

# 1115 M St NW, Washington, DC 20005



## Overview

Unit	BD / BA	Lease Term	Monthly Rent
1	1 BD, 1 BA	8/27/2023 - 3/26/2025	\$2,675
2	1 BD, 1 BA	Vacant For Showings	\$2,650 (Previous)
3	1 BD, 1 BA	8/3/2024 - 8/2/2025	\$2,350
4	1 BD + DEN, 1 BA	10/7/2022 - 10/6/2025	\$2,550
5	2 BD, 2 BA	9/29/2023 - 9/28/2025	\$3,650
Basement	1 BD, 1 BA	N/A	\$1,800 (Projected)

- Please note basement is currently used for storage. It was previously attached and rented as part of Unit 1 in 2017 and in previous years. In 2017, the rent for Unit 1 (with basement) was \$3,150.

Projected Gross Monthly Rent: \$15,675  
Projected Annual Gross Income: \$188,100



# Operating Expenses

Service	Yearly Cost
Property Taxes (2024)	\$18,060.12
Insurance	\$5,402.74
Utilities	\$3,900
Trash	\$1,700
Common Area Cleaning	\$1,800
Pest Control	\$600
<b>Annual Operating Expenses</b>	<b>\$31,462.86</b>

# Floor Plan



GROSS INTERNAL AREA  
 BASEMENT : 636 sq ft  
 FLOOR 1 : 1375 sq ft, FLOOR 2 : 1446 sq ft  
 FLOOR 3 : 840 sq ft, FLOOR 4 : 526 sq ft EXCLUDED  
 AREAS : PORCH: 516 sq ft  
 TOTAL: 4823 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



