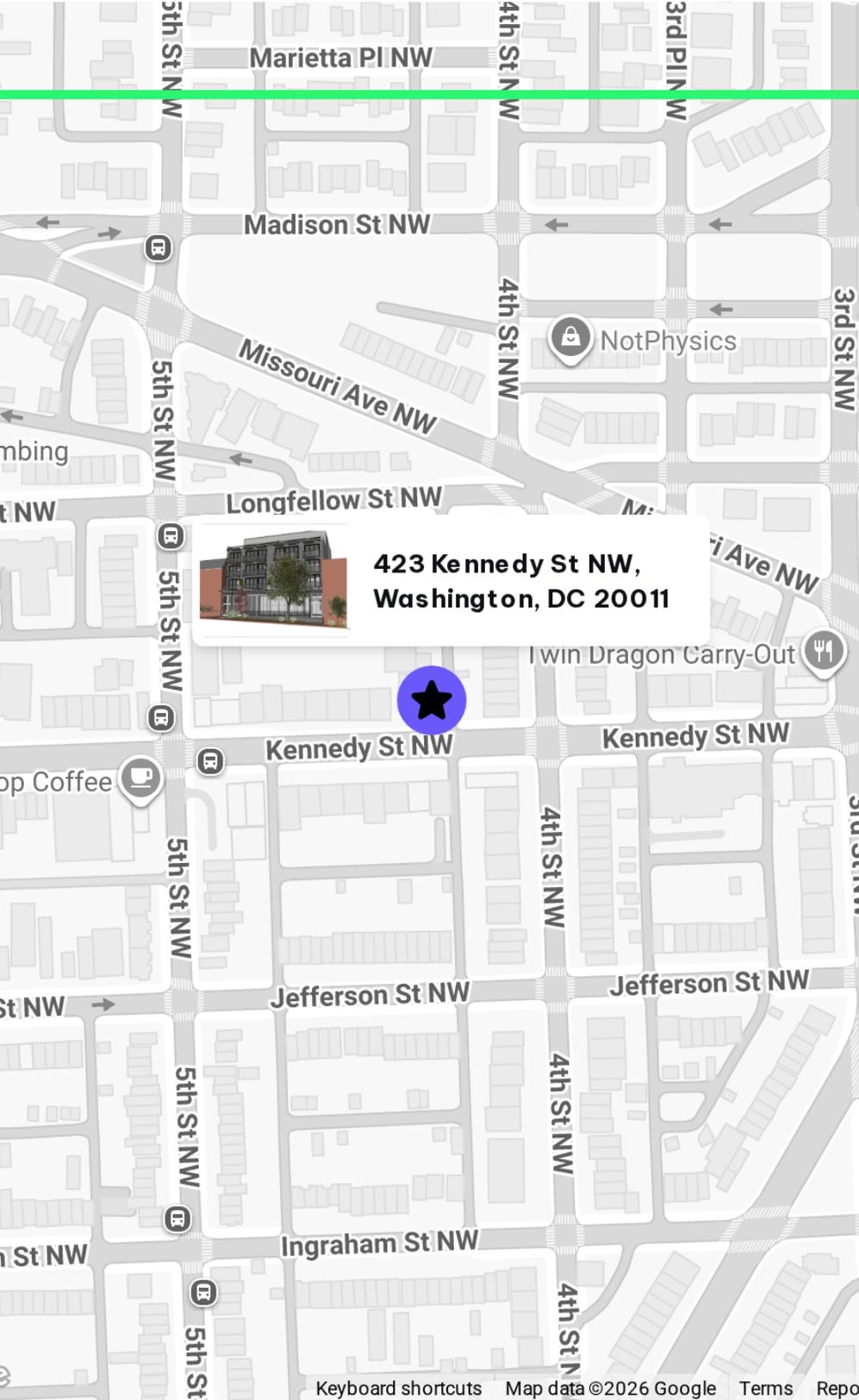
— PRESENTED BY



Sonya Abney, MBA
COSMOPOLITAN PROPERTIES Real Estate Brokerage

301-335-8380
sabney@cpreb.com

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The Asset

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423 Kennedy St NW, Washington, DC 20011

EXECUTIVE SUMMARY FOR SALE

Price **\$11,000,000** | Price/unit **\$323,529** | Price/SF **\$358.26** | Units **34** | Year Built **2026**

Property Info

Property type Multifamily

Return Metrics

	current	proforma
CAP	7.88%	5.31%
GRM	10.55	10.25
Cash-on-Cash	7.57%	0.95%
YoC		20.63%





PROPERTY OVERVIEW

Description

Presenting a compelling new-construction, 33-unit multifamily investment opportunity—now approximately 80% complete—designed to meet the demands of today’s urban renter and mixed-use investor.

The property features a diverse unit mix of 1, 2, 3, and 4-bedroom residences, each thoughtfully designed with industrial-inspired open floor plans, soaring 11-foot ceilings, and dramatic floor-to-ceiling windows that deliver exceptional natural light and modern appeal. The design and scale support strong market positioning across multiple renter profiles, from professionals to families.

Complementing the residential component is approximately 2,500 square feet of ground-floor retail space, ideal for neighborhood-serving uses that enhance long-term value and activate the streetscape. The building also includes 10 on-site garage parking spaces, a valuable amenity in urban and infill markets.

With construction substantially complete, this asset offers a near-term delivery timeline and the opportunity to finalize finishes, lease-up strategy, and tenant mix. Ideal for investors or developers seeking a high-quality, mixed-use multifamily asset with strong upside, modern design, and long-term income potential.

A rare opportunity to acquire a nearly delivered, scalable multifamily property positioned for immediate and sustained performance.

PROPERTY PHOTO 1



BUILDING ADDRESS NUMBERS
MIN 3' TALL
ADDRESS TO BE ASSIGNED

D-17

D-17

A New
Apartment House
419 & 423 Kennedy St., NW
Washington, DC 20011

- 11 120917 COBRAIN for steel
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STEPHEN DUPONT, JR., RA
ARCHITECTS
3333 RICHMOND, NW
WASHINGTON, DC 20007
(202) 462-0200

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Title
Glazing

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PROPERTY PHOTO 2



— PROPERTY PHOTO 3



— PROPERTY PHOTO 4



— PROPERTY PHOTO 5



PROPERTY PHOTO 6



A New Apartment House

419 & 423 Kennedy St., NW
Washington, DC 20011

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STEPHEN DUPONT, JR. RA
ARCHITECTS
3337 Wisconsin Ave. NW
Washington, DC 20007
(202) 462-0000

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PROPERTY PHOTO 7



A New Apartment House

419 & 423 Kennedy St., NW
Washington, DC 20011

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STEPHEN DUPONT, JR., P.A.
ARCHITECTS
3333 RICHMOND ST., NW
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Engineer

Seal

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PROPERTY PHOTO 8



A New Apartment House

419 & 423 Kennedy St., NW
Washington, DC 20011

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Engineer

Seal

Title

perspective NW

Proj	419&423	N
Rev	06 JUN 2017	
Drawn By	CL	T
Checked By	SM	
Scale	1/8" = 1'-0"	1/8" = 1'-0"
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		24

— AREA

Area description

423 Kennedy St NW is located in the Brightwood Park neighborhood of Washington, DC. This area is characterized by a mix of residential housing types, including single-family homes, rowhouses, and apartment buildings. Brightwood Park is known for its quiet, tree-lined streets and a strong sense of community among residents. The area has easy access to local parks, including nearby Fort Slocum Park, which provides green space and recreational opportunities. Kennedy Street NW is one of the main thoroughfares in the neighborhood, and it has been the focus of revitalization efforts, including the development of new retail and dining options to serve local residents. The neighborhood offers a balance of residential tranquility and urban convenience, with several public transportation options available for commuting into downtown Washington, DC or other parts of the city. Additionally, the area has a diverse population and a mix of newer residents and long-standing community members.

Area highlights

- Close proximity to Petworth, a vibrant and community-oriented neighborhood known for its diverse dining options, local retailers, and historic charm.
- Easy access to public transportation with the nearby Georgia Ave Petworth Metro Station on the Green and Yellow lines, facilitating convenient transit to other parts of Washington D.C.
- Adjacent to multiple parks and green spaces, such as Rock Creek Park and Petworth Recreation Center, offering outdoor activities and events suitable for all ages.
- Situated within a residential area that has been experiencing revitalization and growth, providing potential for increasing property values and investment opportunities.
- Nearby educational institutions, including local public and charter schools, offer options for families with children, adding to the neighborhood's appeal for homebuyers with educational priorities.



Walk score
Very Walkable

78



Bike score
Very Bikeable

81



Transit score
Good Transit

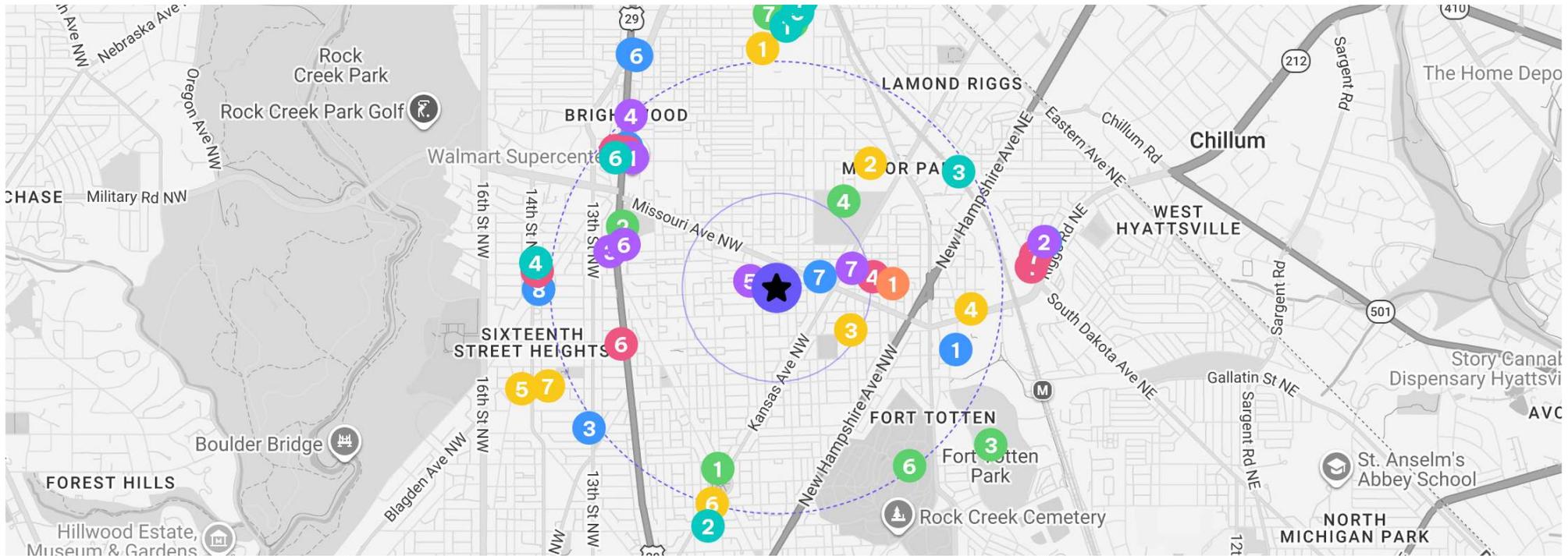
61

16 nearby routes: 14 bus, 2 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



HEALTH CLUBS/GYMS

- 1 Mary's Center
- 2 Walmart Pharmacy
- 3 SmileHQ
- 4 Walmart Pharmacy
- 5 Metro Care Pharmacy
- 6 Barnes Jr Reginald D MD
- 7 Flowers Dental
- 8 Marilyn McPherson Corder,...

RESTAURANTS

- 1 Chick-fil-A
- 2 La Coop Coffee
- 3 McDonald's
- 4 Jackie Lee's

- 5 Moreland's Tavern

- 6 Popeyes Louisiana Kitchen
- 7 Wingstop
- 8 Oohh's & Aahh's

ENTERTAINMENT

- 1 Sherman Circle Park
- 2 Emery Heights Community...
- 3 Fort Totten Park
- 4 Fort Slocum Park
- 5 Takoma Community Center
- 6 Adams Memorial
- 7 Takoma Dog Park

SHOPPING

- 1 Walmart Supercenter
- 2 Walmart Supercenter
- 3 Dollar Tree
- 4 Prime Thrift Georgia Avenue
- 5 La Coop Coffee
- 6 AutoZone Auto Parts
- 7 Ididos Coffee & Social DC

CULTURE

- 1 EylisiumzPXLStrvgzah!

EDUCATION

- 1 Coolidge High School
- 2 Capital City Public Charter...

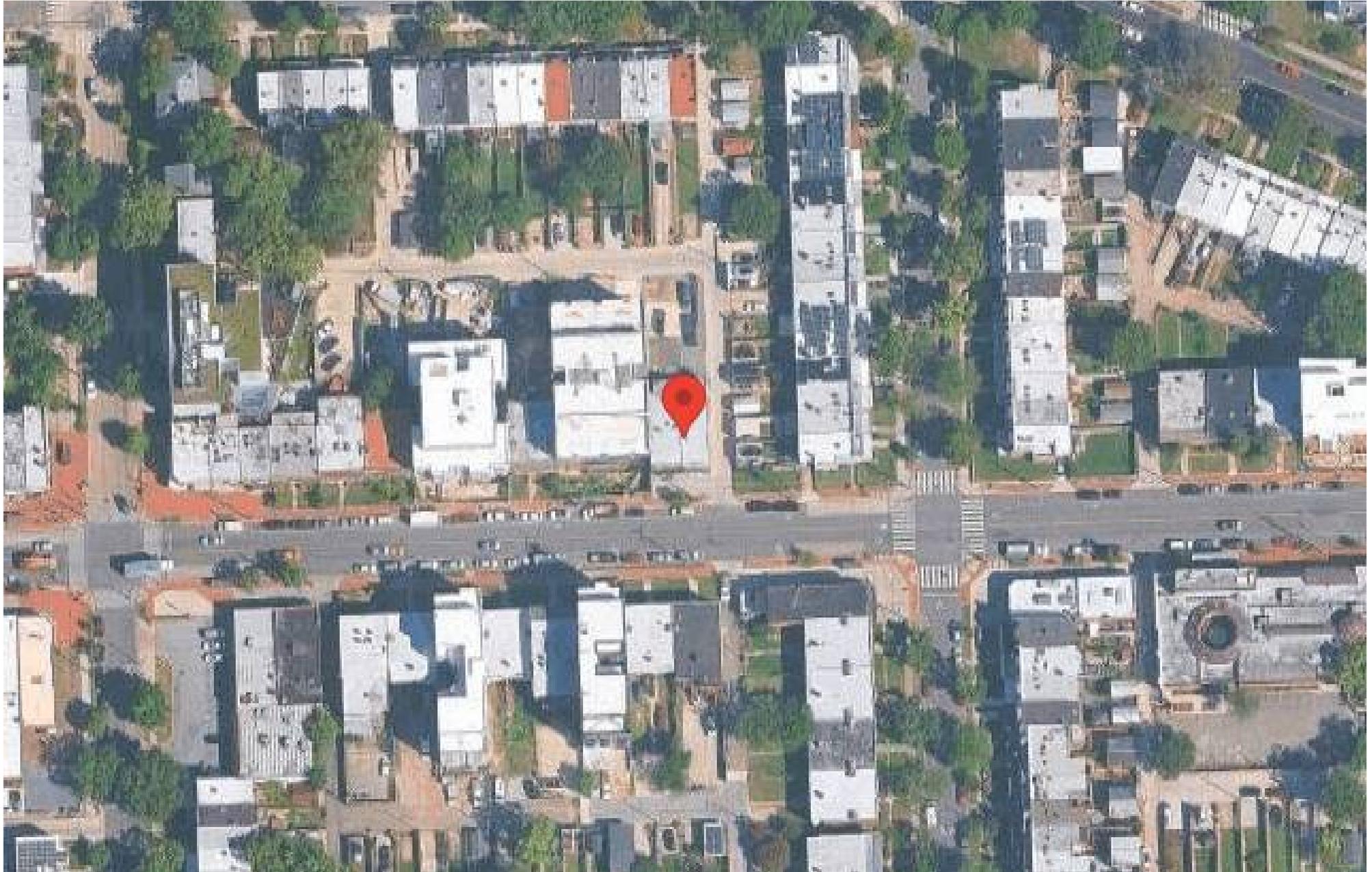
- 3 Washington Latin Public...

- 4 DC Bilingual Public Charter...
- 5 Latin American Montes-...
- 6 E.L. Haynes - Kansas
- 7 John Lewis Elementary...

SPORTS

- 1 Takoma Aquatic Center
- 2 E.L. Haynes Soccer Field
- 3 DC Dynasty Baseball
- 4 Second Wind Training
- 5 Bryce Harper Field
- 6 The Fitness Factory
- 7 Takoma Tennis Courts

— AREA PHOTO 1



— AREA PHOTO 2



— AREA PHOTO 3



— AREA PHOTO 4



— AREA PHOTO 5



— AREA PHOTO 6



— AREA PHOTO 7



— AREA PHOTO 8



— AREA PHOTO 9



AREA PHOTO 10



— AREA PHOTO 11



— AREA PHOTO 12







3

Financials

Unit Mix Summary

Rent Roll

Income and Expenses Analysis

Income and Expense Chart

Operating Projections

Financing

Sensitivity Analysis

Assumptions

423 Kennedy St NW, Washington, DC 20011

UNIT MIX SUMMARY

🏠 Multifamily									
# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually	
2	1BR/1BA	1,621	\$3,550	\$2.19	\$42,600	\$3,550	\$2.19	\$42,600	
12	1BR/2BA	803	\$2,250	\$2.80	\$27,000	\$2,250	\$2.80	\$27,000	
12	2BR/1BA	803	\$2,400	\$2.99	\$28,800	\$2,400	\$2.99	\$28,800	
5	2BR/2BA	769	\$2,800	\$3.64	\$33,600	\$2,800	\$3.64	\$33,600	
1	3BR/1BA	1,188	\$3,000	\$2.53	\$36,000	\$3,000	\$2.53	\$36,000	
2	4BR/2BA	1,578	\$3,500	\$2.22	\$42,000	\$3,500	\$2.22	\$42,000	
AVERAGES		903	\$2,556	\$2.83	\$30,671	\$2,556	\$2.83	\$30,671	
34 units	59-BR/53BA	30,704	\$86,900	\$2.83	\$1,042,800	\$86,900	\$2.83	\$1,042,800	

RENT ROLL

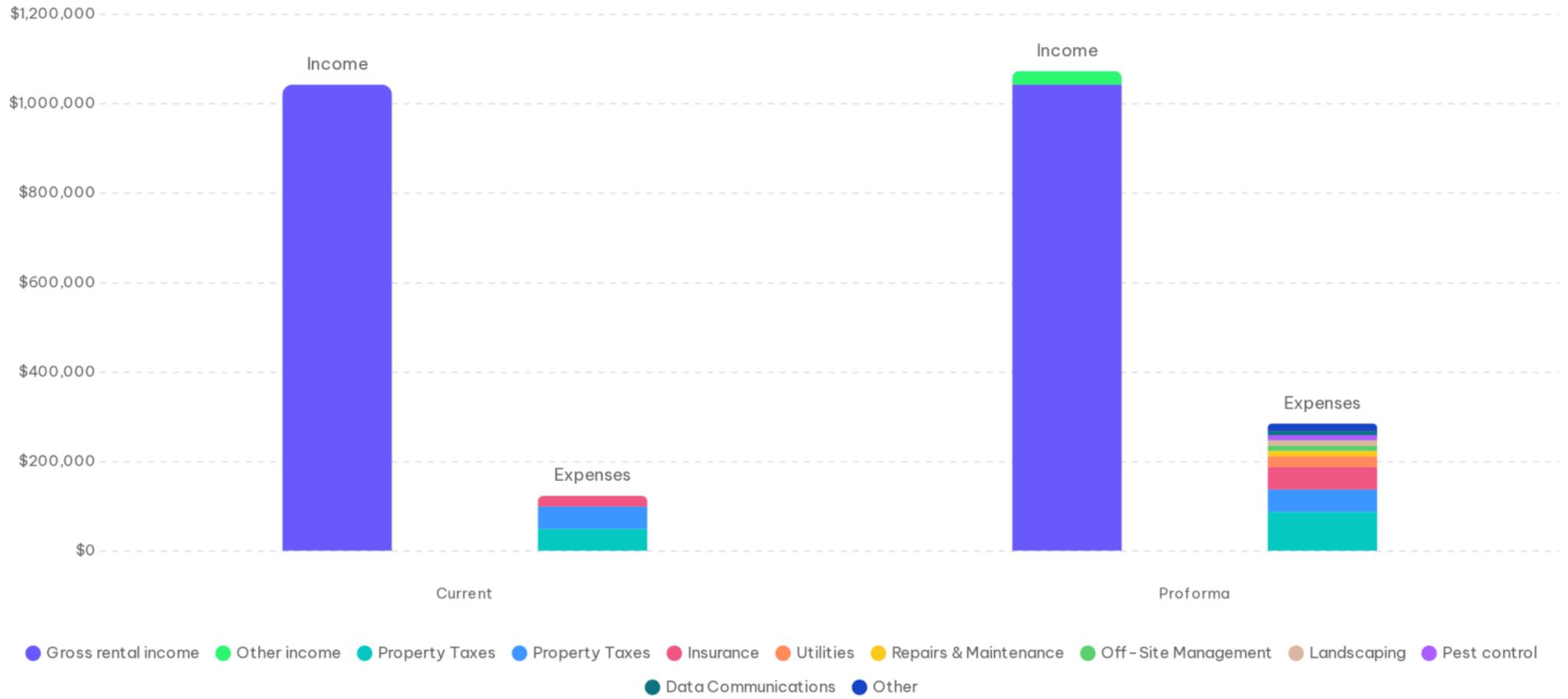
Multifamily									
# of units	unit type	SF	current	per SF	annually	proforma	per SF	annually	
1	1BR/1BA	742	* \$2,100	\$2.83	\$25,200	\$2,100	\$2.83	\$25,200	
12	1BR/2BA	803	* \$2,250	\$2.80	\$27,000	\$2,250	\$2.80	\$27,000	
12	2BR/1BA	803	* \$2,400	\$2.99	\$28,800	\$2,400	\$2.99	\$28,800	
4	2BR/2BA	762	* \$2,800	\$3.67	\$33,600	\$2,800	\$3.67	\$33,600	
1	3BR/1BA	1,188	* \$3,000	\$2.53	\$36,000	\$3,000	\$2.53	\$36,000	
1	4BR/2BA	1,580	* \$3,500	\$2.22	\$42,000	\$3,500	\$2.22	\$42,000	
1	2BR/2BA	798	* \$2,800	\$3.51	\$33,600	\$2,800	\$3.51	\$33,600	
1	4BR/2BA	1,576	* \$3,500	\$2.22	\$42,000	\$3,500	\$2.22	\$42,000	
1	1BR/1BA	2,500	* \$5,000	\$2.00	\$60,000	\$5,000	\$2.00	\$60,000	
AVERAGES	2BR/2BA	903	\$2,556	\$2.83	\$30,671	\$2,556	\$2.83	\$30,671	
34 units		30,704	\$86,900	\$2.83	\$1,042,800	\$86,900	\$2.83	\$1,042,800	

Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

🏠 Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$1,042,800	\$30,671	\$33.96		\$1,042,800	\$30,671	\$33.96	
Vacancy - 5.00% (C) 9.87% (P)	\$52,140	\$1,534	\$1.70		\$102,940	\$3,028	\$3.35	
Effective Multifamily Rental Revenue	\$990,660	\$29,137	\$32.26	100%	\$939,860	\$27,643	\$30.61	96.91%
Other Income								
Parking	\$0	\$0	\$0.00		\$30,000	\$882	\$0.98	
Total other income	\$0	\$0	\$0.00	0%	\$30,000	\$882	\$0.98	3.09%
Gross Operating Income	\$990,660	\$29,137	\$32.26		\$969,860	\$28,525	\$31.59	
Expenses								
Insurance	\$23,800	\$700	\$0.78	2.4%	\$23,800	\$700	\$0.78	2.45%
Utilities	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.24%
Repairs & Maintenance	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.24%
Off-Site Management	\$0	\$0	\$0.00	0%	\$88,000	\$2,588	\$2.87	9.07%
Landscaping	\$0	\$0	\$0.00	0%	\$6,000	\$176	\$0.20	0.62%
Pest control	\$0	\$0	\$0.00	0%	\$6,000	\$176	\$0.20	0.62%
Data Communications	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.24%
Security/Fire Suppression	\$0	\$0	\$0.00	0%	\$5,000	\$147	\$0.16	0.52%
Waste Management	\$0	\$0	\$0.00	0%	\$8,400	\$247	\$0.27	0.87%
Property Taxes	\$49,974	\$1,470	\$1.63	5.04%	\$49,974	\$1,470	\$1.63	5.15%
Reserves	\$0	\$0	\$0.00	0%	\$12,000	\$353	\$0.39	1.24%
Property Taxes	\$49,974	\$1,470	\$1.63	5.04%	\$49,974	\$1,470	\$1.63	5.15%
Total expenses	\$123,748	\$3,640	\$4.03	12.49%	\$285,148	\$8,387	\$9.29	29.4%
NET OPERATING INCOME	\$866,912	\$25,497	\$28.23	87.51%	\$684,712	\$20,139	\$22.30	70.6%

INCOME AND EXPENSE CHART



OPERATING PROJECTIONS

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	\$1,042,800	\$1,063,619	\$1,110,312	\$1,159,055	\$1,209,937	\$1,263,054
Total Rental Loss	\$52,140	\$221,349	\$114,824	\$114,416	\$119,439	\$124,682
Effective Rental Revenue	\$990,660	\$842,270	\$995,488	\$1,044,639	\$1,090,498	\$1,138,371
Parking	\$0	\$30,546	\$31,768	\$33,039	\$34,360	\$35,735
Total Other Income	\$0	\$30,546	\$31,768	\$33,039	\$34,360	\$35,735
Gross Operating Income	\$990,660	\$872,816	\$1,027,256	\$1,077,677	\$1,124,858	\$1,174,106
Insurance	\$23,800	\$24,126	\$24,849	\$25,595	\$26,363	\$27,153
Utilities	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691
Repairs & Maintenance	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691
Off-Site Management	\$0	\$89,204	\$91,880	\$94,636	\$97,475	\$100,399
Landscaping	\$0	\$6,082	\$6,265	\$6,452	\$6,646	\$6,845
Pest control	\$0	\$6,082	\$6,265	\$6,452	\$6,646	\$6,845
Data Communications	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691
Security/Fire Suppression	\$0	\$5,068	\$5,220	\$5,377	\$5,538	\$5,705
Waste Management	\$0	\$8,515	\$8,770	\$9,033	\$9,304	\$9,584
Property Taxes	\$49,974	\$50,657	\$52,177	\$53,743	\$55,355	\$57,015
Reserves	\$0	\$12,164	\$12,529	\$12,905	\$13,292	\$13,691
Total Operating Expenses	\$123,748	\$288,364	\$296,516	\$304,901	\$313,528	\$322,404
Net Operating Income	\$866,912	\$584,452	\$730,740	\$772,776	\$811,330	\$851,702
Total Capex and Renovations	\$0	\$3,500,000	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$866,912	\$2,915,548	\$730,740	\$772,776	\$811,330	\$851,702
Debt Service	--	\$658,649	\$658,649	\$658,649	\$658,649	\$658,649

Cash Flow after Debt Service	--	\$3,574,198	\$72,091	\$114,127	\$152,681	\$193,052
Principal Reduction	--	\$83,804	\$89,863	\$96,359	\$103,324	\$110,794

— HYPOTHETICAL FINANCING

Loan Amount	\$8,250,000	Loan Term	5 years	Interest rate	7%
Down Payment	\$2,750,000	Interest only period	0 years	Interest rate spread	0%
LTV	75%	Amortization	30 years	Loan fee	1%
DCR	1.32				

— SENSITIVITY ANALYSIS

Exit CAP Rate	5.06%	5.31%	5.56%	5.81%	6.06%	6.31%	6.56%
Exit value	\$16,821,423	\$16,029,930	\$15,309,574	\$14,651,177	\$14,047,074	\$13,490,816	\$12,976,935
IRR	9.14%	7.13%	5.17%	3.25%	1.35%	-0.52%	-2.37%
Equity Multiple	1.50x	1.37x	1.26x	1.16x	1.06x	0.98x	0.90x

ASSUMPTIONS

Income assumptions	Occupancy	Rent growth	OI growth
Year 1	90.13%	4.39%	4%
Year 2	90.13%	4.39%	4%
Year 3	90.13%	4.39%	4%
Year 4	90.13%	4.39%	4%
Year 5	90.13%	4.39%	4%

Expense assumptions		
OE growth		3%
Proforma OE offset		no

Loan assumptions	
Loan Term	5 years
LTV	75%
Interest rate	7%
Amortization	30 years
I/O	no

Property tax assumptions	
Effective tax rate	--
Reassess on sale	no
Property tax growth rate	2%

Acquisition & sale	
Hold term	5 years
Total cash to close	\$2.83M
Acquisition date	Feb 9, 2026





4

Rent Comparables

Rent Comps Summary

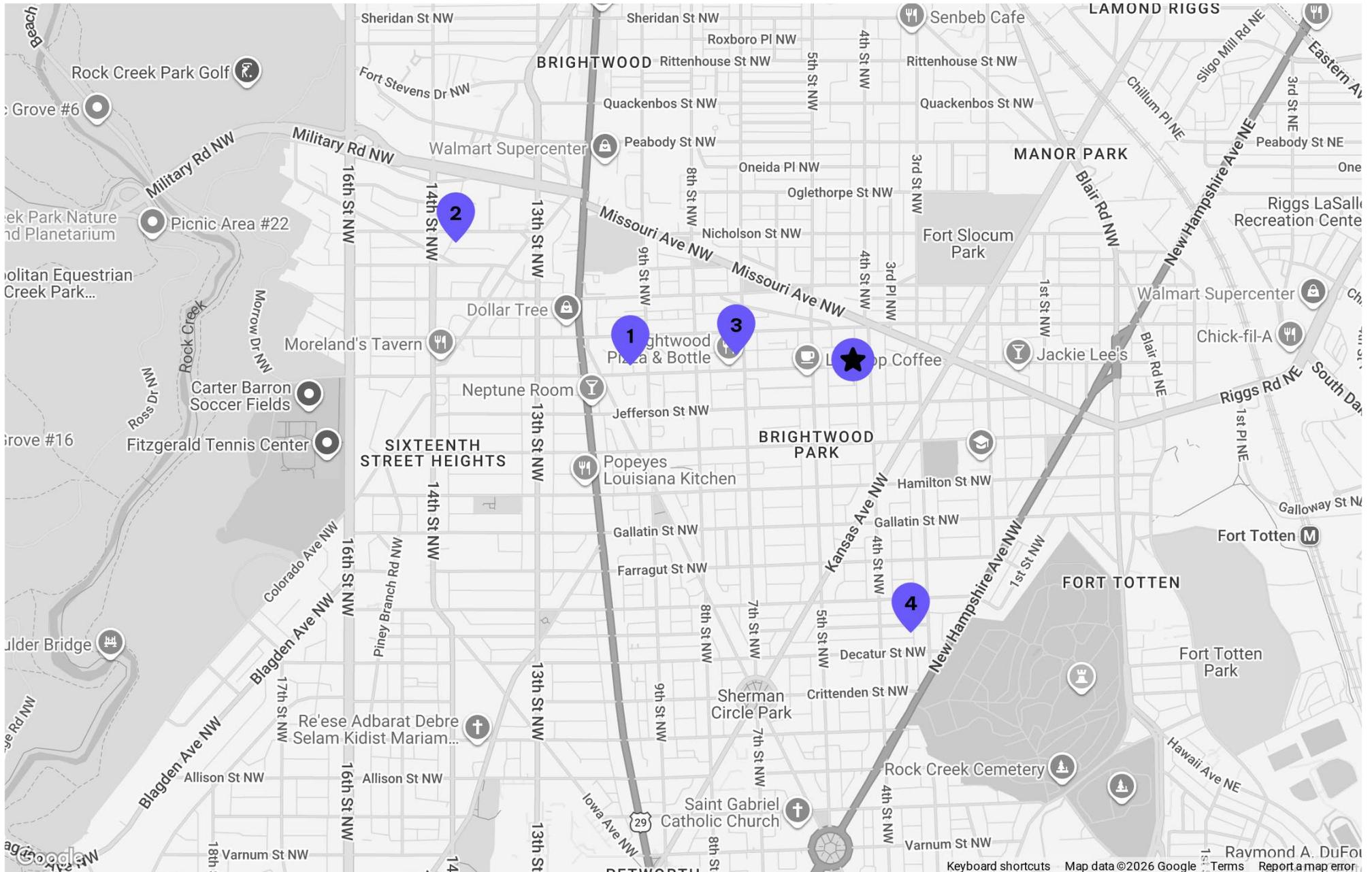
Rent Comps Detailed

Rent Comps Sort

423 Kennedy St NW, Washington, DC 20011



RENT COMPARABLES MAP



RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>911 Kennedy St NW Unit P6, Wash- ington, DC 20011, USA</p>	2007	6	1BR/1.5BA	\$2,150	592	\$3.63
			1BR/2BA	\$2,150	592	\$3.63
			2BR/2BA	--	936	--
			2BR/3BA	--	1,072	--
 <p>1350 Nicholson St NW #10, Wash- ington, DC 20011, USA</p>	2019	12	1BR/1BA	\$2,200	655	\$3.36
			2BR/2BA	--	945	--
 <p>5508 7th St NW, Washington, DC 20011, USA</p>	2022	30	1BR/1BA	\$1,850	562	\$3.29
			1BR/--BA	\$2,000	670	\$3.98
			2BR/1BA	\$2,250	706	\$3.19
			2BR/2BA	\$2,717	834	\$3.26

RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
	2023	5	2BR/2BA	\$2,975	736	\$8.08
			4BR/2BA	--	--	--
Averages	2018	13.3	1BR/1BA	\$2,025	609	\$3.33
			1BR/1.5BA	\$2,150	592	\$3.63
			1BR/2BA	\$2,150	592	\$3.63
			1BR/--BA	\$2,000	670	\$3.98
			2BR/1BA	\$2,250	706	\$3.19
			2BR/2BA	\$2,820	883	\$1.77
			2BR/3BA	--	1,072	--
			4BR/2BA	--	--	--
			All types	\$2,336	800	\$2.15
Subject	2026	34	1BR/1BA	\$3,550 +75.31%	1,621 +166.39%	\$2.19 -34.19%
			1BR/2BA	\$2,250 +4.65%	803 +35.64%	\$2.80 -22.85%
			2BR/1BA	\$2,400 +6.67%	803 +13.74%	\$2.99 -6.22%
			2BR/2BA	\$2,800 -0.71%	769 -12.85%	\$3.64 +105.09%
			3BR/1BA	\$3,000	1,188	\$2.53
			4BR/2BA	\$3,500	1,578	\$2.22
			All types	\$2,556 +9.43%	903 +12.85%	\$2.83 +31.59%

RENT COMPS DETAILED



A New Apartment House
 423 Kennedy St NW
 Washington, DC 20011
 2026
 0%

S 423 Kennedy St NW, Washington, DC 20011 Occupancy 0% **2026**

units	type	SF	rent	\$/SF
2	1BR/1BA	1,621	\$3,550	\$2.19
12	1BR/2BA	803	\$2,250	\$2.80
12	2BR/1BA	803	\$2,400	\$2.99
5	2BR/2BA	769	\$2,800	\$3.64
1	3BR/1BA	1,188	\$3,000	\$2.53
2	4BR/2BA	1,578	\$3,500	\$2.22
34		903	\$2,556	\$2.83



1 911 Kennedy St NW Unit P6, Washington, DC 20011, USA Built 2007

units	type	SF	rent	\$/SF
--	1BR/1.5BA	592	\$2,150	\$3.63
--	1BR/2BA	592	\$2,150	\$3.63
--	2BR/2BA	936	--	--
--	2BR/3BA	1,072	--	--
6		867	\$2,150	\$0.83

RENT COMPS DETAILED



2

1350 Nicholson St NW #10, Washington, DC 20011, USA

built
2019

units	type	SF	rent	\$/SF
--	1BR/1BA	655	\$2,200	\$3.36
--	2BR/2BA	945	--	--
12		873	\$2,200	\$0.63



3

5508 7th St NW, Washington, DC 20011, USA

built
2022

units	type	SF	rent	\$/SF
--	1BR/1BA	562	\$1,850	\$3.29
--	1BR/--BA	670	\$2,000	\$3.98
--	2BR/1BA	706	\$2,250	\$3.19
--	2BR/2BA	834	\$2,717	\$3.26
30		722	\$2,250	\$3.50

RENT COMPS DETAILED



4

310 DELAFIELD PI NW Unit 6, WASHINGTON, DC 20011, USA

Year
2023

units	type	SF	rent	\$/SF
--	2BR/2BA	736	\$2,975	\$8.08
--	4BR/2BA	--	--	--
5		736	\$2,975	\$8.08

Note

AMAZING VALUE! Welcome to the Delafield Condominiums. This fully renovated modern condo unit features 2 bedrooms and 2 full baths, open floor plan, hardwood flooring, stainless steel appliances and recessed lighting throughout. Bedrooms on opposite ends of the condo. Bathrooms have designer touches. Parking space is available for sale. Located in Petworth steps away from the Metro, bars, restaurants, shopping, and multiple bus lines with access to downtown. This unit has a standalone front and rear entrance. Certificate of Occupancy provided in document section. Pictures in this listing are from the staged unit in the building.

SORTED BY RENT

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	--	\$2,500	--
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	789	\$2,300	\$2.92
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
1350 Nicholson St NW #10, Washington,...	1BR/1BA	655	\$2,200	\$3.36
911 Kennedy St NW Unit P6, Washington,...	1BR/1.5BA	592	\$2,150	\$3.63
911 Kennedy St NW Unit P6, Washington,...	1BR/2BA	592	\$2,150	\$3.63
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
5508 7th St NW, Washington, DC 20011,...	1BR/1BA	562	\$1,850	\$3.29
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	615	\$1,650	\$2.68
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	605	\$1,550	\$2.56
Averages		962	\$2,504	\$2.60

SORTED BY RENT/SF

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
911 Kennedy St NW Unit P6, Washington,...	1BR/1.5BA	592	\$2,150	\$3.63
911 Kennedy St NW Unit P6, Washington,...	1BR/2BA	592	\$2,150	\$3.63
1350 Nicholson St NW #10, Washington,...	1BR/1BA	655	\$2,200	\$3.36
5508 7th St NW, Washington, DC 20011,...	1BR/1BA	562	\$1,850	\$3.29
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	789	\$2,300	\$2.92
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/1BA	742	\$2,100	\$2.83
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
423 Kennedy St NW, Washington, DC...	1BR/2BA	803	\$2,250	\$2.80
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	615	\$1,650	\$2.68
5508 7th St NW, Washington, DC 20011,...	1BR/--BA	605	\$1,550	\$2.56
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
423 Kennedy St NW, Washington, DC...	1BR/1BA	2,500	\$5,000	\$2.00
Averages		962	\$2,504	\$2.60

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	834	\$3,000	\$3.60
310 DELAFIELDPINW Unit 6, WASHING-...	2BR/2BA	736	\$3,000	\$4.08
310 DELAFIELDPINW Unit 6, WASHING-...	2BR/2BA	--	\$2,950	--
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	878	\$2,650	\$3.02
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	789	\$2,500	\$3.17
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
5508 7th St NW, Washington, DC 20011,...	2BR/1BA	706	\$2,250	\$3.19
Averages		788	\$2,673	\$3.39

3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
Averages		1,188	\$3,000	\$2.53

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
310 DELAFIELDPINW Unit 6, WASHING-...	2BR/2BA	736	\$3,000	\$4.08
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
423 Kennedy St NW, Washington, DC...	2BR/2BA	762	\$2,800	\$3.67
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	834	\$3,000	\$3.60
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
423 Kennedy St NW, Washington, DC...	2BR/2BA	798	\$2,800	\$3.51
5508 7th St NW, Washington, DC 20011,...	2BR/1BA	706	\$2,250	\$3.19
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	789	\$2,500	\$3.17
5508 7th St NW, Washington, DC 20011,...	2BR/2BA	878	\$2,650	\$3.02
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
423 Kennedy St NW, Washington, DC...	2BR/1BA	803	\$2,400	\$2.99
Averages		788	\$2,673	\$3.39

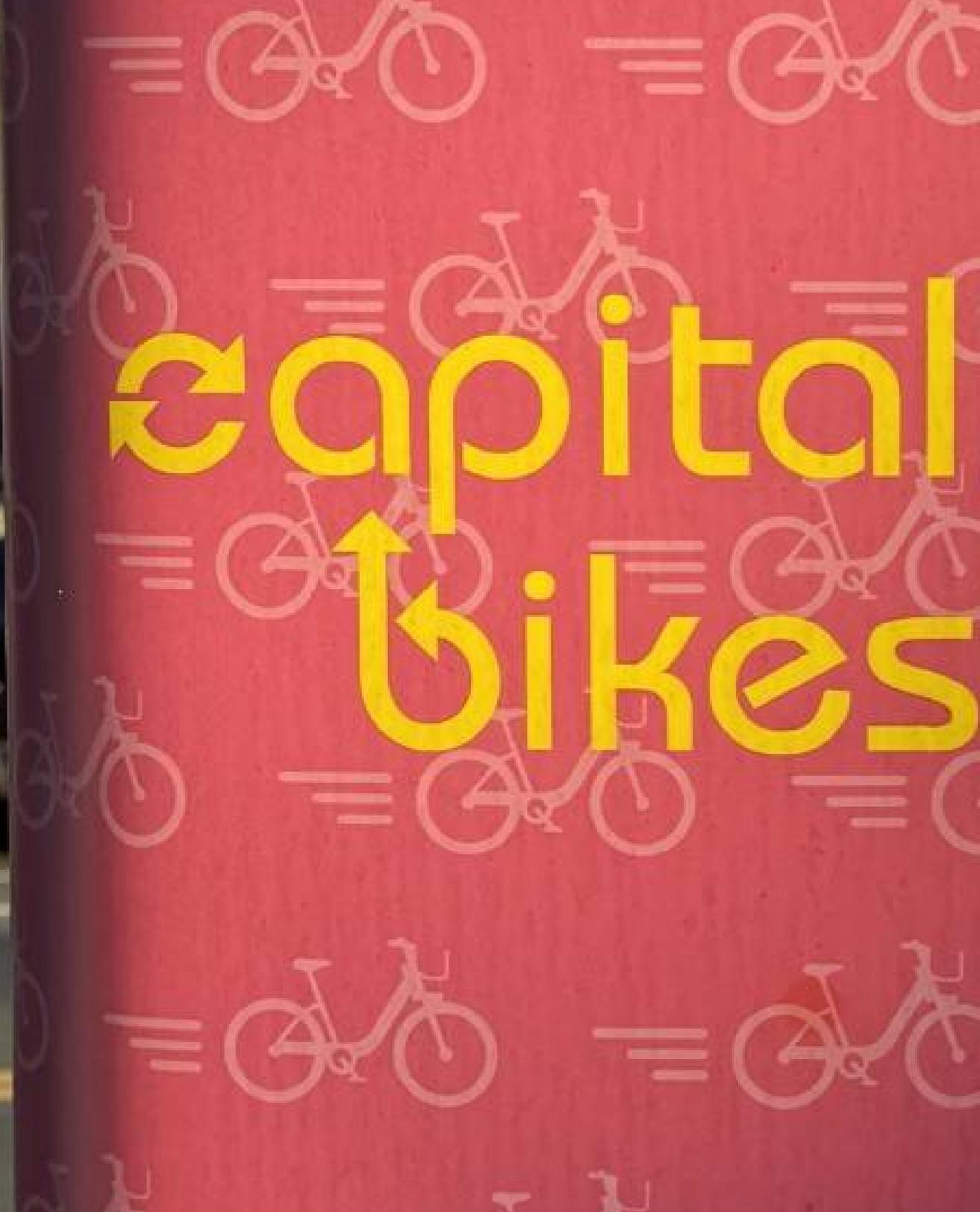
3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
423 Kennedy St NW, Washington, DC...	3BR/1BA	1,188	\$3,000	\$2.53
Averages		1,188	\$3,000	\$2.53

4 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$3,500	\$2.22
Averages		1,578	\$3,500	\$2.22

4 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,576	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$3,500	\$2.22
423 Kennedy St NW, Washington, DC...	4BR/2BA	1,580	\$3,500	\$2.22
Averages		1,578	\$3,500	\$2.22



Capital Bikes





5

Market Overview

City Overview

Demographics

Employers

Employment

423 Kennedy St NW, Washington, DC 20011

Area description

Washington-Arlington-Alexandria, DC-VA-MD-WV, a vibrant metropolitan area, is located along the Potomac River and is known for its rich history and dynamic culture. It's home to the nation's capital, numerous monuments, and diverse communities, attracting millions of visitors each year. With its mix of urban and suburban environments, this region offers a unique blend of business opportunities, educational institutions, and recreational spaces that enhance its appeal. The area is renowned for its political significance, cultural institutions, and vibrant neighborhoods, making it a hub for both residents and tourists alike.

Recreational Delights

The Washington-Arlington-Alexandria area boasts numerous recreational opportunities for nature enthusiasts and outdoor lovers. The National Mall, an iconic green space, is perfect for leisurely walks and features well-maintained gardens and significant monuments. Nearby, Rock Creek Park provides over 1,700 acres of forests, trails, and picnic areas suitable for hiking, biking, and horseback riding. For beach lovers, Sandy Point State Park offers an accessible sandy area along the Chesapeake Bay for sunbathing, swimming, and fishing. Additionally, the Potomac River presents excellent kayaking and paddleboarding options. The region has numerous parks, such as the Jefferson Memorial Park, which is particularly picturesque in cherry blossom season. Alexandria's waterfront district also offers walking paths and scenic views of the river, making it a lovely spot for relaxation and outdoor activities.

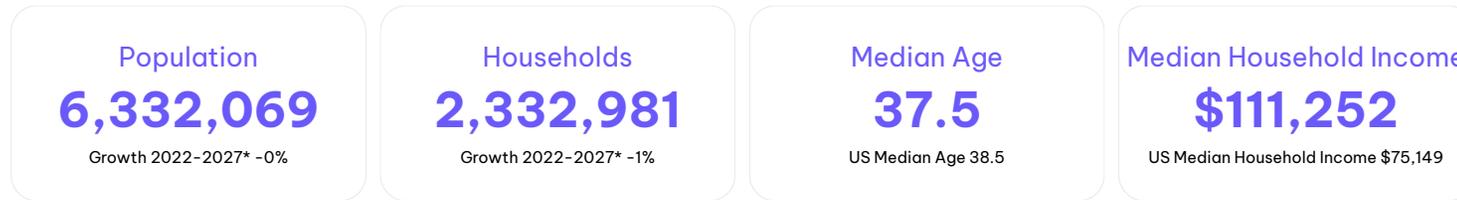
Culinary scene

The culinary scene in Washington-Arlington-Alexandria is as diverse as its population, with an array of flavors from around the globe. Southeast Asian cuisine shines in neighborhoods like Annandale, while neighborhoods like Adams Morgan and The Wharf host a mix of international bistros and upscale eateries. The city's famous food markets, such as Union Market, feature local vendors serving everything from gourmet tacos to artisan cheeses. Additionally, the area is known for its vibrant brunch culture, with popular spots like Founding Farmers offering hearty American fare. Food trends here reflect the region's commitment to sustainability, with farm-to-table dining experiences and food trucks providing quick, gourmet bites. The revitalization of neighborhoods like Navy Yard has also promoted new culinary ventures, showcasing the area's dynamic food culture.

DEMOGRAPHICS

Highlights

- Approximately 6,332,069 residents reside in the area.
- The median age is 37.5 years, slightly younger than the national average.
- Median household income stands at \$111,252, significantly higher than the national figure.



2022 POPULATION BY AGE



Quality of Life

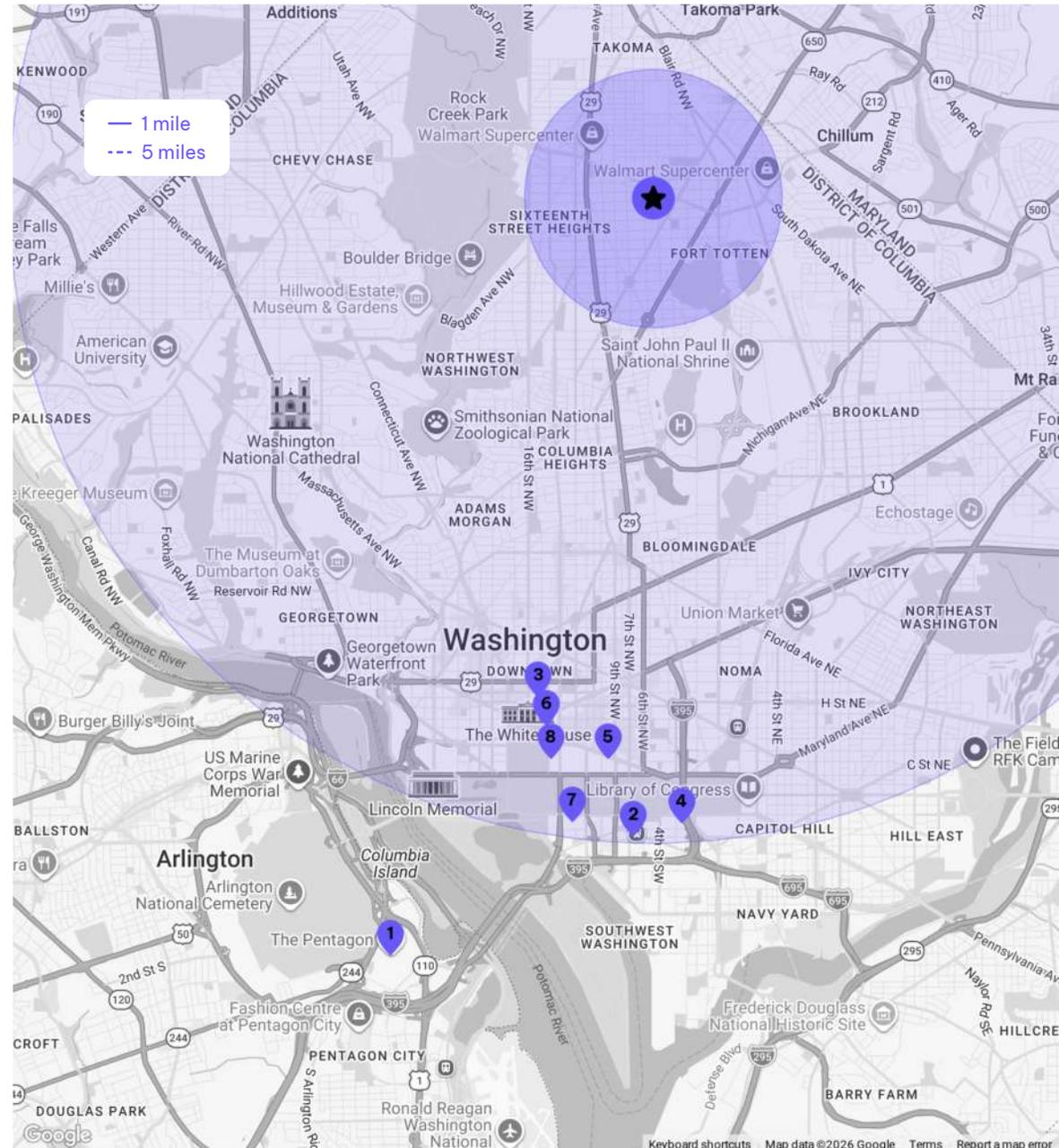
Washington-Arlington-Alexandria is characterized by a high quality of life, combining access to top-notch amenities with cultural richness. The area's extensive public transportation system, reputable schools, and diverse neighborhoods contribute to its desirability. Parks and cultural institutions foster a balanced lifestyle in a vibrant urban setting.

Entertainment

- The Kennedy Center
- National Theatre
- Smithsonian National Air and Space Museum
- The Birchmere

EMPLOYERS

- 1 US Defense Department
- 2 U.S. Department of Homeland Security
- 3 Department of Veterans Affairs Headquarters
- 4 U.S. Department of Health & Human Services
- 5 U.S. Department of Justice
- 6 US Treasury Department
- 7 US Department of Agriculture
- 8 U.S. Department of Commerce



Professional, Scientific, and Technical Services	18.8%
Public Administration	13.85%
Health Care and Social Assistance	11.19%
Educational Services	9.58%
Retail Trade	8.29%
Construction	7.06%
Accommodation and Food Services	6.16%
Administrative and Support and Waste Management Services	4.62%
Finance and Insurance	4.12%
Transportation and Warehousing	3.95%
Manufacturing	3.16%
Information	2.62%
Real Estate and Rental and Leasing	2.35%
Arts, Entertainment, and Recreation	2.13%
Other	2.11%



5%

Unemployment rate

423 Kennedy St NW,
Washington, DC 20011

CONTACT US

Sonya Abney, MBA
301-335-8380
sabney@cpreb.com



COMMERCE POLITICS



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