



Erdo Court

2000 2nd Street S | Arlington, VA 22204

Investment Highlights

THE OPPORTUNITY

Erdo Court is a well-located, 16-unit garden-style multifamily community situated in the highly desirable Penrose neighborhood of Arlington, Virginia. The property benefits from a quiet residential setting while maintaining convenient access to major employment centers, retail amenities, and regional transportation corridors. The property features a compelling and efficient unit mix comprised of 10 two-bedroom residences averaging 871 square feet and 6 one-bedroom residences averaging 732 square feet. The larger-than-average unit sizes appeal to a broad renter base and provide a solid foundation for durable cash flow and long-term rental growth.

VALUE-ADD POTENTIAL

Erdo Court offers a clear and executable value-add strategy supported by demonstrated rent premiums on renovated units. Renovated one-bedroom units are achieving rents approximately \$180 higher than classic one-bedroom units, while renovated two-bedroom units command an average premium of \$184 over classic two-bedroom units. These rent premiums support a clear opportunity to drive additional NOI through a measured interior renovation program implemented over time.

RESIDENTIAL TRANQUILITY

Unlike many nearby garden-style communities that front surrounding roads, Erdo Court is set inward from adjacent streets, resulting in a quieter, more private residential environment. This inward-oriented layout limits traffic exposure, enhances tenant privacy, and has contributed to strong resident satisfaction and tenant retention.

Asset Snapshot

16
UNITS

17,290
RENTABLE SF

\$1,988
AVERAGE MARKET RENT

1962
YEAR BUILT

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CONVENIENT LOCATION

Erdo Court is located approximately 0.5 miles from the Columbia Pike retail corridor, offering residents convenient access to grocery options, neighborhood dining, and everyday services. Larger-format retail and entertainment are available at Pentagon City, approximately 1.8 miles from the property and anchored by the Fashion Centre at Pentagon City. Additional options can be found in Crystal City and National Landing, both located roughly 2.0 miles away. Nearby parks, trails, and recreational amenities further enhance the property's livability and support long-term tenant retention.

FAVORABLE DEMOGRAPHICS

Arlington County boasts one of the most educated and affluent renter profiles in the United States. According to recent U.S. Census Bureau estimates, approximately 77% of residents aged 25 and older hold a bachelor's degree or higher, significantly above national averages, and the county's median household income is approximately \$140,000. Arlington's population has grown steadily over the past decade, increasing by roughly 12% since 2010, reflecting strong demand for housing in the region. These demographic fundamentals support durable rental demand, elevated renter credit quality, and long-term pricing power in one of the D.C. region's most competitive residential markets.

EMPLOYMENT CENTERS ABOUND

The property is strategically located near many of the Washington, D.C. region's most significant public- and private-sector employment centers. Northern Virginia is home to approximately 15 Fortune 500–headquartered companies, supporting a deep and diversified economic base. Major employers in the area include the Pentagon, Amazon's HQ2, Inova Health System, Fairfax County Public Schools, and a broad concentration of financial, consulting, and professional services firms throughout the region.

TRANSIT ACCESSIBILITY & CONNECTIVITY

Erdo Court benefits from strong access to public transportation, with multiple Metrobus routes operating along nearby Columbia Pike and S. Glebe Road, providing frequent service to Pentagon City, Crystal City, and Downtown Washington, D.C. The property is located approximately 1.7 miles from the Pentagon City Metro Station, which serves the Blue and Yellow Lines, offering direct connectivity to major employment centers throughout the region. Additional transit options are available at the Crystal City Metro Station, located approximately 2.0 miles away. According to Arlington County transportation data, more than 35% of residents commute via public transit, biking, or walking, underscoring strong demand for well-connected, transit-accessible housing in the South Arlington submarket.



Local Map



01 CLARENDON	05 PENTAGON CITY
02 BALLSTON	06 SHIRLINGTON
03 ARLINGTON	07 POTOMAC YARD
04 COLUMBIA PIKE	



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