

The ETTA

LUXURY APARTMENT BUILDING IN THE ATLAS DISTRICT

48,992 RENTABLE SF \$2.60 AVG. RENT/SF

63 TOTAL UNITS 2020 YEAR BUILT 5 STORIES

Live with Soul,
Welcome to Atlas District's Newest Luxury Apartment Building

INVESTMENT HIGHLIGHTS



INSTITUTIONAL-QUALITY NEW CONSTRUCTION

- Delivered in 2020 with modern systems, reducing near-term capital expenditure risk
- Condo-level finishes with durable, high-end materials enhance tenant retention and rent growth potential



STRONG UNIT MIX WITH SCALABLE RENTAL GROWTH

- 63 units: efficient mix of 1BR (62%) and 2BR (38%)
- Proven rent growth with market rents exceeding in-place rents across unit types



CURRENT TENANCY COMPRISED OF MARKET-RATE RESIDENTS



HIGH-QUALITY AMENITIES DRIVING RENT PREMIUMS

- Green roof, private balconies, covered parking, and floor-to-ceiling windows create a differentiated tenant experience
- Security system + intercom access enhances resident safety and leasing appeal



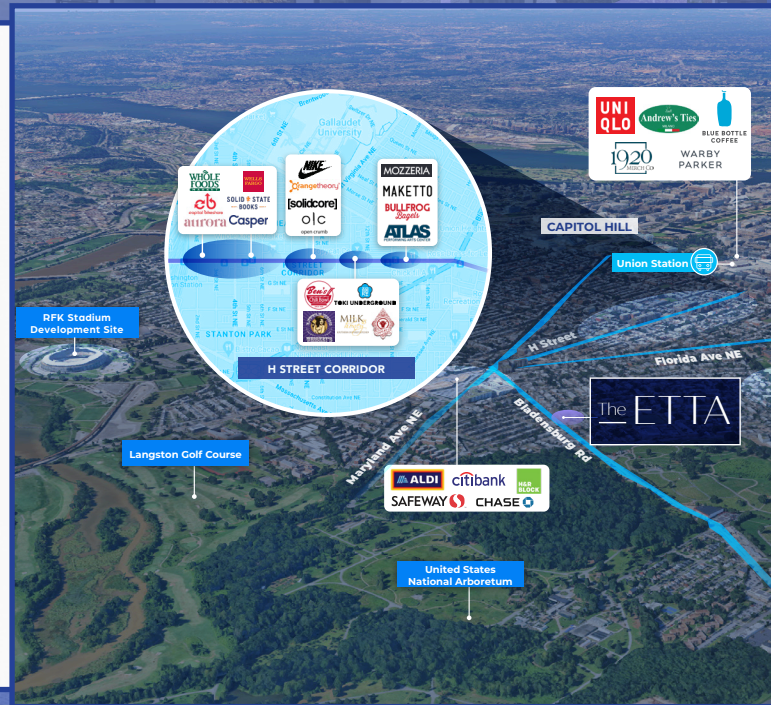
TRANSIT-ORIENTED & LIFESTYLE LOCATION

- Immediate access to Union Market and H Street Corridor retail/entertainment
- Positioned in one of DC's fastest-growing submarkets with ongoing residential and mixed-use development



UNDERGROUND PARKING AND ADDITIONAL INCOME

- Parking for 25 cars with a monthly fee for each space



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Marcus & Millichap

KRYSTIN GAMBRELL

Associate Investments
Washington, D.C.
Direct: 202.536.3729

Krystin.Gambrell@marcusmillichap.com
MD: 5020798

LORENZO WOOTEN

Senior Director Investments
Washington, D.C.
Direct: 202.536.3742

Lorenzo.Wooten@marcusmillichap.com
MD: 629911, DC: SP98367898