



OFFERING SUMMARY

4013 GAULT PLACE NE

Washington, DC 20019

6

UNITS

1953

YEAR BUILT

VACANT

OCCUPANCY

THE OPPORTUNITY

4013 Gault Street NE is a vacant six-unit apartment building situated in the rapidly developing Deanwood neighborhood of Washington, DC, offering significant potential for value appreciation.

100% VACANT

The Property is currently 100% vacant, offering the new owner immediate ability to implement a business plan. The building's vacancy means the transaction will be TOPA-free, providing a quicker, more efficient closing process without the complications of tenant rights or claims.

TOPA-FREE

4013 Gault Street NE will be delivered unoccupied meaning the transaction will be TOPA-free. This exemption from the complex TOPA process allows for a more streamlined and efficient closing, reducing potential delays.

RECENT GUT-RENOVATIONS

The Property underwent a gut renovation in 2018, including upgrades to systems, electrical, appliances, and exteriors. These recent gut renovations reduce the need for future repairs and minimize the potential for additional capital improvements, making it a more stable investment for the purchaser.

HIGH RENT POTENTIAL

The Asset is well-positioned to capitalize on the strong demand for two-bedroom units in the area. Market rents in the vicinity are estimated at \$2,380 per month, offering immediate income potential for the new owner.

UNMATCHED TRANSPORTATION ACCESS

Located just steps from the Minnesota Avenue Metro Station, which serves both the Orange and Silver lines, the Property offers unparalleled connectivity throughout DC, Maryland, and Northern Virginia. Future plans to extend the Silver Line to Dulles International Airport will only enhance its accessibility. Additional transit options include nearby bus stops and immediate access to I-295, connecting to I-495, I-95, and Route 50.

MINNESOTA AVENUE RETAIL CORRIDOR

The Property benefits from its proximity to a growing retail corridor along Minnesota Avenue, offering tenants convenient access to walkable shopping and casual dining options. As development continues in the area, tenants will enjoy further amenities in this evolving neighborhood.



LOCAL MAP

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