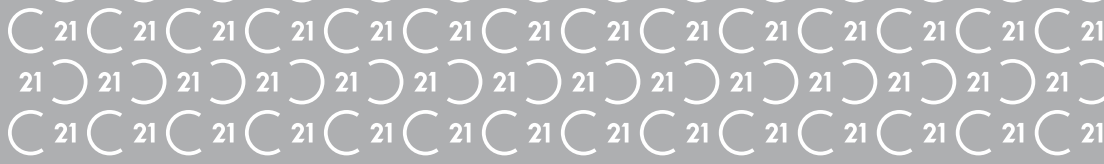


CENTURY 21 COMMERCIAL®
New Millennium

FOR SALE

3205 D ST, SE
WASHINGTON, DC 20019

LISTED FOR:
\$650,000



*EXCEPTIONAL VALUE-ADD INVESTMENT OPPORTUNITY
CHAPTER 7 BANKRUPTCY SALE, H. JASON GOLD, TRUSTEE
All Sales TOPA Exempt*

**AN EXCEPTIONAL INVESTMENT
OPPORTUNITY TO ESTABLISH A FOOTPRINT
IN THE DC MULTIFAMILY MARKET**

PROPERTY DETAILS

4 UNITS, 3,162 GROSS SQ FT

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THE BUILDING

The property is an existing two-story semi-detached multifamily apartment building containing a total of four, potentially five, dwelling units with 3,162 square feet of gross building area, plus an unfinished basement level (according to the tax record). The building was constructed in 1943 and reportedly renovated in 2021. The zoning is R-2 (Residential Zone) and the lot size is 4,053 square feet, or 0.09 acres. There are four 3 BR / 1 BA units, with two on each floor, plus the potential for a fifth unit in the basement. The basement unit is currently unfinished, but the current active BBL issued on March 1, 2023 allows five units. Utility providers are DC Water and Sewer Authority, PEPCO, Washington Gas, and Verizon.

THE NEIGHBORHOOD

The nearest fire and police stations are within one mile of the property. The local school system includes Kimball Elementary School, Sousa Miller Middle School, and Anacostia High School. Major colleges and universities are Georgetown, George Washington, and American Universities in Washington, DC, as well as the University of Maryland, College Park in Maryland.

The main access into the neighborhood is the Baltimore-Washington Parkway/Anacostia Freeway (Route 295). Access to the area from the Anacostia Freeway is provided by Kenilworth Avenue NE to Minnesota Avenue SE and then to D Street SE. Public transportation is provided by the Washington Metropolitan Area Transit Authority (WMATA) and provides access throughout Washington, DC and to major destinations in suburban Maryland and Virginia. According to WMATA, the nearest subway station is the Benning Road Metrorail Station (Blue Line), located about 1.5 miles from the property. The closest bus stop is about two blocks east of the property at the corner of Minnesota Avenue SE and 34th Street SE.

THE OPPORTUNITY

This property is being sold by a Chapter 7 Bankruptcy Trustee, therefore the sales are exempt from DC's Tenant Opportunity to Purchase Act (TOPA). This allows for an expedited acquisition process, including necessary Bankruptcy Court approval.

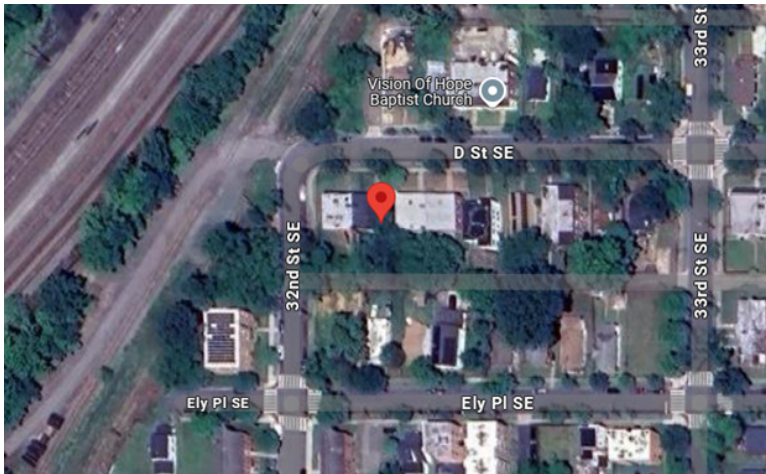
PROPERTY OVERVIEW & UNIT MIX

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Address	3205 D St, SE Washington, DC 20019
Neighborhood	Greenway
Units	4
Mix	four 3 BR / 1 BA
Stories	2
Year Built	1943
Year Renovated	2022
Gross Square Feet	3,162
Lot Square Feet	4,053
Zoning	R-2
Parcel Number (APN)	5447-0040
Parking	street
Walk Score	Car Dependent (24)
Transit Score	Good Transit (56)

PROPERTY PHOTOGRAPHS

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CREATING COMMERCIAL COMMUNITIES

COMMUNITY HIGHLIGHTS

Greenway

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CONVENIENT ACCESS TO GREEN SPACES

Greenway is close to Fort Dupont Park, one of the largest parks in D.C., offering ample recreational opportunities such as hiking trails, picnic spots, and outdoor sports areas. Residents can enjoy events like the Fort Dupont Summer Concert Series and scenic trails that make it easy to enjoy nature.

GROWING LOCAL AMENITIES AND DINING OPTIONS

Greenway is just a short drive from Skyland Town Center, a new development featuring retail stores, dining, and services that are revitalizing the area. Popular spots include Like That Barber Shop and Roaming Rooster for a bite of their famous fried chicken sandwiches. The area continues to grow, adding more shopping and dining options for residents.

COMMUNITY-FOCUSED RECREATION CENTER

The Therapeutic Recreation Center nearby offers a range of programs and services for individuals of all ages and abilities, making it an inclusive place for residents to participate in fitness, sports, and creative activities. It's a well-loved community space that promotes connection and engagement among locals.

PUBLIC TRANSIT AND EASY COMMUTES

The Minnesota Avenue Metro Station on the Orange Line provides Greenway residents with convenient access to downtown D.C. and other parts of the city. Additionally, bus routes along Minnesota Avenue and East Capitol Street make commuting without a car accessible for those working or studying in the area.

ACTIVE COMMUNITY SPIRIT AND INITIATIVES

The Greenway community has a strong neighborhood network, with residents participating in community initiatives and local events. Organizations like the Far Southeast Family Strengthening Collaborative are active in the area, promoting community programs, support services, and events that help create a close-knit and supportive environment.



DC HOUSING

Housing Choice Voucher (HCV) Program

www.dchousing.org

In order to maximize HCV participant choice, program flexibility and increase affordable housing availability in low poverty areas and reduce areas of minority concentration, the DCHA Board of Commissioners adopted the FY2025 Payment Standards, effective October 1, 2024, at 187% of the new HUD Fair Market Rent (FMR) for all Housing Choice Voucher Programs.

The DCHA maximum Payment Standards are as follows:

<u>Number of Bedrooms</u>	<u>Payment Standard (Maximum)</u>
Efficiency	Up to \$3,762
1 Bedroom	Up to \$3,845
2 Bedroom	Up to \$4,327
3 Bedroom	Up to \$5,410
4 Bedroom	Up to \$6,382
5 Bedroom	Up to \$7,340
6 Bedroom	Up to \$8,297

Please note the above payment standards do not validate the worth of the voucher.

The Payment Standard is the maximum rent allowable for an applicable bedroom size unit. All rents for units under Housing Assistance Payment contracts are subject to rent reasonableness standards in regard to comparable unsubsidized market rate rental units.

**Sourced from: <https://www.dchousing.org/wordpress/vouchers/payment-standard/>*

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FREQUENTLY ASKED QUESTIONS

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HOW IS A BANKRUPTCY SALE DIFFERENT FROM OTHER REAL ESTATE TRANSACTIONS?

In a bankruptcy sale, once the Sales Contract is ratified by the Bankruptcy Trustee, it requires approval by the Bankruptcy Court. This process typically takes 30 to 45 days from contract signing to Court approval. After the Court issues an Order approving the sale, the Trustee can proceed with closing, similar to any standard real estate transaction.

ARE THESE SALES SUBJECT TO THE TENANT OPPORTUNITY TO PURCHASE ACT (TOPA) IN DC?

No, bankruptcy sales are exempt from TOPA restrictions, allowing for a streamlined transaction without the need for tenant purchase rights.

ARE THE PROPERTIES PROFESSIONALLY MANAGED?

Yes, all properties are managed by the 10Ninety Group, a reputable DC-based residential property management firm.

IS THERE ACCESS TO A RENT ROLL, 12-MONTH OPERATING STATEMENT, OR LEASE COPIES?

Currently, we don't have complete financial documentation due to the nature of this bankruptcy sale. The property manager is actively gathering a rent roll, T12 operating statement, and lease copies to provide the most accurate information possible.

CAN I TOUR THE UNITS IN THE PROPERTY I'M INTERESTED IN?

A RealMarkets team member will show vacant units as part of your preliminary due diligence. Occupied units, however, are only accessible to purchasers with a ratified sales contract.

IS A DUE DILIGENCE PERIOD ALLOWED IN MY OFFER?

Yes, you may include a due diligence period in your offer. However, all contingencies, including financing, must be removed prior to the scheduled Court hearing. By the time of the Bankruptcy Court's approval hearing, the contract should be non-contingent.

DO I HAVE TO BUY ALL THE PROPERTIES, OR CAN I SELECT INDIVIDUAL ONES?

You're welcome to purchase one, several, or all of the available properties. As the Bankruptcy Trustee reviews offers on a rolling basis, we encourage you to submit your offer as soon as possible.

ONE FINAL NOTE

Each prospective buyer is encouraged to verify all information provided herein. All property is sold in strictly as-is, where-is condition.

BROKER CONTACTS

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