



2859 Denver St SE

2859 Denver St SE, Washington, DC 20020

SAMSON
PROPERTIES



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Samson Properties

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2859 Denver St SE

\$795,165

NEW PRICE!
Investors — Check out 2859 Denver Street SE, a fully stabilized, 5-unit furnished multifamily building in Southeast Washington, DC (Naylor Gardens / 20020). Built 1943, comprehensively renovated in 2025, and 100% occupied.

- Offering Price: \$795,165 (\$159,033/unit · \$210/SF)
- Pro Forma NOI: \$67,589
- Cap Rate: 8.5%
- DSCR: 1.49x at 25% down, 6.5%, 30-yr amortization
- Year 1 Total Return: 14.6% (\$29,021 on \$198,791 equity)...

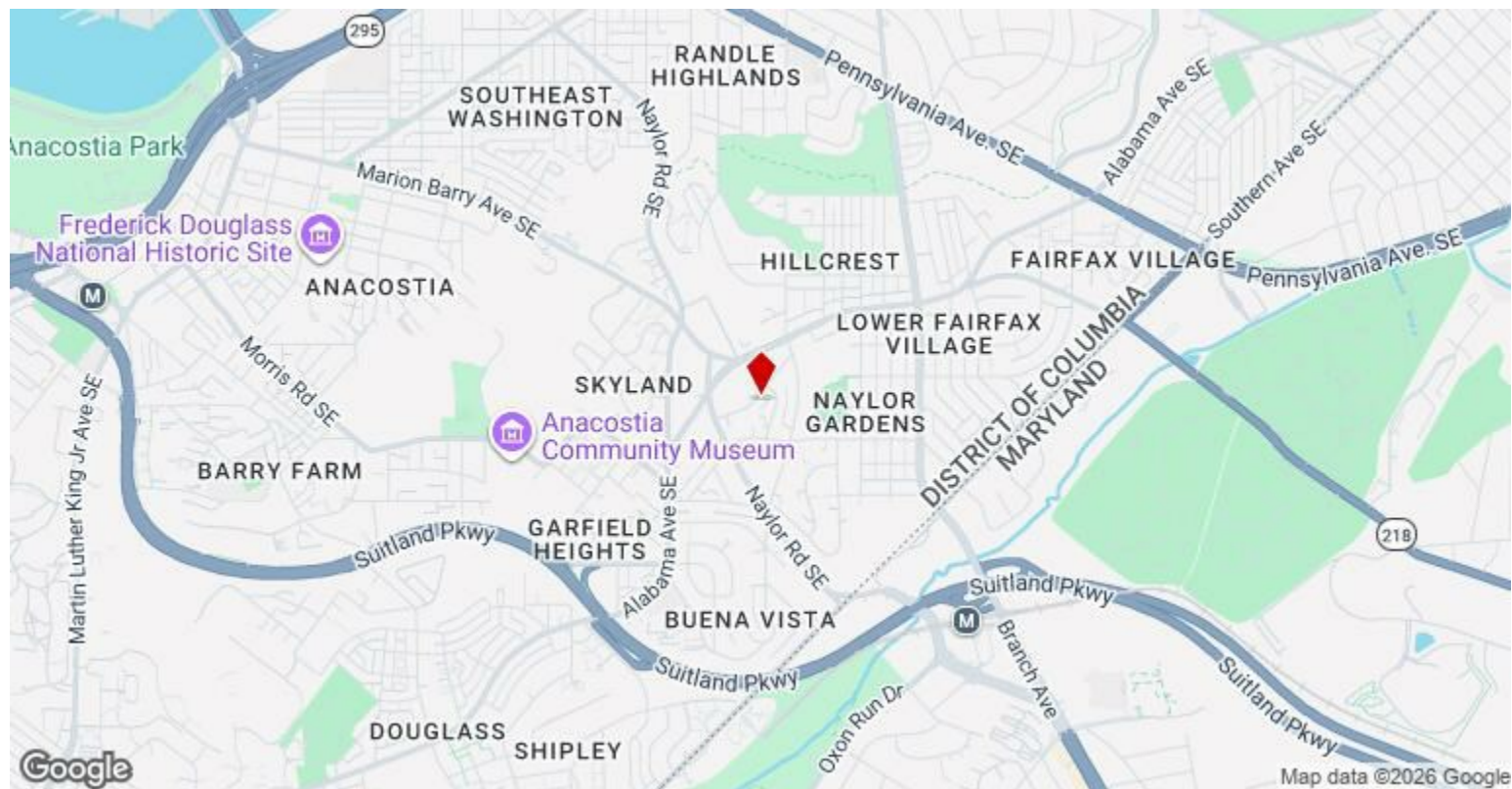
- 14 min drive to National Mall, 18 min to DCA, 4 min to Metro, 3 min walk to Bus station
- Furnished Mid-Term Rental model that mitigates DC rental constraints and eviction risk to collect premium rents
- 8.5% cap rate on renovated, 100%-occupied income generating multifamily. Earn income from Day 1!



Price:	\$795,165
No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.50%
Lot Size:	4,560 SF
Gross Building Area:	3,780 SF
Gross Rent Multiplier:	7.36
No. Stories:	2
Year Built:	1943
Parking Ratio:	1.32/1,000 SF
Zoning Description:	RA-1

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	5	Negotiable	645

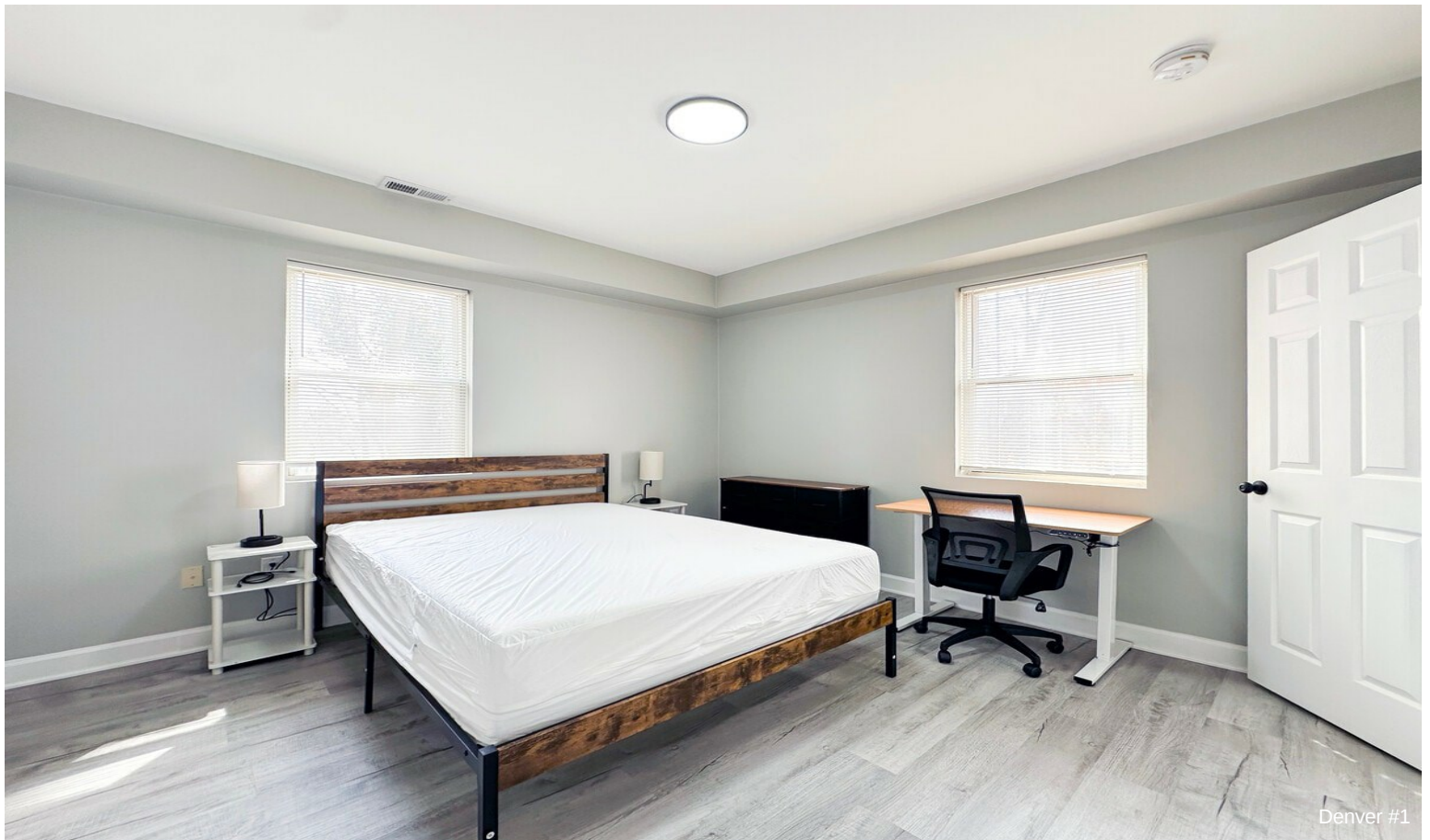


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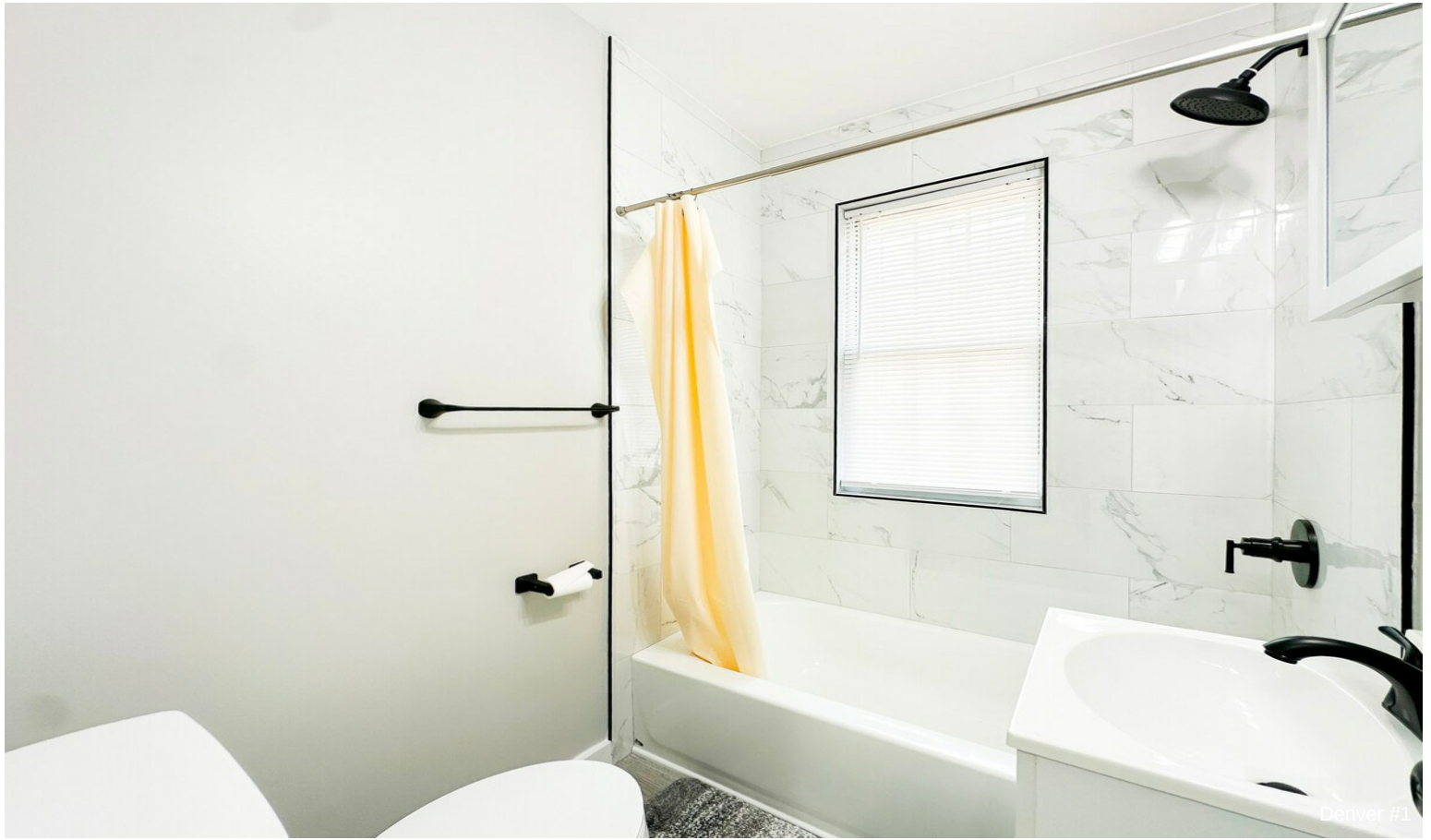
Property Photos



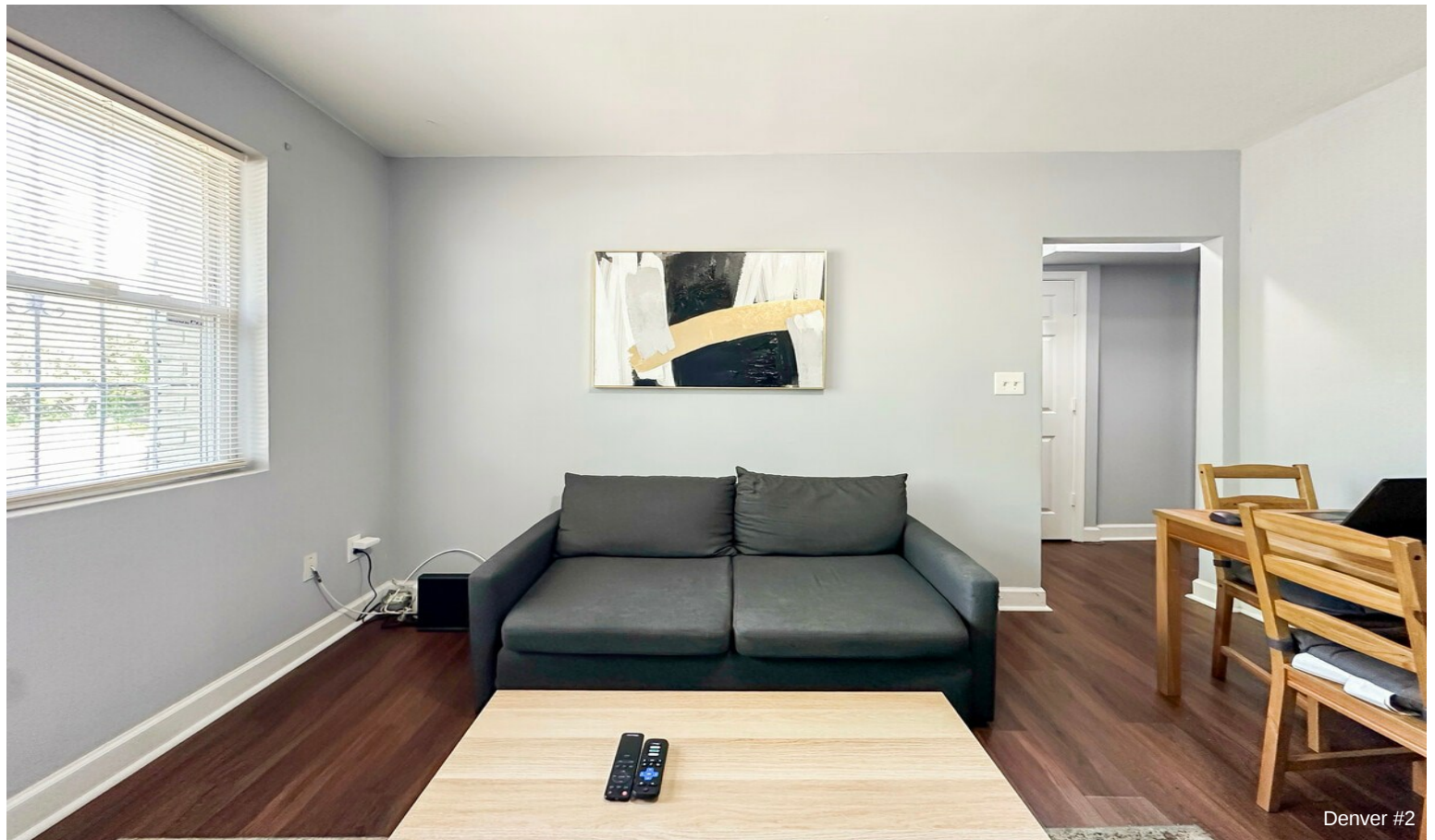
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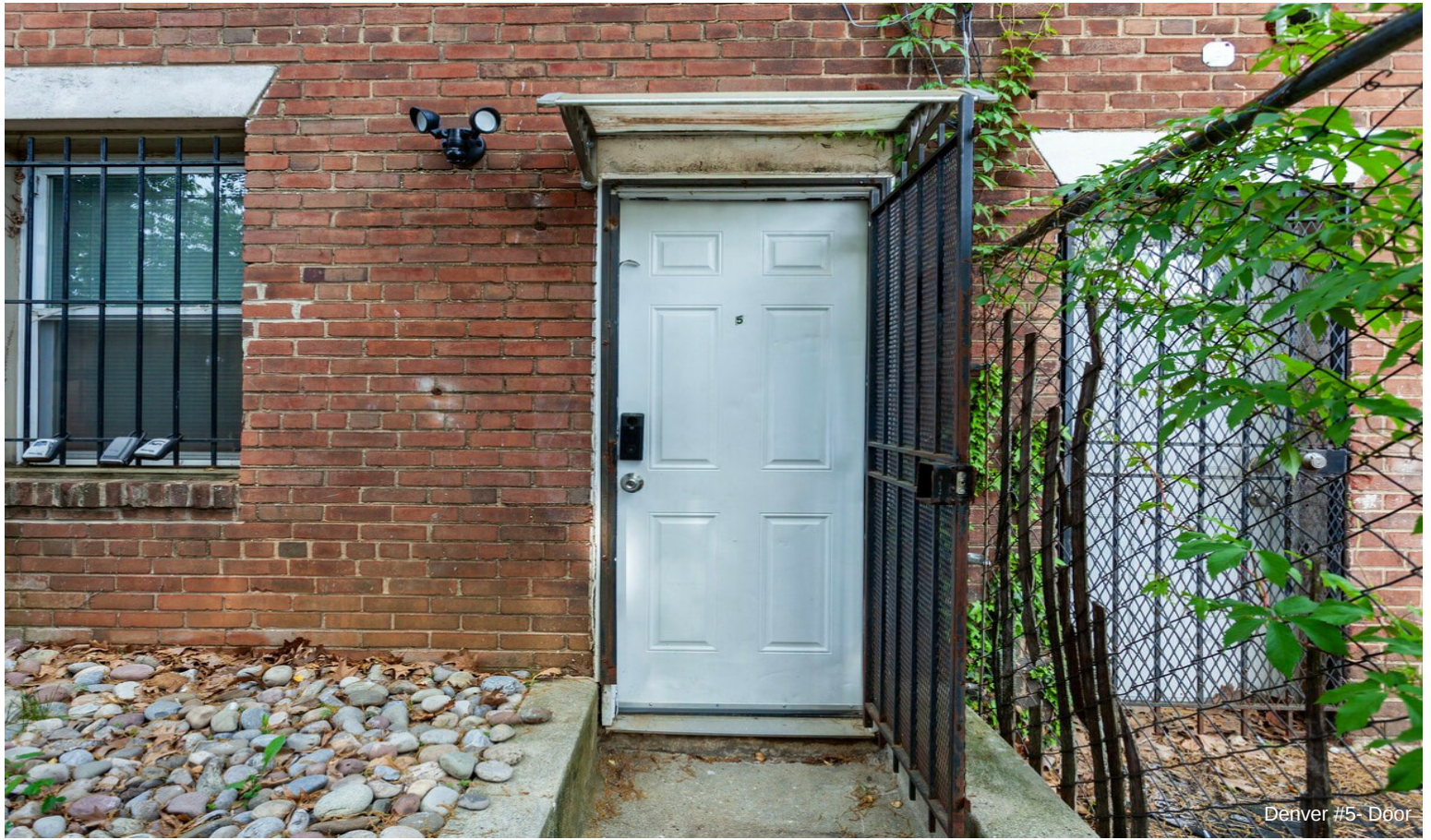
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