



OFFERING MEMORANDUM

1912 & 1914 SUNDERLAND PLACE NW

WASHINGTON, DC

STOUT & TEAGUE

DISCLOSURE STATEMENT

The material contained in this document is furnished to assist prospective purchasers who are considering the purchase of 1912 & 1914 Sunderland Place NW in Washington, DC (the “Property”).

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OVERVIEW

Stout & Teague is pleased to present the exclusive offering of 1912 & 1914 Sunderland Place NW - a pair of historic Victorian rowhouses in the heart of Washington, DC. Built in the mid-1880's, this unique 8,029 SF property features high ceilings, fireplaces, skylights, an elevator, and a total of five parking spaces.

Ideally located just off Dupont Circle, the property offers easy access to fine dining, museums, hotels, and three Metro stations. With its classic architecture and prime location, it presents a rare opportunity for investors or users seeking a distinguished office or residential space.

PROPERTY DETAILS

1912 Sunderland Place NW

Building Size (RBA)	4,182 SF
No. of Floors	4
Year Built/Renovated	ca. 1888/2001
Land Parcel	0.04 AC/1,629 SF
Zoning	MU-2
Tax-Lot	0115-0073
Construction Type	Masonry
Parking	2 spaces
Roof Type	single-ply thermoplastic membrane
Roof Age	2016
Typical Floor	1,046 SF
Assessed Value	\$1,109,320
Taxes	\$19,558

1914 Sunderland Place NW

Building Size (RBA)	3,847 SF
No. of Floors	4
Year Built/Renovated	ca. 1888/2001
Land Parcel	0.04 AC/1,629 SF
Zoning	MU-2
Tax-Lot	0115-0072
Construction Type	Masonry
Parking	3 spaces
Roof Type	Built-up roofing w/modified bitumen cap sheet
Roof Age	2013
Typical Floor	962 SF
Assessed Value	\$1,081,770
Taxes	\$16,631

MU-2 ZONING

Source: <https://handbook.dcoz.dc.gov/pages/mixed-use-mu-zones#MU-2-DC>

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-1/DC through MU-10/DC zones specifically cover the Dupont Circle area with the intention of protecting and enhancing the unique characteristics of the neighborhood.

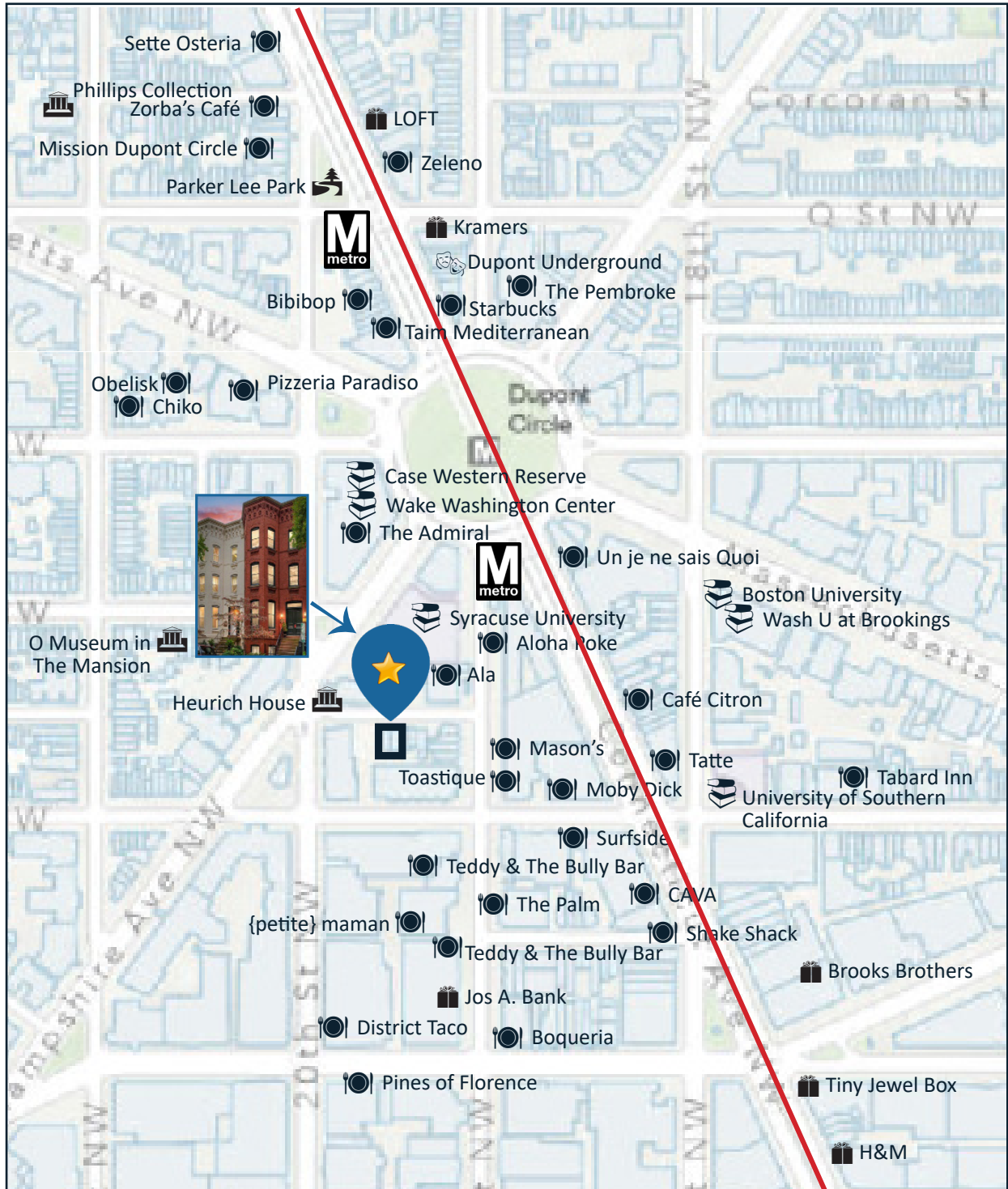
The purposes of the Dupont Circle Mixed-Use zones are to:

- Require a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk and ensure a general compatibility in the scale of new buildings with older, low-scale buildings;
- Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development;
- Protect the integrity of “contributing buildings”, as that term is defined by the Historic Landmark and Historic District Protection Act of 1978;
- Preserve areas planned as open gardens and backyards and protect the light, air, and privacy that they provide;
- Enhance the streetscape by maintaining the public space in front of buildings as landscaped green spaces and limited curb cuts on Connecticut Avenue; and
- Encourage greater use of public transportation and the free circulation of vehicles through public streets and alleys.

The MU-2/DC zone is intended to permit medium-density areas predominantly developed with residential buildings.



LOCATION

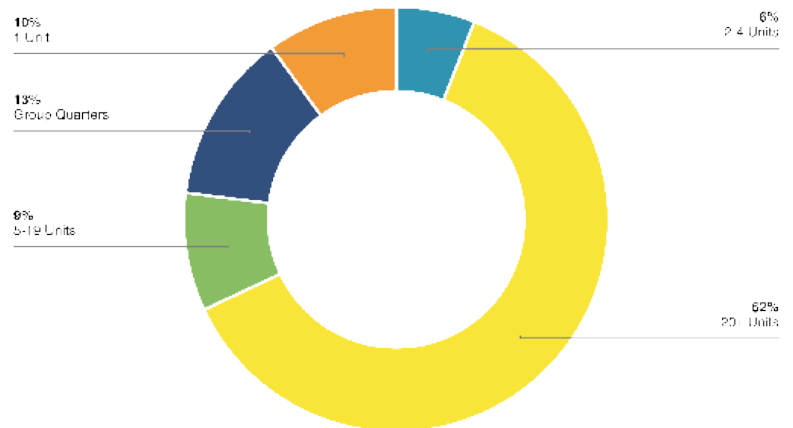


DEMOGRAPHICS

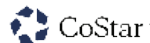
1 MILE RADIUS (FROM DUPONT CIRCLE)

	2024
Population	69,596
Households	39,050
Owner Occupied Households	10,553
Renter Occupied Households	24,436
Median Age	34.2
Bachelor's Degree or Higher	84%
Average HH Income	\$147,856
Median HH Income	\$114,560
Median Home Value	\$779,502
Daytime Employees	214,609

Housing Type

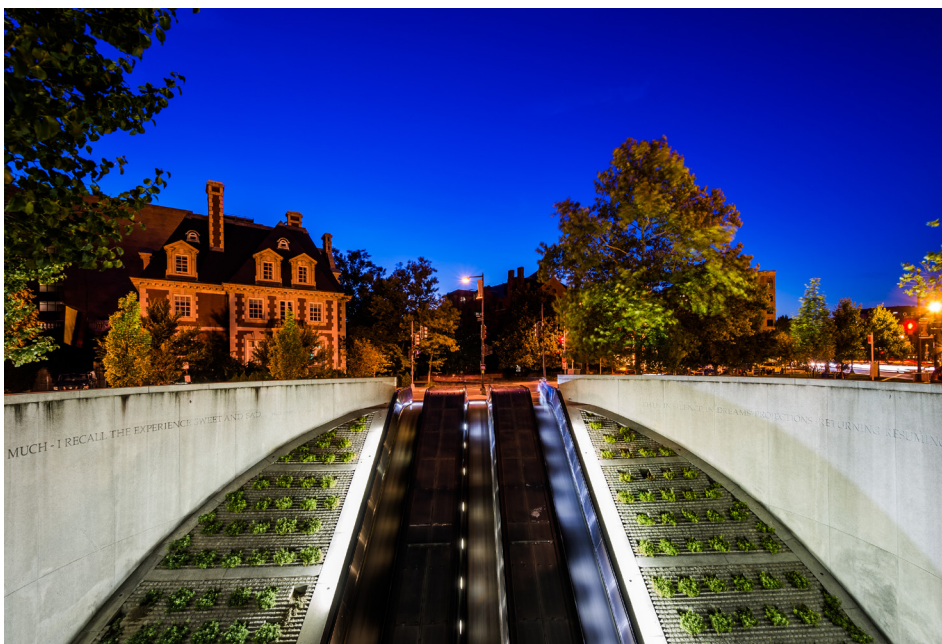


1 mile 2024 Housing Units



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4/14/2025



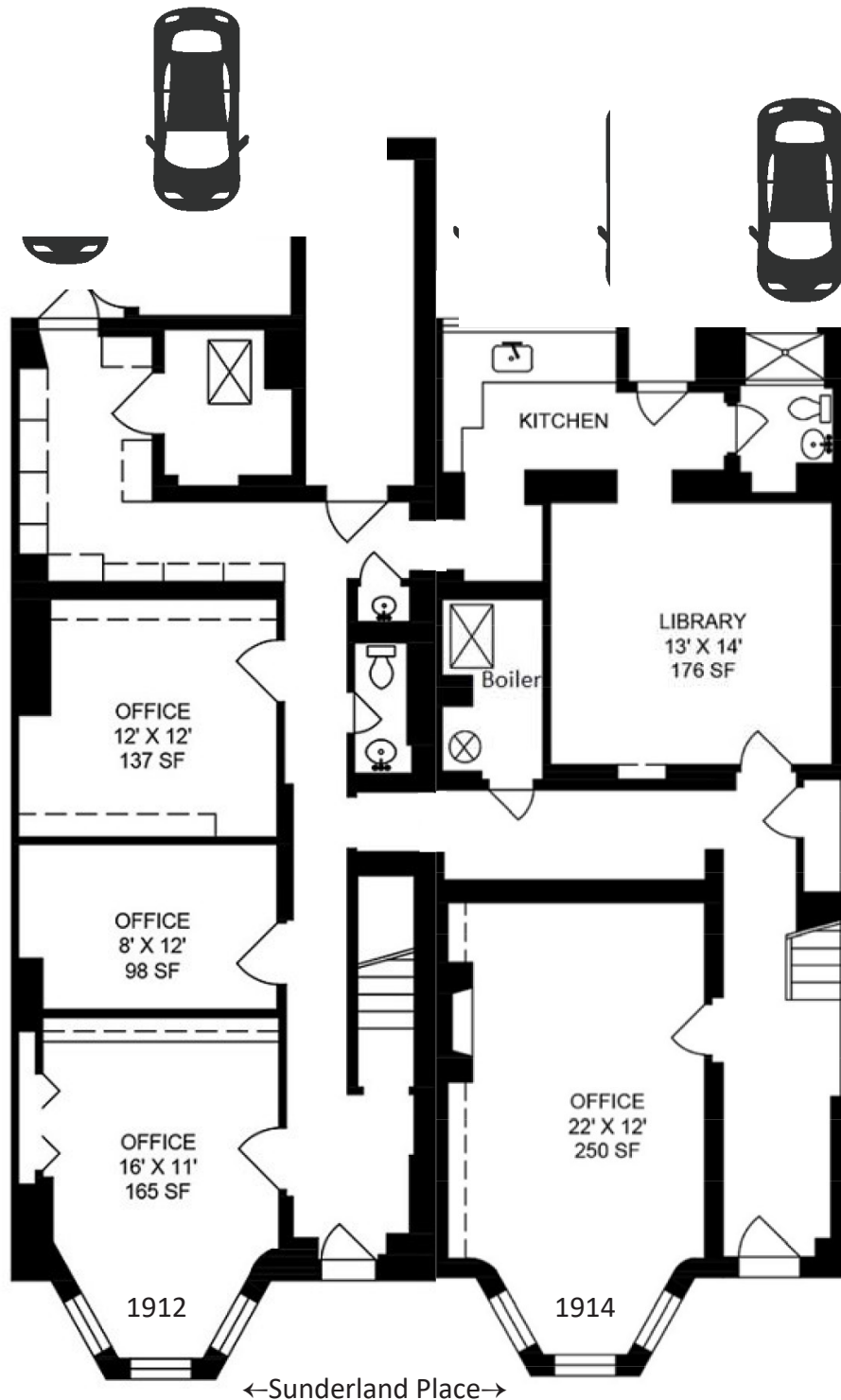
PRICING ANALYSIS

Item	Value
Building SF	8,029
Market Rent (as-if renovated)	\$55.00 / SF
Stabilized Occupancy	90%
Gross Potential Rent (GPR)	\$441,595
Effective Gross Income (EGI)	\$397,436
Operating Expenses (25% EGI)	\$99,359
Stabilized NOI	\$298,077
Cap Rate Range (distressed)	6.75% – 7.25%
Stabilized Value (range)	\$4,111,402 – \$4,415,950
Renovation Cost (range)	\$1,605,800 – \$2,007,250
Risk / Time Discount	20% (indicative)
Recommended As-Is Value (midpoint)	\$2,400,000
Resale @ \$550/SF – \$650/SF	\$4,415,950 – \$5,218,850



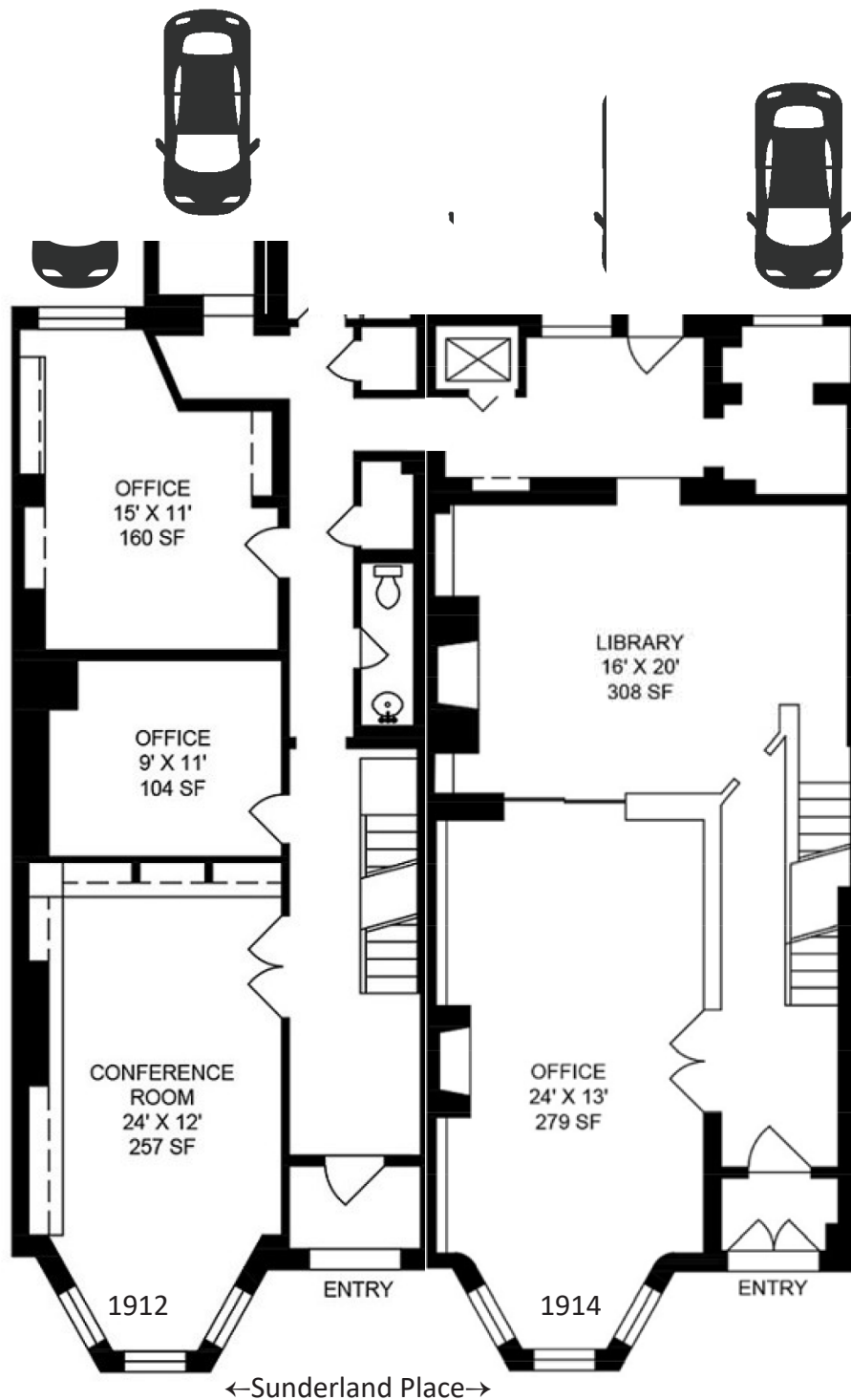
FLOORPLANS

1912 & 1914 SUNDERLAND PLACE NW | LOWER LEVEL



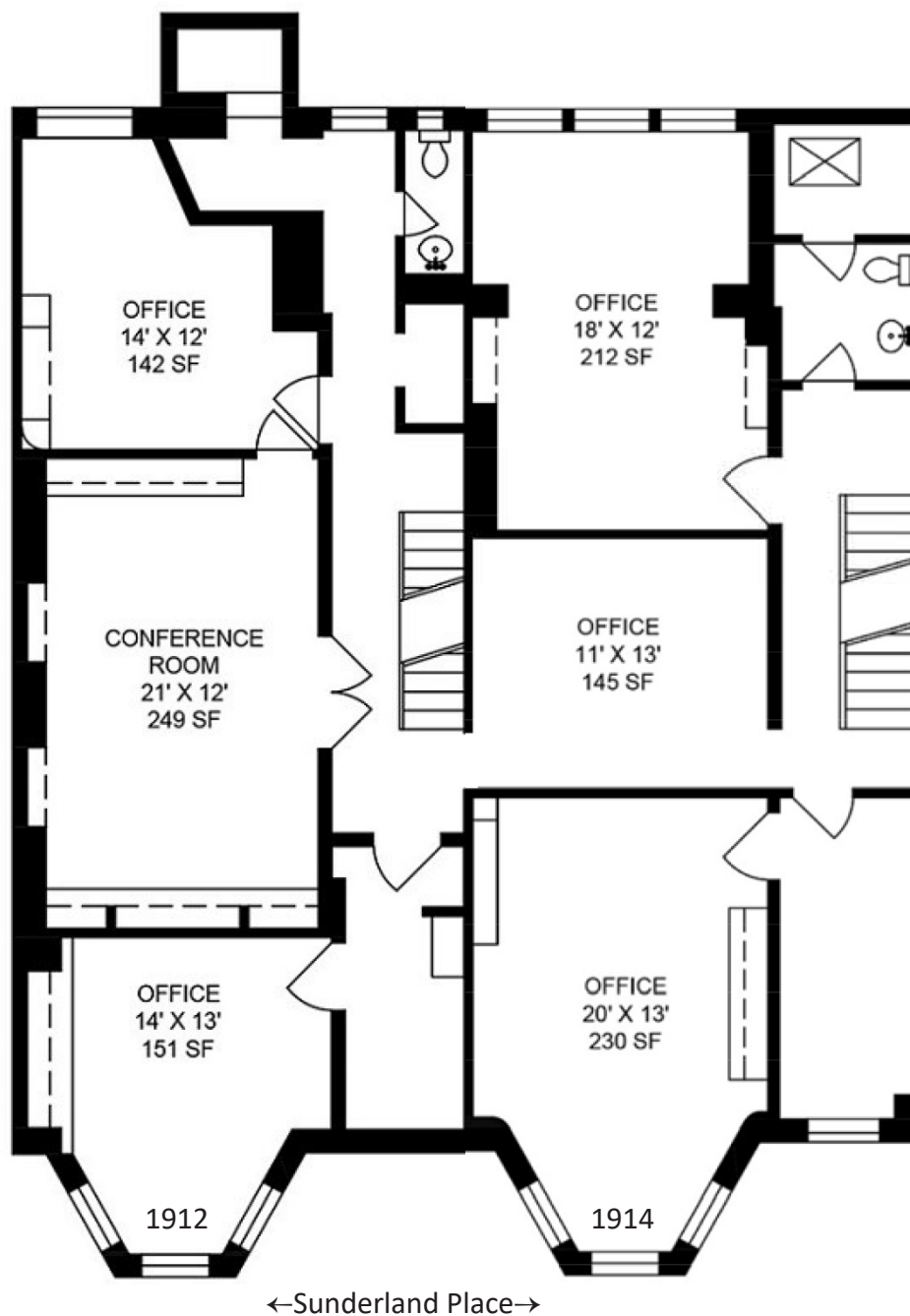
FLOORPLANS

1912 & 1914 SUNDERLAND PLACE NW | 1ST FLOOR



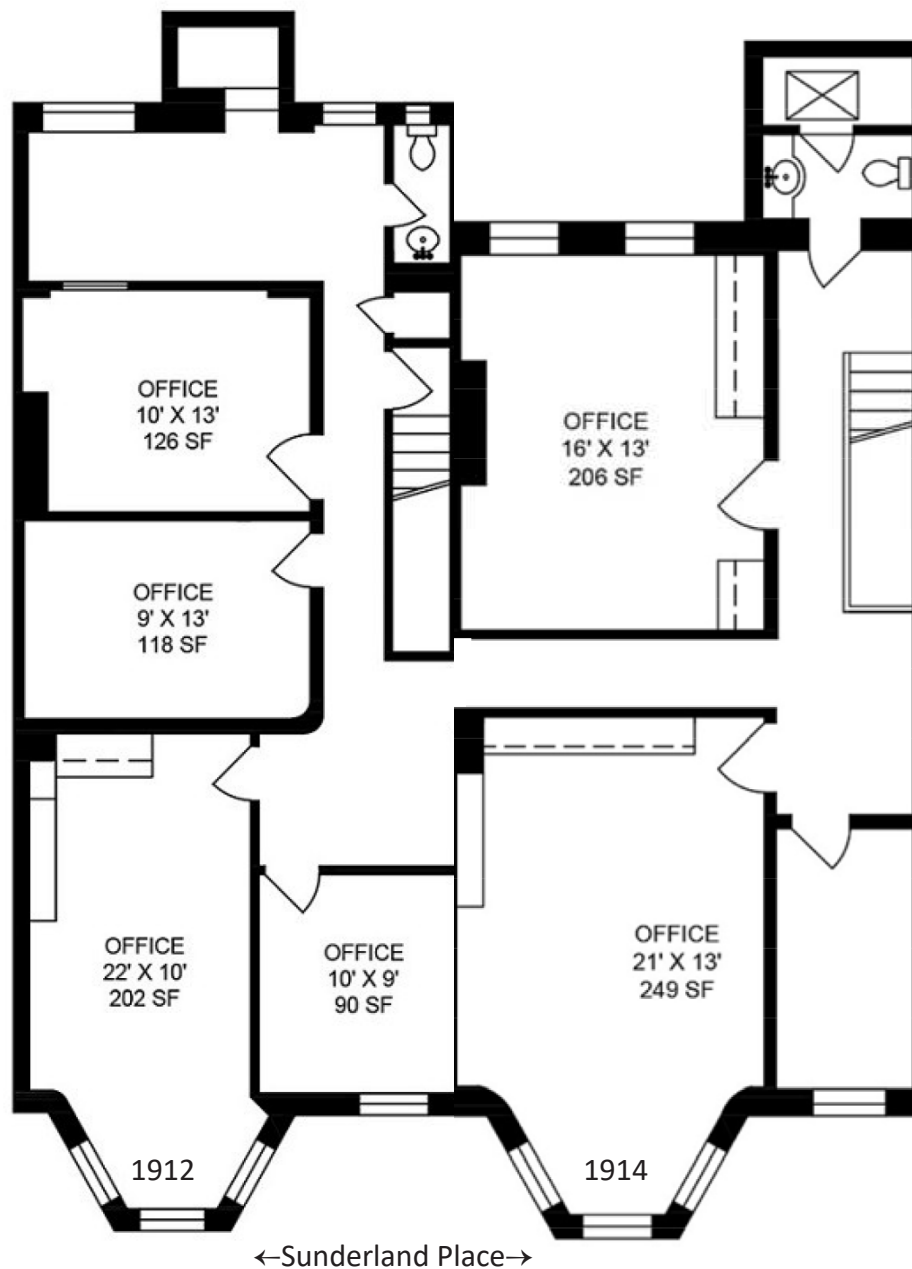
FLOORPLANS

1912 & 1914 SUNDERLAND PLACE NW | 2ND FLOOR



FLOORPLANS

1912 & 1914 SUNDERLAND PLACE NW | 3RD FLOOR



On Market | Sales Comparables



Address	1705 N Street NW
Type	Office
Built/Renov	1983
Size	4,574 SF
Price	\$2,600,000
Price/Area	\$568/PSF



Address	1717 N Street NW
Type	Office/Residential
Built/Renov	1900/1986
Size	4,666 SF
Price	\$3,100,000
Price/Area	\$664/PSF



Address	1908/10 Sunderland
Type	Office
Built/Renov	1912/1988
Size	8,000 SF
Price	\$3,600,000
Price/Area	\$450/PSF



Address	2232-34 Mass Ave
Type	Office
Built/Renov	1900
Size	17,200 SF
Price	\$2,995,000
Price/Area	N/A



Address	1314 19 th St
Type	Office
Built/Renov	1880/2020
Size	4,358 SF
Price	N/A
Price/Area	N/A



Address	1230 17 th St
Type	Office
Built/Renov	1900/2014
Size	5,220 SF
Price	\$2,500,000
Price/Area	\$479/PSF



Address	1717 N St
Type	Office
Built/Renov	1900/1986
Size	4,666 SF
Price	\$3,100,000
Price/Area	\$664/PSF



Address	1718-1720 N St
Type	Office
Built/Renov	1896/2025
Size	14,443 SF
Price	N/A
Price/Area	N/A

Sold | Sales Comparables



Address	2015 R Street NW
Type	Office/Residential
Built/Renov	1896/NA
Size	6,256 SF
Sale Date	2/28/25
Price	\$3,100,000
Price/Area	\$496/PSF



Address	1405 15 th St NW
Type	Office
Built/Renov	1903/NA
Size	2,250 SF
Sale Date	3/31/25
Price	1,025,100
Price/Area	\$456/PSF



Address	2025 Mass Ave
Type	Office
Built/Renov	1885/2010
Size	12,943 SF
Sale Date	8/7/25
Price	\$11,800,000
Price/Area	\$912/PSF



Address	1726 20th Str
Type	Office
Built/Renov	1928/2013
Size	2,576 SF
Sale Date	7/28/25
Price	\$1,500,000
Price/Area	\$582/PSF



Address	1906 Sunderland Pl
Type	Office
Built/Renov	1884/2010
Size	5,097 SF
Sale Date	5/13/25
Price	\$2,500,000
Price/Area	\$490/PSF



Address	2008 Hillyer Pl
Type	Office
Built/Renov	1928/2020
Size	4,786 SF
Sale Date	December 2025
Price	\$2,200,000
Price/Area	\$460/PSF

PROPERTY PHOTOS

**Please note: Photos below are virtually staged.*



DUPONT CIRCLE - AT A GLANCE

Vibe

- Lively, historic, and cosmopolitan with a mix of classic charm and modern energy.

Location

- Northwest Washington, D.C., near Downtown and Embassy Row.

Notable Features

- Iconic traffic circle and fountain, vibrant restaurant and café scene, art galleries, and cultural institutions.

Transportation

- Excellent connectivity via Dupont Circle Metro (Red Line), multiple Metrobus routes, Capital Bikeshare stations, and pedestrian-friendly streets.

Walk Score

- 98 (Walker's Paradise) – daily errands, dining, and entertainment are easily accessible on foot.

Commuting Patterns:

- **Work from Home:** 42.4% of residents work remotely, a higher percentage than in 99.7% of U.S. neighborhoods.
- **Walking:** 22.2% of residents walk to work, placing the neighborhood in the top 1.5% nationwide for walking commuters.
- **Public Transit:** 36.3% of residents in the Dupont Circle South area commute via train daily, surpassing 98.6% of U.S. neighborhoods in train ridership.
- **Bicycling:** 3.5% of commuters use bicycles, higher than in 96.6% of U.S. neighborhoods.
- **Car Ownership:** 50.3% of households do not own a car, more than in 98.7% of U.S. neighborhoods.

Real Estate

Mix of historic rowhouses, luxury apartments and condominiums, and commercial office spaces.

Community

Diverse mix of professionals, diplomats, students, and long-time residents.

Lifestyle

Bustling nightlife, farmers' markets, bookstores, and green spaces like Rock Creek Park nearby.

