

**Burns  
& Noble**

TTR | Sotheby's  
INTERNATIONAL REALTY

**5414 3rd St NW**

**Offering Memorandum**





# Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Burns & Noble Group and should not be made available to any other person or entity without the written consent of The Burns & Noble Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Burns & Noble Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Burns & Noble Group has not verified, and will not verify, any of the information contained herein, nor has The Burns & Noble Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

## NON-ENDORSEMENT NOTICE

The Burns & Noble Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of The Burns & Noble Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of The Burns & Noble Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. All property showings are by appointment only. Please consult The Burns & Noble Group for more details.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# Table of Contents

<u>Offering Overview</u>	<u>4-13</u>
Pricing Breakdown & Summary	5
Property Details	6
Property Details	7
Rendering	8
Unit Breakdown & Distribution	9
Floor Plans	10
Floor Plans	11
Elevations	12
Summary of Terms	13
<u>Photo Gallery</u>	<u>14-21</u>
<u>Neighborhood</u>	<u>22-25</u>
Aerial Map	23
Aerial Map	24
Contact Us	25



A blue-tinted background image showing several people's hands resting on a table covered with documents and a laptop. One person on the left is holding a pen. The scene suggests a collaborative business meeting or presentation.

# Offering Overview



# Rendering





# Pricing Breakdown & Summary

Price	Price / Unit	Price / Net SF
\$849,900	\$212,475	\$132/SF

## Offering Overview

As the exclusive listing agent, The Burns & Noble Group of TTR Sotheby's International Realty is pleased to present 5414 3rd St. NW for sale. The site will be redeveloped into four two-story flats located in the heart of Brightwood Park.

## The Asset

5414 3rd St. NW is a 3,256-square-foot, two-story, four-unit semi-detached property with 1,628 square feet on the first and second floors. The site will be redeveloped into four two-story flats. The rear porch will be rebuilt, the crawl space expanded to a full cellar, and a third story added. New kitchens, baths, and interior finishes will be installed. The cellar floor will be lowered, and adjacent party walls underpinned. The project will include upgraded mechanical, electrical, and plumbing systems, a new sprinkler system, and updated finishes.

## The Investment Opportunity

Shovel-ready project in Brightwood Park! Existing four-unit structure delivered with full permits and plans for four large units ideal for condo sale. Both lower level and upper-level units are permitted for 3 Bedroom + Den, 1,605 square-foot multi-level units with a combined square footage of 6,420. Units will include gourmet kitchens with large kitchen islands and expansive living spaces. Upper units will feature walk-out balconies, and lower units will include terraces. The projected sales price of finished condos is \$2,450,000.



# Property Details

Address 5414 3RD ST NW  
WASHINGTON DC 20011

Square & Lot: 3296 0046

Neighborhood: Brightwood Park

Zoning: RF-1

Building Footprint: 3,256

Building Class: A

Year Built: 1935

## RF-1 Development Standards

Primary Building Height (ft.) 31'	Maximum Allowable Height (ft.): 35'
--------------------------------------	--

Maximum Allowable Stories: 3	Maximum Allowable Stories Provided: 3
------------------------------	--

Actual Lot Occupancy 1,792 (54%)	Allowable Lot Occupancy: 1,955 (60%)
-------------------------------------	---

Rear Yard Setback Required (ft.) 20	Rear Yard Setback Provided (ft.) 42
--	--

Front Setback No lesser or greater than existing setbacks on  
the same block

Side Yard ft. : 5 feet on free standing sides



# Property Details

EXISTING CONSTRUCTION		PROPOSED CONSTRUCTION
CELLAR	0000 SQ FT.	1,660 SQ, FT.
FIRST FLOOR	1,628 SQ FT.	1,660 SQ, FT.
SECOND FLOOR	1,628 SQ FT.	1,660 SQ, FT.
THIRD FLOOR	0000 SQ FT.	1,660 SQ, FT.
TOTAL BUILDING AREA	3,256 SQ FT.	6,640 SQ. FT.



# Proposed Unit Breakdown & Distribution

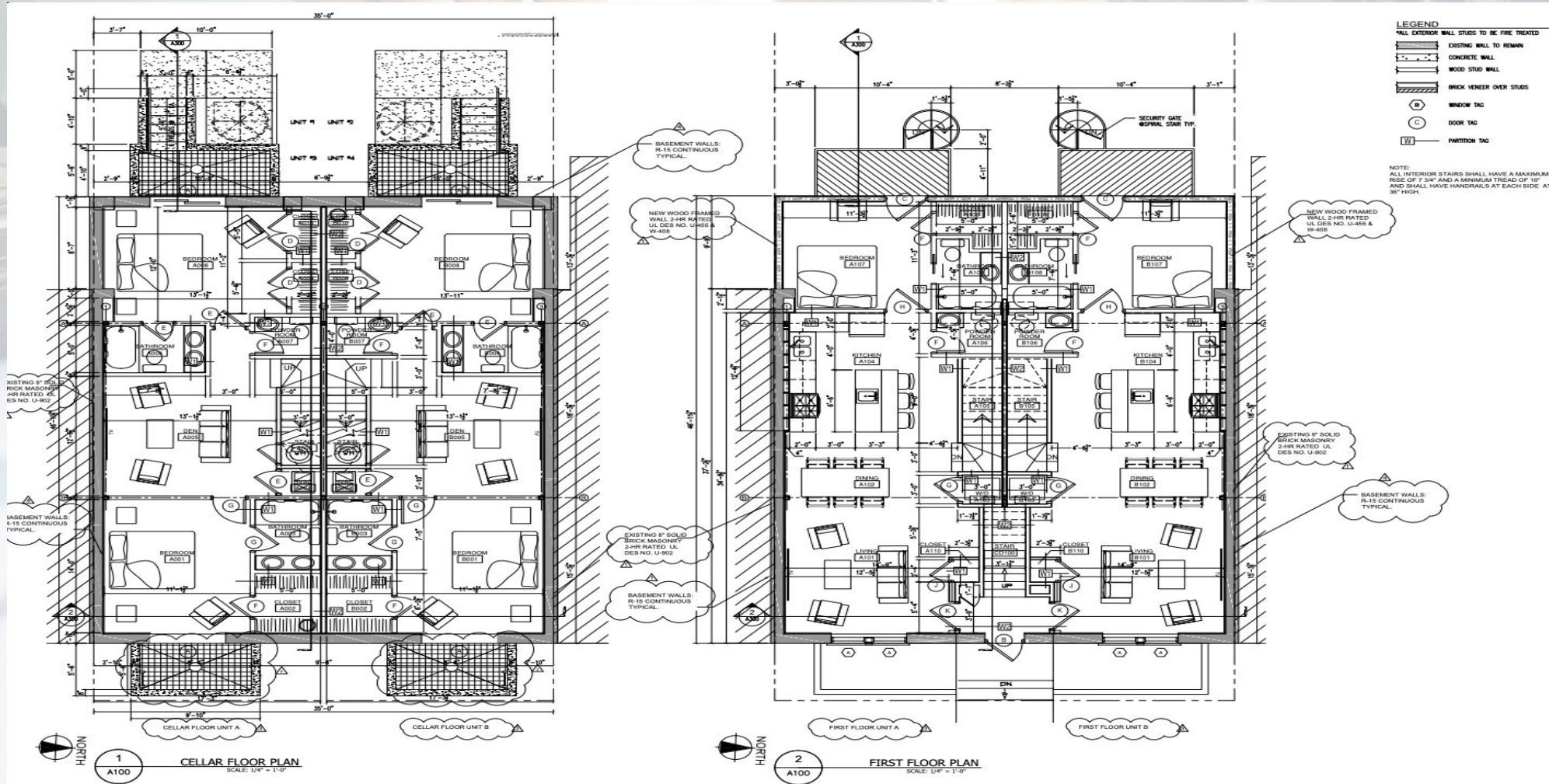
	UNIT TYPE	AREA (SQ)	Price
UNIT #1	3 br + Den + 2.5 baths	1, 605	\$550,000
UNIT #2	3 br + Den + 2.5 baths	1, 605	\$550,000
UNIT #3	3 br + Den + 2.5 baths	1, 605	\$675,000
UNIT #4	3 br + Den + 2.5 baths	1, 605	\$675,000
Total		6,420	\$2,450,000



# Proposed Floor Plans

## Cellar

## First Floor

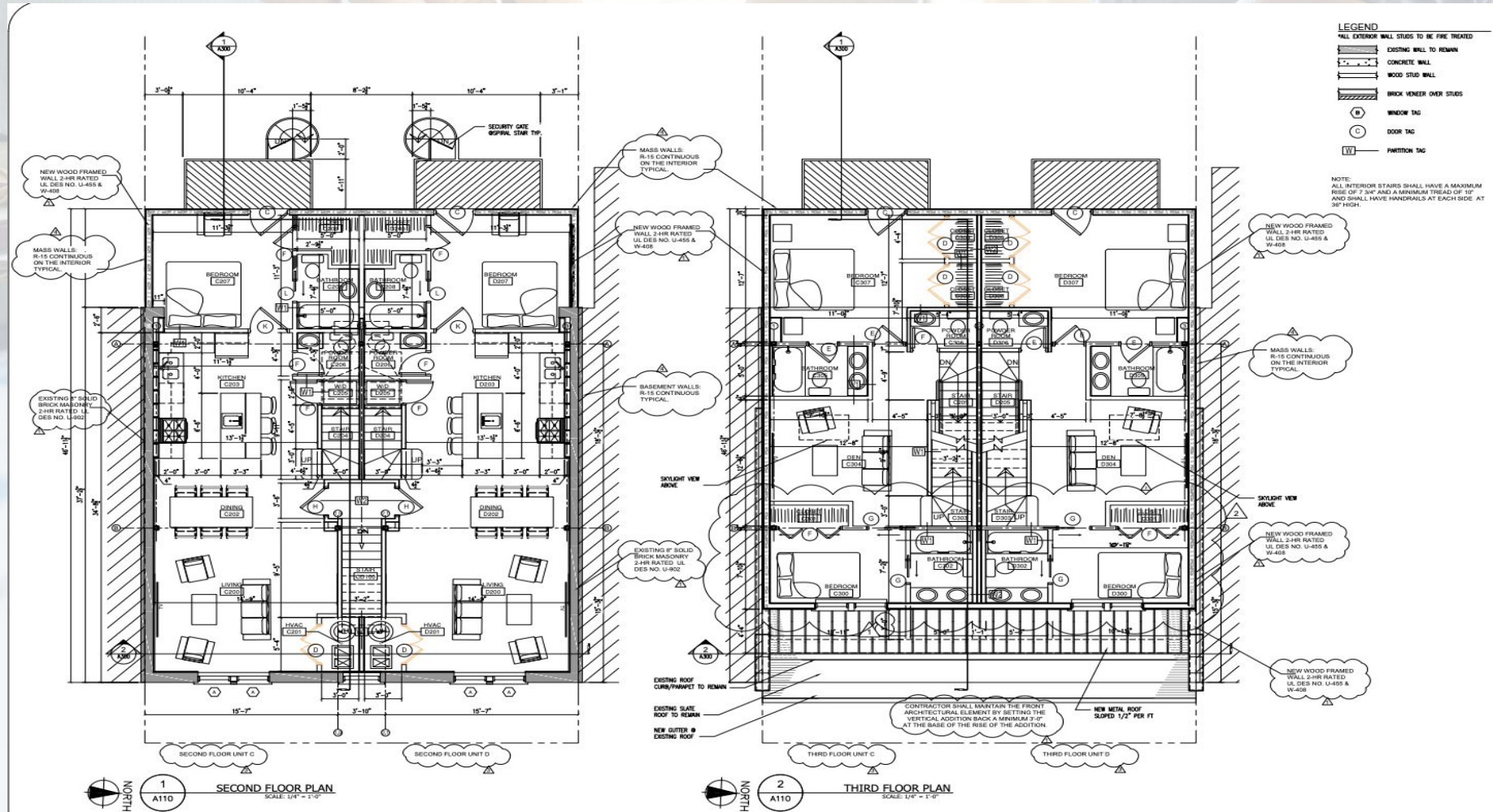




# Proposed Floor Plans

## Second

## Third

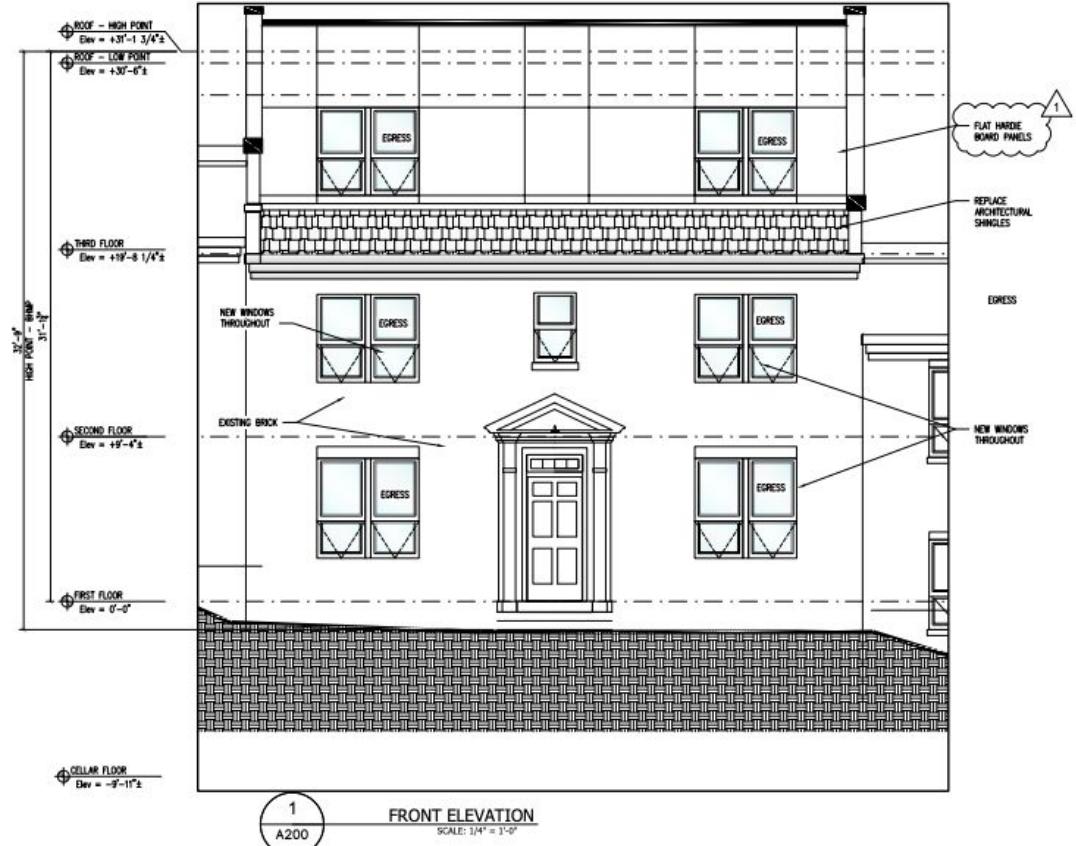
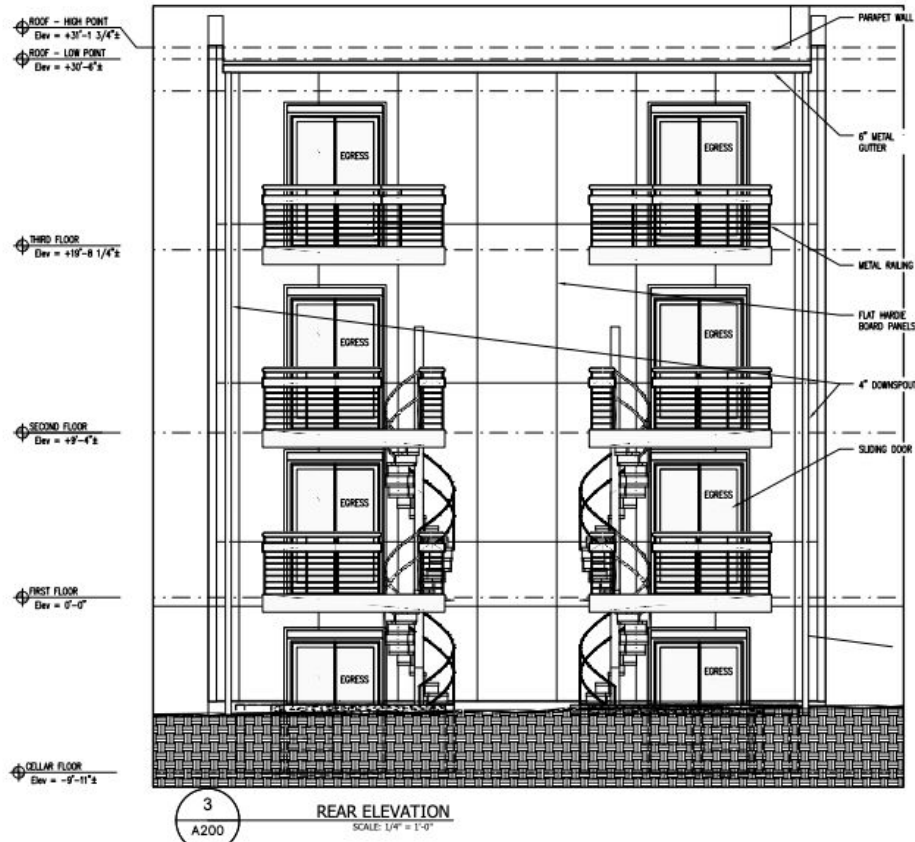




# Elevations

## Rear Elevation

## Front Elevation



BED ROOM ESCAPE WINDOWS ARE MARKED WITH THE WORK EGRESS



# Summary of Terms

## Terms Of Sale

The list price for the property is \$849,900

## Due Diligence & Closing

The timeline for the buyer's due diligence and closing will be a consideration in the buyer selection process. All appropriate information will be made available at that time. It is the buyer's responsibility to independently confirm all the information contained herein. Any projections, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. All costs and expenses incurred by the buyer will be the sole responsibility of the buyer.





# Photo Gallery



# Exterior Front





# Exterior Front





# Exterior Front





# Exterior Back









# Exterior Back





# Exterior Back

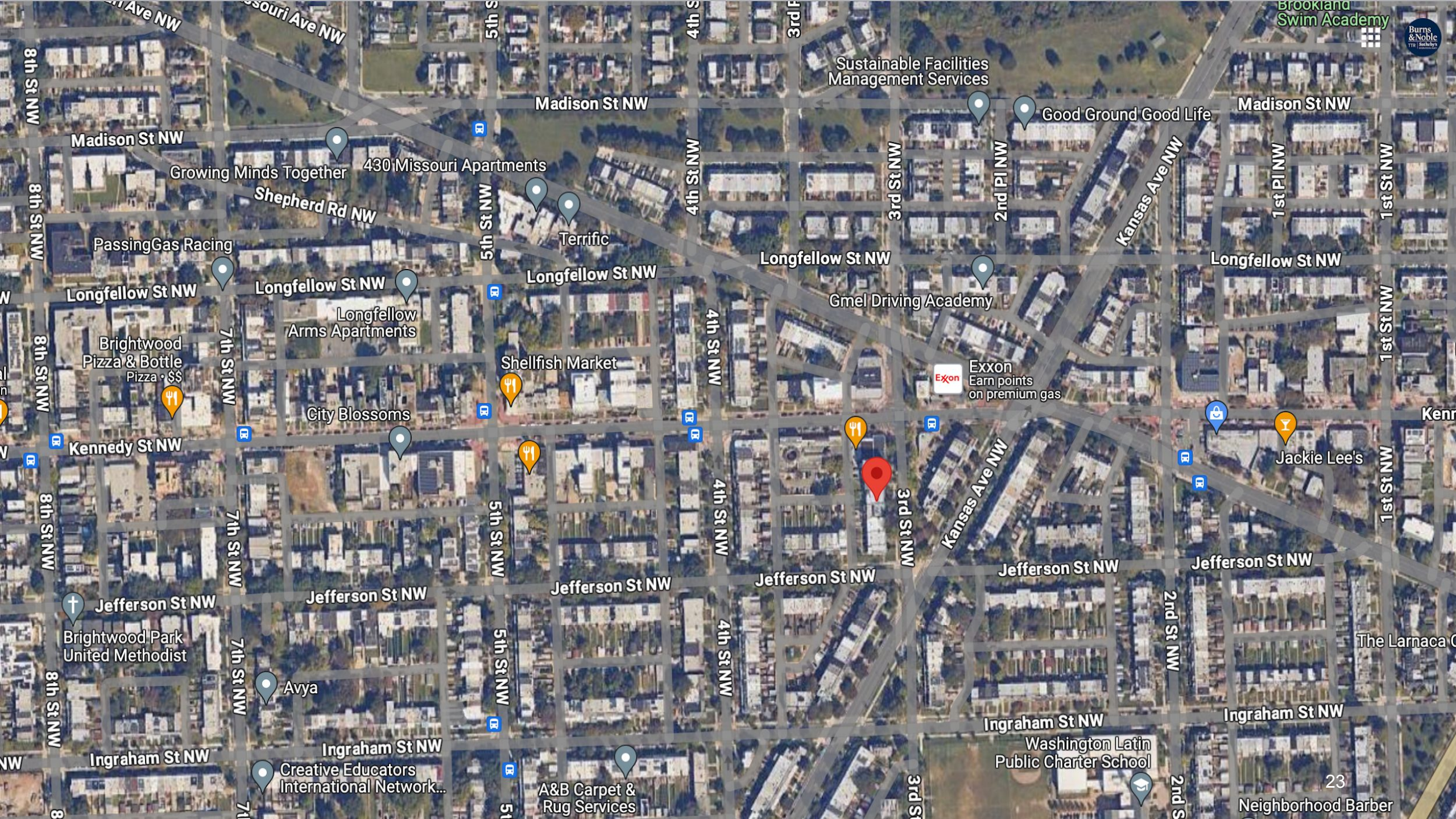




An aerial photograph of a city neighborhood, showing a dense grid of streets, buildings, and green spaces. The image is overlaid with a semi-transparent dark blue filter. The word "Neighborhood" is written in a large, white, sans-serif font across the center of the image.

# Neighborhood





Brookland Swim Academy

Burns & Noble

Sustainable Facilities Management Services

Good Ground Good Life

Madison St NW

Madison St NW

430 Missouri Apartments

Shepherd Rd NW

Terrific

Longfellow St NW

Longfellow St NW

PassingGas Racing

Longfellow St NW

Longfellow St NW

Gmel Driving Academy

Longfellow St NW

Longfellow Arms Apartments

Brightwood Pizza & Bottle

Shellfish Market

Exxon Earn points on premium gas

City Blossoms

Kennedy St NW

Jackie Lee's

Shellfish Market

3rd St NW

Kansas Ave NW

Jefferson St NW

Jefferson St NW

Jefferson St NW

Jefferson St NW

Brightwood Park United Methodist

Avy

The Larnaca C

Ingraham St NW

Ingraham St NW

Ingraham St NW

Ingraham St NW

Creative Educators International Network...

A&B Carpet & Rug Services

Washington Latin Public Charter School

23

Neighborhood Barber



Brink Bar & Grill



5422

HME.Studio



5414

5410

5406

3rd St NW

3rd St NW

5402

5400



# Contact Information

Chris Burns

O (202) 234-3344 | M (202) 251-7465

[listings@burnsandnoble.com](mailto:listings@burnsandnoble.com)