



Bohn Apartments

1303–1309 Congress Street SE, Washington, DC 20032

Investment Highlights

THE OFFERING

The Bohn Apartments offer a rare value-add investment positioned directly beside the multi-billion-dollar redevelopment of the St. Elizabeth East campus. This transformative project is delivering new retail, healthcare, office, education, residential, and entertainment anchors, creating one of the most significant long term economic engines East of the River. With high vacancy and large unit layouts, new ownership can immediately implement a renovation and stabilization plan that aligns with the area's rapid growth and rising demand for quality workforce housing.

71% VACANT WITH IMMEDIATE VALUE-ADD EXECUTION

Only 14 of the 49 units at the property are currently occupied, providing immediate access to vacant units for renovation and repositioning. This level of vacancy enables capital improvements to proceed efficiently and with minimal operational disruption, creating a clear and executable path to upgrade finishes and modernize the asset. As renovations are completed and units are re leased, rents can be reset closer to prevailing neighborhood levels, driving meaningful NOI growth and long term value creation.

Asset Snapshot

49

UNITS

1963

YEAR BUILT

766 SF

AVERAGE UNIT SIZE

\$1,900

AVERAGE MARKET RENT

Investment Highlights

LARGE UNITS WITH REPOSITIONING FLEXIBILITY

The property features large units averaging approximately 800 square feet, providing meaningful flexibility to reconfigure existing floor plans. The generous layouts allow buyers to add bedrooms and optimize unit mix, creating incremental rent upside through densification rather than solely relying on finish upgrades. This optionality supports a range of value add strategies and enhances the asset's repositioning potential.

DIRECTLY ADJACENT TO THE ST. ELIZABETH EAST REDEVELOPMENT

The property is located steps from the ongoing redevelopment of the St. Elizabeth East campus, the largest revitalization effort East of the River. This project is delivering millions of square feet of office, healthcare, education, retail, and community space, strengthening the employment base and elevating the quality of amenities available to residents.



5-MINUTE WALK TO CONGRESS HEIGHTS METRO

The property is a short five-minute walk to the Congress Heights Metro station, offering direct access to the Green Line and major employment hubs across the city. Transit proximity continues to drive renter demand, making the asset competitive for both workforce and mission driven housing strategies.

PROXIMITY TO SPORTS AND ENTERTAINMENT ANCHORS

The Bohn Apartments sit near the CareFirst Arena, home to the Washington Mystics, the Wizards practice facility, and year-round concerts and community events. This venue continues to anchor broader investment activity in Congress Heights and enhances the long-term appeal of the surrounding residential market.

SECURED OFF-STREET PARKING

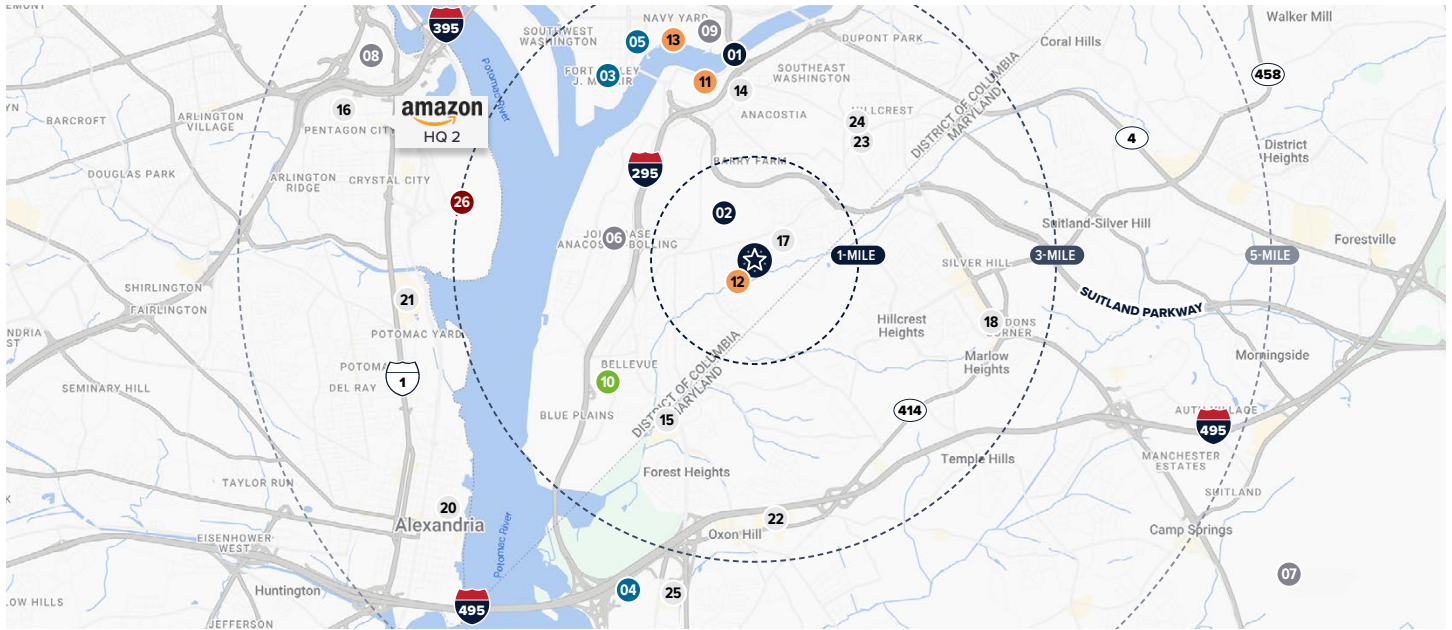
With over 35 parking spaces, the property offers secure, off-street parking, an amenity that remains limited in the immediate area. This feature enhances resident convenience and supports stronger rent potential, particularly as the neighborhood experiences continued redevelopment and density.

LOCATED IN A FEDERAL OPPORTUNITY ZONE

Bohn Apartments is located within a designated Federal Opportunity Zone, providing investors access to significant tax advantages. This designation strengthens long-term return potential through capital gains deferral, tax reduction, and opportunities for tax free appreciation over an extended hold period.



Area Map



DEVELOPMENTS

- 01 11th Street Bridge Park Development
- 02 St. Elizabeths Redevelopment

ENTERTAINMENT

- 03 Audi Field
- 04 MGM National Harbor Hotel & Casino
- 05 Nationals Park

GOVERNMENT

- 06 Joint Base Anacostia-Bolling

- 07 Joint Base Andrews
- 08 The Pentagon
- 09 Washington Navy Yard

HEALTH SERVICES

- 10 BridgePoint Hospital National Harbor

PARKS & RECREATION

- 11 Anacostia Park
- 12 Oxon Run Park
- 13 The Yards

RESTAURANTS & SHOPPING

- 14 Downtown Anacostia
- 15 Eastover Shopping Center
- 16 Fashion Centre at Pentagon City
- 17 Giant Food
- 18 Marlow Heights Shopping Center
- 19 National Harbor
- 20 Old Town Alexandria
- 21 Potomac Yard Center

- 22 Rivertowne Commons Marketplace
- 23 Safeway
- 24 Skyland Town Center
- 25 Tanger Outlets National Harbor

TRANSIT

- 26 Ronald Reagan Washington National Airport

DEAL TEAM CONTACTS

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