Greysteel

Naylor Road Apartments

1941 Naylor Road SE, Washington, DC 20020

Investment Highlights

THE OPPORTUNITY

Rare opportunity to acquire a fully vacant 15-unit apartment building in downtown Anacostia, offering immediate execution of a value-add or repositioning strategy.

TOPA-FREE ASSET

As a fully vacant asset, the property is not subject to the Tenant Opportunity to Purchase Act. That eliminates the timeline, cost, and execution risk TOPA typically introduces, giving the buyer a materially cleaner path to closing.

FULLY VACANT ASSET WITH IMMEDIATE VALUE-ADD POTENTIAL

The property is fully vacant, giving a new owner a clean platform to renovate, reconfigure unit layouts, and implement operational improvements from day one. In DC, vacancy materially improves execution certainty, shortens repositioning timelines, and reduces overall project risk.

DIVERSE UNIT MIX

A mix of 6 three-bedroom and 9 two-bedroom units positions the asset to capture strong market demand across multiple household types and tenant profiles, broadening the pool of prospective renters at stabilization.

Asset Snapshot

15

MULTIFAMILY UNITS

$2,353

AVG. MARKET RENT

0%

OCCUPANCY

Exempt

TOPA

1953

YEAR BUILT

Investment Highlights

QUALIFIED OPPORTUNITY ZONE INVESTMENT

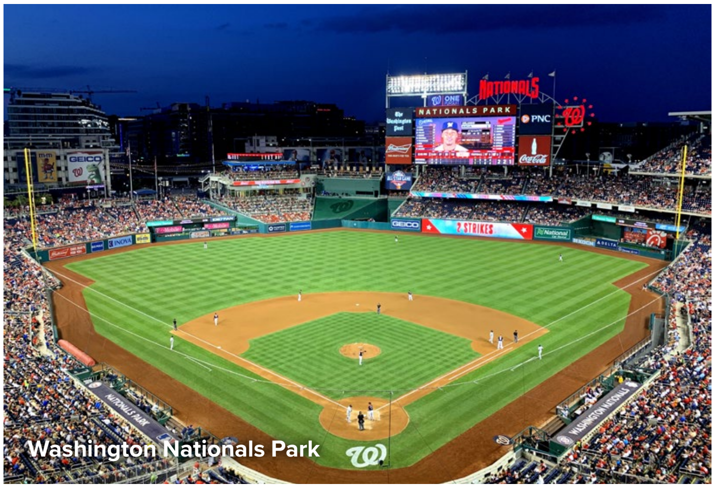
The property sits within a designated Opportunity Zone, giving ownership access to meaningful tax benefits, including deferral and reduction of capital gains on exit.

IMMEDIATELY OFF MAJOR THOROUGHFARE ARTERY

1941 Naylor Road sits within reach of three major arteries, Kenilworth Avenue Freeway, Anacostia Freeway, and Pennsylvania Avenue. As development in DC continues to push east, these thoroughfare-adjacent locations are positioned to benefit first.

IMPROVING INFRASTRUCTURE

Often called DC's next frontier, this pocket of Anacostia is home to some of the district's largest mixed-use developments in progress. Nearby projects, including MLK Gateway, Reunion Square, the 11th Street Bridge, Skyland Town Center, Columbian Quarter, and Barry Farms, will deliver over 2,000 apartment units, 2.9 million square feet of office space, and 275,000 square feet of retail.


Washington Nationals Park


11th Street Bridge

Local Map

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