

EXCLUSIVELY LISTED FOR SALE

**1907 18th Street, SE
Washington, DC 20020**



Offering Memorandum

Presented By:

Summit Commercial Real Estate, LLC

&

RealMarkets

Tom Duffy
Senior VP
202-907-8686

tduffy@summitcre.com

Jamie Connelly
Principal
202-491-5300

jconnelly@summitcre.com

David Lowry
Director
443-865-3941

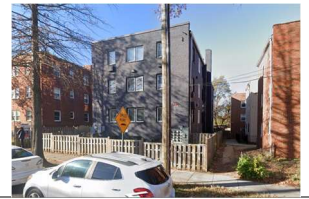
David@realmarkets.com

1990 M Street, NW
Suite 250
Washington, DC 20036
Tel: (202) 289-5400
Fax: () 682-9117



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I. Introduction

Introduction

Summit Commercial Real Estate, LLC, in conjunction with RealMarkets, is pleased to Exclusively offer for sale 1907 18th Street, SE a 16-unit walk-up apartment property located in Washington, DC's Randle Heights neighborhood.

Asking Price: \$2,100,000 (\$137,500/unit)

Please inquire about possible Seller financing

II. Property Description

General Information:

Parcel #	5612 0060
Property type	Residential-Apartment (Walkup)
Use code	021
Lot size	5,400
Parking	Street
Assessment	\$1,270,360
Annual tax	\$10,798
Neighborhood	Randle Heights
Ward	8
Year built	1951
Year renovated	2021
Historic	No
Opportunity Zone	No

Property Information:

Units	16
Zoning	RA-2
Building Size*	10,362
Basement	Yes

**per C of O*



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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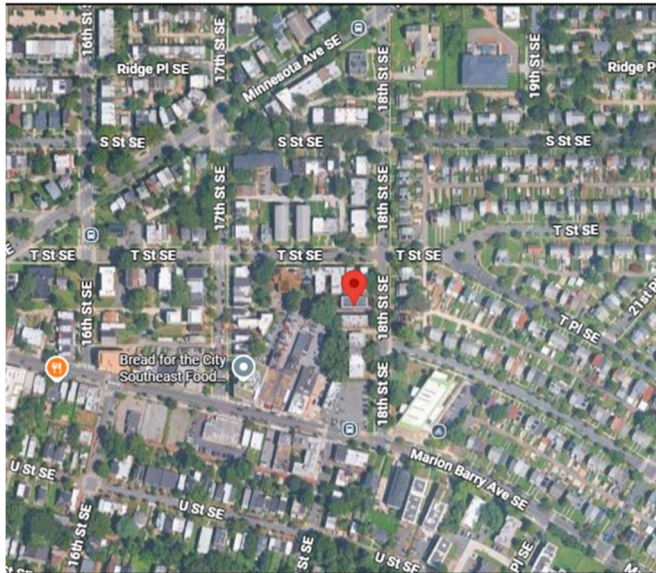
Site Specific / Zoning:

The Property is zoned RA-2. RA-2 is a residential apartment zone that permits moderate and medium-density development with a Floor Area Ratio of 1.8, maximum height of 50', and a lot occupancy of 60%.

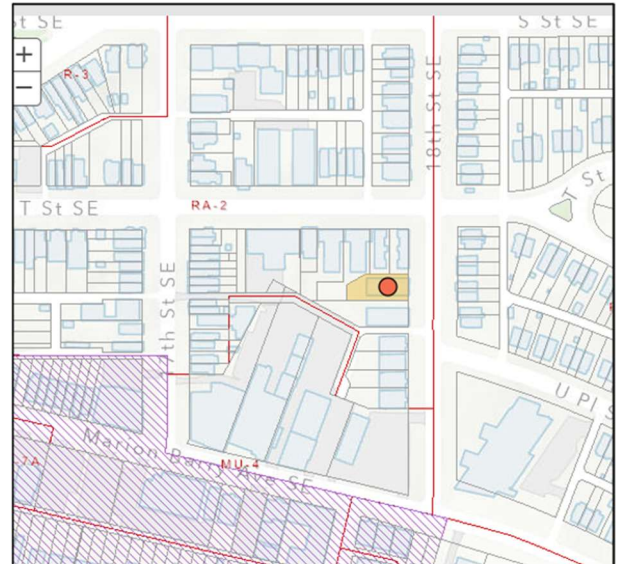
Real Estate Taxes (2027):

Land:	\$274,590
Improvements:	<u>\$973,130</u>
Total:	\$1,247,720
Tax Class:	1A
Tax Rate	\$0.85
Annual Taxes	\$10,606

Location Map:



Plat Map:

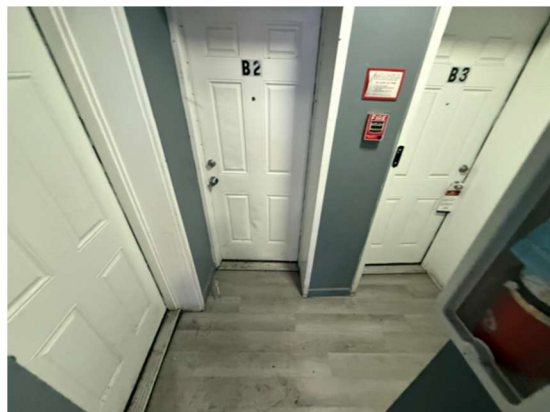
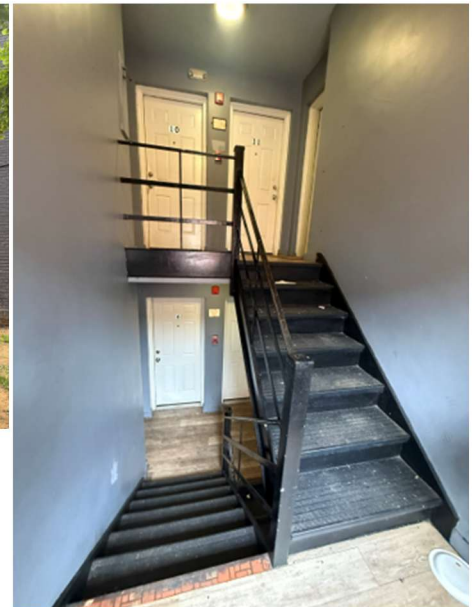


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Property Photos:



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III. Financial Data:

Rent Roll:

Property: 1907 18th Street, SE

As of: 7/2/2026

<u>Unit</u>	<u>BD/BA</u>	<u>Tenant</u>	<u>Status</u>	<u>Market Rent</u>	<u>Rent</u>
#B1	2/1	Zynah Wright	Current	\$1,944	\$0.00
#B2	2/1	Tijae L. Hoffman	Current	\$0	\$0.00
#B3	2/1	Antonique Wilson	Current	\$1,944	\$0.00
#B4	2/1	Vacant-Unrented	Vacant	\$2,550	\$0.00
#01	3/1	Tamesha King	Current	\$2,448	\$0.00
#02	2/1	Carlo Moore	Current	\$1,944	\$0.00
#03	2/1	Rhonda Marshall	Current	\$1,944	\$0.00
#04	3/1	Glen Colbert	Current	\$2,390	\$0.00
#05	3/1	Tabatha Benjamin	Current	\$2,288	\$0.00
#06	2/1	Vacant-Unrented	Vacant	\$2,585	\$0.00
#07	2/1	Catia Cole	Current	\$2,000	\$0.00
#08	3/1	Tamika Carter	Current	\$2,129	\$0.00
#09	3/1	Daishanea Wilson	Current	\$2,448	\$0.00
#10	2/1	Kela Graves	Current	\$1,689	\$0.00
#11	2/1	Precious Hall	Current	\$1,812	\$0.00
#12	3/1	Faith Stewart	Current	\$2,207	\$0.00

Pro forma Rent Roll:

<u>Unit mix:</u>	<u>#</u>	<u>Unit rent*</u>	<u>Monthly total</u>	<u>Annual</u>
2 Br/1 ba	10	\$2,061	\$20,610	\$247,320
3 Br/1 ba	6	\$2,573	<u>\$15,438</u>	<u>\$185,256</u>
			\$36,048	\$432,576

**per AffordableHousing.com*

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Pro forma Income & Expense:

<u>Income:</u>		<u>Total</u>	<u>Per unit</u>
Rental income		\$432,576	\$27,036
Other income		\$2,500	\$156
Vacancy loss	5.00%	<u>(\$21,754)</u>	<u>(\$1,360)</u>
		\$413,322	\$25,833
<u>Expenses:</u>			
Real estate taxes		\$10,798	\$675
Insurance		\$12,000	\$750
Utilities		\$19,200	\$1,200
Repair & maintenance		\$28,800	\$1,800
Administrative/professiona		\$16,000	\$1,000
Management	6.0%	<u>\$24,799</u>	<u>\$1,550</u>
		\$111,597	\$6,975
NOI		\$301,725	\$18,858

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IV. Comparable Sales:

The following properties sold and were considered most comparable to 1907 18th Street, SE:

SOLD Comparables:

<u>Property Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u># of Units</u>	<u>Building SF</u>	<u>Price/unit</u>	<u>Price Per SF</u>
1731 28th St SE	3/31/2026	\$3,500,000	25	20,640	\$140,000	\$170
1840 Minnesota Ave SE	3/31/2026	\$1,710,000	16	12,729	\$106,875	\$134
1616 27th St SE	12/17/2025	\$1,450,000	11	8,067	\$131,818	\$180
1957 19th Pl SE	11/26/2025	\$1,800,000	15	13,993	\$120,000	\$129
5615 Nannie Helen Burroughs Ave NE	11/25/2025	\$1,820,000	14	10,875	\$130,000	\$167
954 Southern Ave SE	11/12/2025	\$1,620,000	13	12,868	<u>\$124,615</u>	<u>\$126</u>
					\$125,551	\$151
					avg	avg

Certificate of Occupancy:

Government of the District of Columbia
Department of Consumer and Regulatory Affairs

1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov

C_{of}O **CERTIFICATE OF OCCUPANCY**

PERMIT NO. CO2102853  Issued Date: 09/02/2021

Address: 1907 18TH ST SE		Zone: RA-2	Ward: 8	Square: 5612	Suffix: 	Lot: 0060
Description of Occupancy: APARTMENT BUILDING -- 16 UNITS						
Permission Is Hereby Granted To: 18TH STREET VENTURES LLC	Trading As: N/A	Floor(s) Occupied: BASEMENT & 1ST-3RD	Occupant Load: 16 No. of Seats			
Property Owner: 18TH STREET VENTURES LLC	Address: 2308 19TH ST NW WASHINGTON, DC 20009	BZA/PUD Number:	Occupied Sq. Footage: 10362			
		PERMIT FEE: \$107.20				
Building Permit Number (if applicable) B1904407	Type of Application: Load Change	Approved Building Code Use Apartment Houses - R-2 Approved Zoning Code Use Apartment house Approved Zoning General Use Residential				
Conditions/ Restrictions: THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w/ DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director: Ernest Chrappah	Permit Clerk ADMIN	Expiration Date:				
9/2/2021 TO REPORT WAIVE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639						