

DISTRICT OF COLUMBIA MULTIFAMILY PORTFOLIO

EXCEPTIONAL VALUE-ADD INVESTMENT OPPORTUNITY

CHAPTER 7 BANKRUPTCY SALE, H. JASON GOLD, TRUSTEE

All Sales TOPA Exempt

FOR SALE

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CENTURY 21 COMMERCIAL
New Millennium



OFFERING INVESTORS AN EXCEPTIONAL OPPORTUNITY TO ESTABLISH
A SUBSTANTIAL FOOTPRINT IN THE DC MULTIFAMILY MARKET

MULTIFAMILY PORTFOLIO SALE

Thank you for your interest in this unique portfolio of nine multifamily properties across Washington, DC's NE and SE neighborhoods. This offering provides an accessible entry point for first-time multifamily investors and a growth opportunity for established firms looking to expand their portfolio of income-producing assets. Ranging from a four-unit property at 3205 D Street, SE, to a seventeen-unit community at 2100 15th Street, SE, this portfolio offers options to suit a variety of investment goals.

With housing prices on the rise and strong demand for quality rental properties, this is an ideal time to benefit from the economic momentum in multifamily investing. Key benefits include:

Consistent Cash Flow: Multifamily properties generate steady income from multiple rental units, reducing dependency on a single tenant and ensuring reliable cash flow.

Economies of Scale: Managing multiple units within one portfolio can reduce per-unit costs for maintenance, repairs, and professional management.

Portfolio Diversification: Multifamily properties bring diversity to real estate portfolios, offering stability and reduced risk compared to other asset classes.

Appreciation Potential: Multifamily properties generally appreciate over time through "forced appreciation," where values align with increased net operating income driven by market demand and rent adjustments.

Tax Advantages: Investors benefit from tax incentives, including bonus depreciation, interest deductions, and 1031 exchange opportunities to defer capital gains taxes.

Additionally, as these properties are sold by a Chapter 7 Bankruptcy Trustee, 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.

To learn more or to submit an offer on one, multiple, or all of these properties, please reach out to a member of our sales team. We look forward to supporting your investment journey and helping you reach your financial goals.

Stephen Karbelk
Team Leader, RealMarkets, a CENTURY 21 Commercial New Millennium Team

BROKER CONTACTS

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Stephanie Young

REALTOR® | Licensed in VA,
WV, DC, PA & MD

M. 571-223-9775

O. 703-556-4222

stephanie@realmarkets.com

RealMarkets.com



Robert Walters

Associate Broker | Licensed
in VA, DC and MD

M. 703-401-5874

O. 703-556-4222

robert@realmarkets.com

RealMarkets.com



Stephen Karbelk

REALTOR® | Licensed in VA,
MD and DC

M. 571-481-1037

O. 703-556-4222

stephen@realmarkets.com

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Portfolio Overview

- Property Mapping
- Properties 1-3
- Properties 4-6
- Properties 7-9

Building Details

- 1 4001 1st Street SE, Washington, DC 20032 (8 units) – Congress Heights
- 2 4318 Halley Terrace SE, Washington, DC 20032 (4 units) – Congress Heights
- 3 4257-4261 6th Street SE, Washington, DC 20032 (6 units) – Congress Heights
- 4 2812 Pomeroy Road SE, Washington, DC 20019 (6 units) – Barry Farms
- 5 2100 15th Street SE, Washington, DC 20020 (17 units) – Anacostia
- 6 4641 Hillside Road SE, Washington, DC 20019 (4 units) – Fort Dupont Park
- 7 5012 Bass Place SE, Washington, DC 20019 (9 units) – Marshall Heights
- 8 101 41st Street NE, Washington, DC 20019 (14 units) – Deanwood
- 9 3205 D Street SE, Washington, DC 20019 (4 units) – Greenway

Community Highlights

- Congress Heights (Properties 1-3)
- Barry Farms (Property 4)
- Anacostia (Property 5)
- Fort Dupont Park (Property 6)
- Marshall Heights (Property 7)
- Deanwood (Property 8)
- Greenway (Property 9)

Housing Choice Voucher Program

- Payment Standard 2025

Frequently Asked Questions

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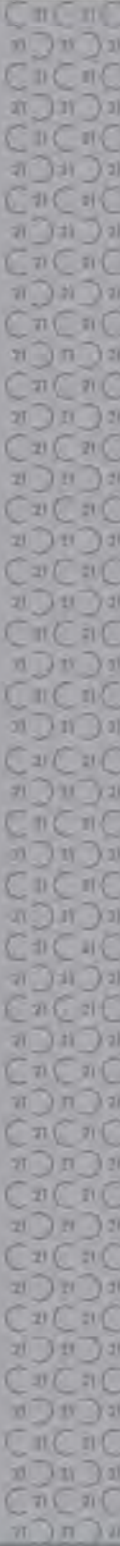
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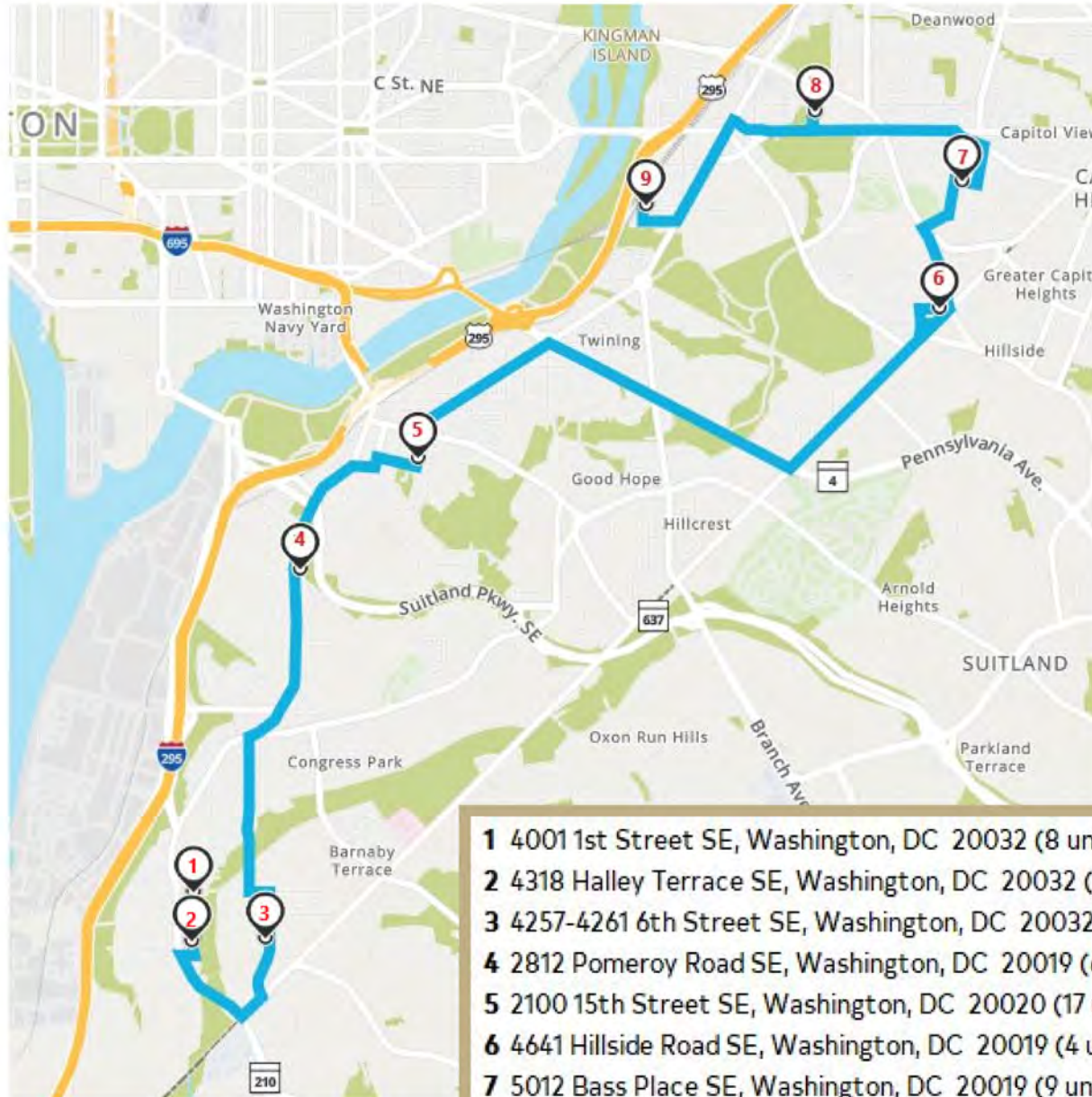
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PORTFOLIO OVERVIEW

CREATING COMMERCIAL COMMUNITIES





- 1** 4001 1st Street SE, Washington, DC 20032 (8 units) - Congress Heights
- 2** 4318 Halley Terrace SE, Washington, DC 20032 (4 units) - Congress Heights
- 3** 4257-4261 6th Street SE, Washington, DC 20032 (6 units) - Congress Heights
- 4** 2812 Pomeroy Road SE, Washington, DC 20019 (6 units) - Barry Farms
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- 8** 101 41st Street NE, Washington, DC 20019 (14 units) - Deanwood
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PROPERTIES 1-3

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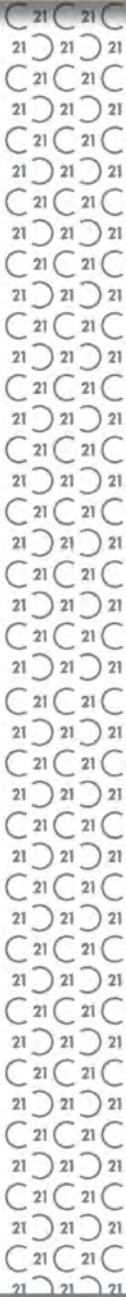
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Property Number	1	2	3
	4001 1st Street SE Washington, DC 20032	4318 Halley Terrace SE Washington, DC 20032	4257-4261 6th Street SE Washington, DC 20032
Neighborhood	Congress Heights	Congress Heights	Congress Heights
Units	8	6	6
Mix	TBD	five 3 BR, one 1 BR	mostly 2 BR, TBD
Stories	3	2	2
Year Built	1967	1943	1967
Year Renovated		2018	2007
Gross Square Feet	4,538	3,175	3,292
Lot Square Feet	4,200	3,424	3,289
Zoning	RA-1	RA-1	RA-1
Parcel Number (APN)	6170-0040	6214-0020	6207-0045
Parking	parking lot (8)	street	street
Walk Score	Somewhat Walkable (68)	Somewhat Walkable (69)	Somewhat Walkable (64)
Transit Score	Good Transit (56)	Good Transit (57)	Good Transit (60)



PROPERTIES 4-6

FOR SALE

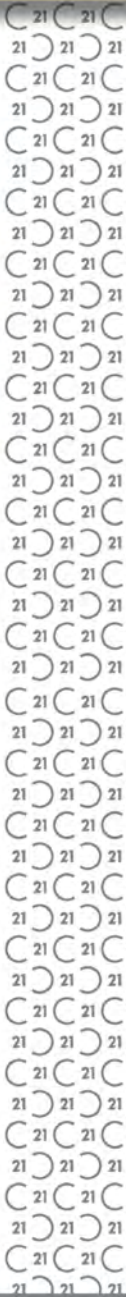
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Property Number	4	5	6
	2812 Pomeroy Road SE Washington, DC 20019	2100 15th Street SE Washington, DC 20020	4641 Hillside Road SE Washington, DC 20019
Neighborhood	Congress Heights / Barry Farms	Anacostia	Fort Dupont Park
Units	6	17	6
Mix	two 3 BR, four others TBD	TBD	five 3 BR, one 2 BR
Stories	2	4	2
Year Built	1943	1937	
Year Renovated	2020	2016	2019
Gross Square Feet	2,432	14,300	3,780
Lot Square Feet	3,295	9,360	3,874
Zoning	RA-1	R-3	R-2
Parcel Number (APN)	5868-0134	5779-1011	5363-0114
Parking	street	parking lot (15)	street
Walk Score	Car Dependent (45)	Very Walkable (81)	Very Walkable (78)
Transit Score	Excellent Transit (75)	Excellent Transit (74)	Good Transit (52)



PROPERTIES 7-9

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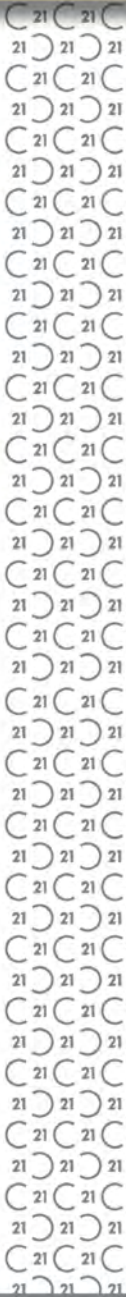
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Property Number	7	8	9
	5012 Bass Place SE Washington, DC 20019	101 41st Street NE Washington, DC 20019	3205 D Street SE Washington, DC 20019
Neighborhood	Marshall Heights	Minnesota Ave / Deanwood	Greenway / Fort Dupont Park
Units	9	14	4
Mix	mix of 3 BR and 4 BR, TBD	TBD	TBD
Stories	3	4	2
Year Built	1965	1963	1943
Year Renovated		2021	2022
Gross Square Feet	7,602	13,468	3,162
Lot Square Feet	8,000	17,500	4,053
Zoning	R-3	RA-1	R-2
Parcel Number (APN)	5325-0031	5084-0820	5447-0040
Parking	parking lot (9)	parking lot (16)	street
Walk Score	Car Dependent (46)	Very Walkable (75)	Car Dependent (24)
Transit Score	Good Transit (62)	Excellent Transit (77)	Good Transit (56)



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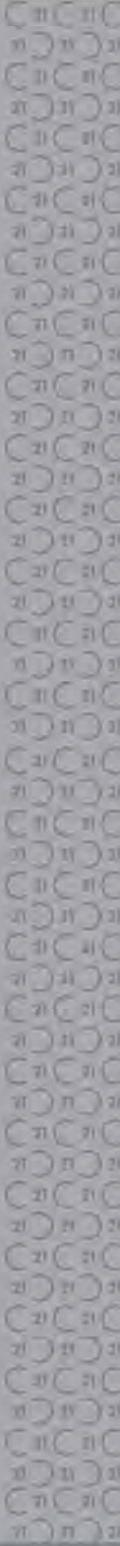
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BUILDING DETAILS

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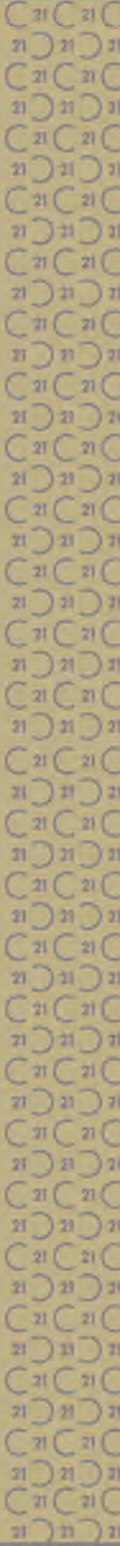
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4001 First St, SE

Washington, DC 20032

PROPERTY 1



PROPERTY OVERVIEW & UNIT MIX

UNITS

8

GROSS SQFT

4,538



Property Number

1

4001 1st Street SE
Washington, DC 20032

Neighborhood

Congress Heights

Units

8

Mix

TBD

Stories

3

Year Built

1967

Year Renovated

Gross Square Feet

4,538

Lot Square Feet

4,200

Zoning

RA-1

Parcel Number (APN)

6170-0040

Parking

parking lot (8)

Walk Score

Somewhat Walkable (68)

Transit Score

Good Transit (56)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	8	100.0%	-	-	-	-	-	-	-

**Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.*

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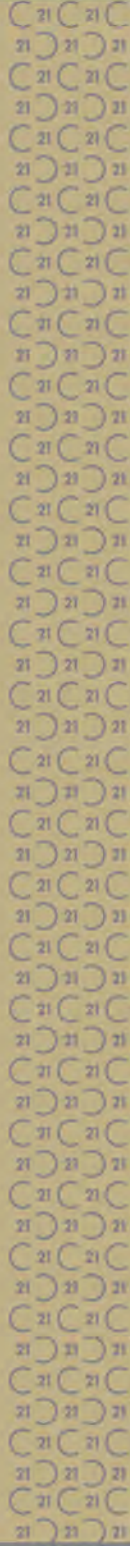
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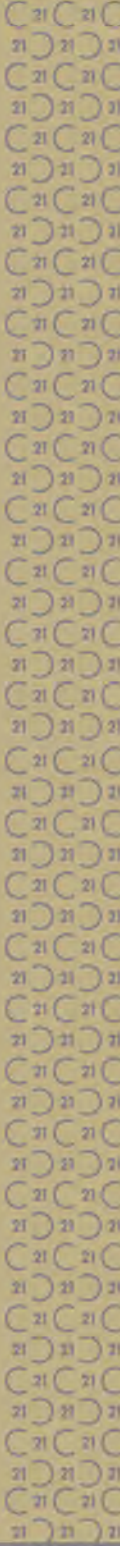
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4318 Halley Terrace, SE

Washington, DC 20032

PROPERTY 2

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PROPERTY OVERVIEW & UNIT MIX

UNITS

6

GROSS SQFT

3,175

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Property Number

2

4318 Halley Terrace SE
Washington, DC 20032

Neighborhood

Congress Heights

Units

6

Mix

five 3 BR, one 1 BR

Stories

2

Year Built

1943

Year Renovated

2018

Gross Square Feet

3,175

Lot Square Feet

3,424

Zoning

RA-1

Parcel Number (APN)

6214-0020

Parking

street

Walk Score

Somewhat Walkable (69)

Transit Score

Good Transit (57)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1	-	4	100.0%	-	-	-	-	-	-	-

*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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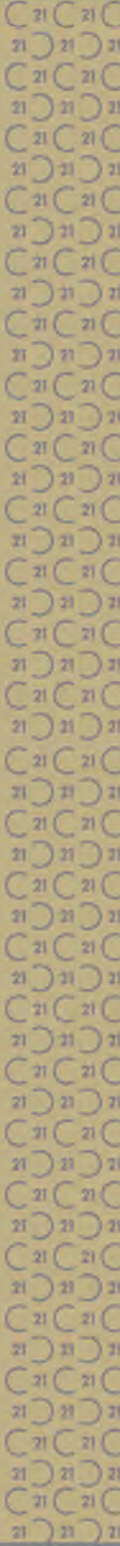
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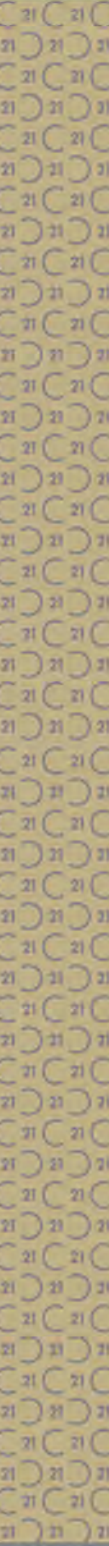
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4257-4261 6th St, SW

Washington, DC 20032

PROPERTY 3



PROPERTY OVERVIEW & UNIT MIX

UNITS

GROSS SQFT

6

3,292



Property Number

3

4257-4261 6th Street SE
Washington, DC 20032

Neighborhood

Congress Heights

Units

6

Mix

mostly 2 BR, TBD

Stories

2

Year Built

1967

Year Renovated

2007

Gross Square Feet

3,292

Lot Square Feet

3,289

Zoning

RA-1

Parcel Number (APN)

6207-0045

Parking

street

Walk Score

Somewhat Walkable (64)

Transit Score

Good Transit (60)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1	-	6	100.0%	-	-	-	-	-	-	-

*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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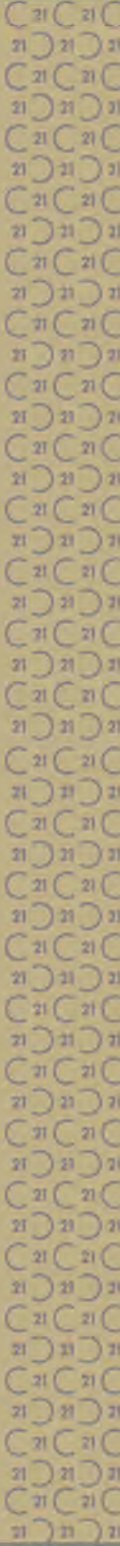
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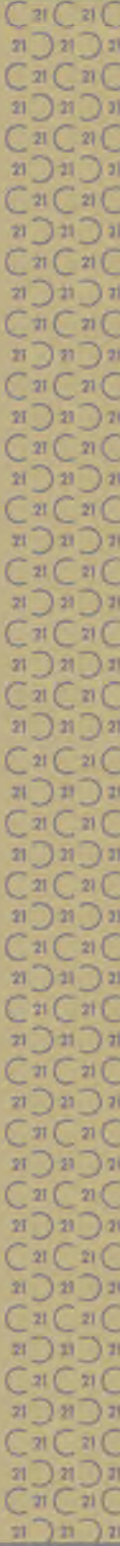
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2812 Pomeroy Rd, SE

Washington, DC 20019

PROPERTY 4

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PROPERTY OVERVIEW & UNIT MIX

UNITS

6

GROSS SQFT

3,295



Property Number

4

2812 Pomeroy Road SE
Washington, DC 20019

Neighborhood

Congress Heights / Barry Farms

Units

6

Mix

two 3 BR, four others TBD

Stories

2

Year Built

1943

Year Renovated

2020

Gross Square Feet

2,432

Lot Square Feet

3,295

Zoning

RA-1

Parcel Number (APN)

5868-0134

Parking

street

Walk Score

Car Dependent (45)

Transit Score

Excellent Transit (75)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	550	6	100.0%	-	-	-	-	-	-	-

*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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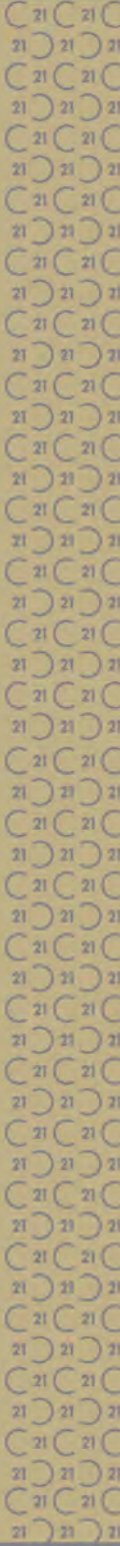
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2100 15th St, SE

Washington, DC 20020

PROPERTY 5

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PROPERTY OVERVIEW & UNIT MIX

UNITS

17

GROSS SQFT

14,300



Property Number

5

2100 15th Street SE
Washington, DC 20020

Neighborhood

Anacostia

Units

17

Mix

TBD

Stories

4

Year Built

1937

Year Renovated

2016

Gross Square Feet

14,300

Lot Square Feet

9,360

Zoning

R-3

Parcel Number (APN)

5779-1011

Parking

parking lot (15)

Walk Score

Very Walkable (81)

Transit Score

Excellent Transit (74)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
3	2	-	17	100.0%	-	-	-	-	-	-	-

**Unit Mix Chart sourced from CoStar Reporting. The information has not yet been independently verified.*

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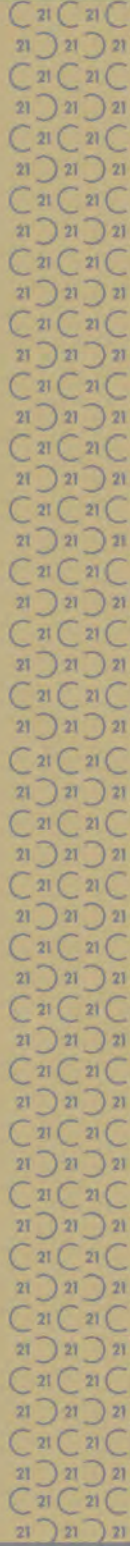
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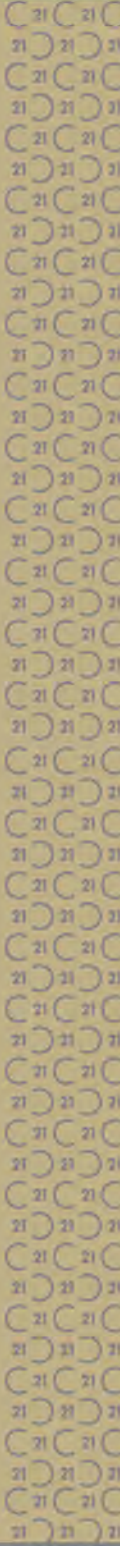
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4641 Hillside Rd, SE

Washington, DC 20019

PROPERTY 6

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PROPERTY OVERVIEW & UNIT MIX

UNITS

6

GROSS SQFT

3,780



Property Number

6

4641 Hillside Road SE
Washington, DC 20019

Neighborhood

Fort Dupont Park

Units

6

Mix

five 3 BR, one 2 BR

Stories

2

Year Built

2019

Year Renovated

2019

Gross Square Feet

3,780

Lot Square Feet

3,874

Zoning

R-2

Parcel Number (APN)

5363-0114

Parking

street

Walk Score

Very Walkable (78)

Transit Score

Good Transit (52)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	1	25%	-	-	-	-	-	-	-
2	1	-	3	75.0%	-	-	-	-	-	-	-

**Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.*

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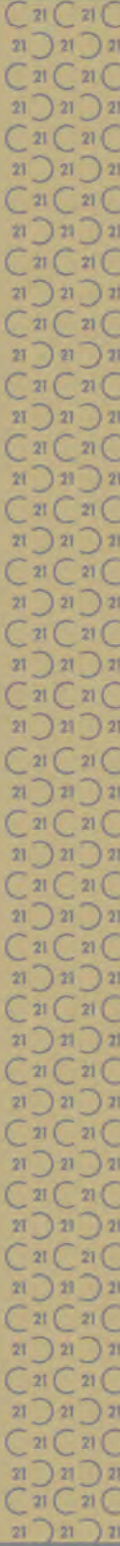
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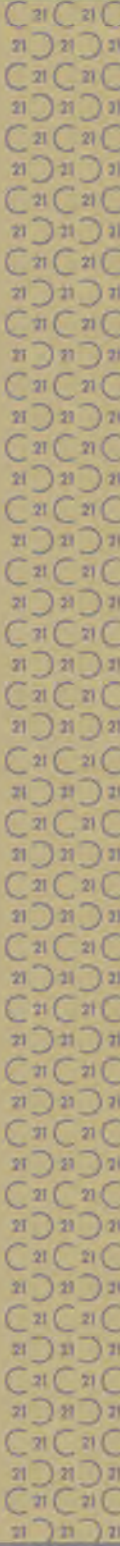
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5012 Bass Place, SE

Washington, DC 20019

PROPERTY 7

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PROPERTY OVERVIEW & UNIT MIX

UNITS

9

GROSS SQFT

7,602

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Property Number

7

5012 Bass Place SE
Washington, DC 20019

Neighborhood

Marshall Heights

Units

9

Mix

mix of 3 BR and 4 BR, TBD

Stories

3

Year Built

1965

Year Renovated

Gross Square Feet

7,602

Lot Square Feet

8,000

Zoning

R-3

Parcel Number (APN)

5325-0031

Parking

parking lot (9)

Walk Score

Car Dependent (46)

Transit Score

Good Transit (62)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	0	-	9	100.0%	-	-	-	-	-	-	-

*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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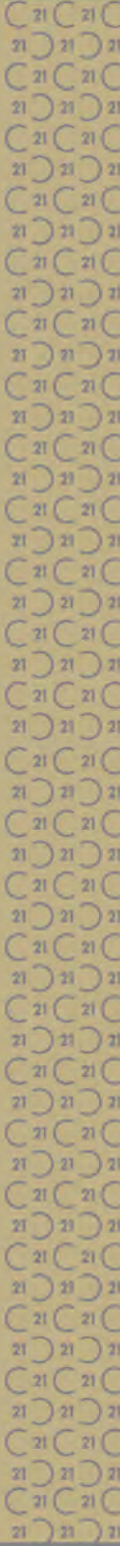
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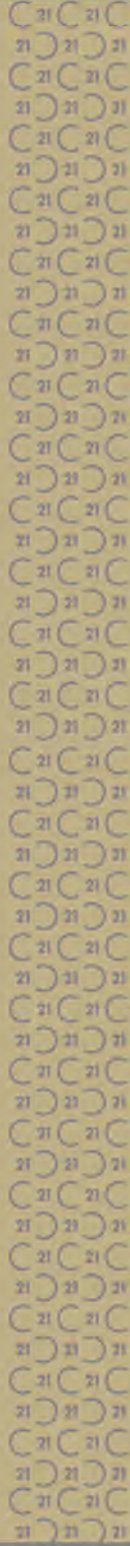
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101 41st St, NE

Washington, DC 20019

PROPERTY 8



PROPERTY OVERVIEW & UNIT MIX

UNITS

GROSS SQFT

14

13,468

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Property Number

8

101 41st Street NE
Washington, DC 20019

Neighborhood

Minnesota Ave / Deanwood

Units	14
Mix	TBD
Stories	4
Year Built	1963
Year Renovated	2021
Gross Square Feet	13,468
Lot Square Feet	17,500
Zoning	RA-1
Parcel Number (APN)	5084-0820
Parking	parking lot (16)
Walk Score	Very Walkable (75)
Transit Score	Excellent Transit (77)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	0	-	14	100.0%	-	-	-	-	-	-	-

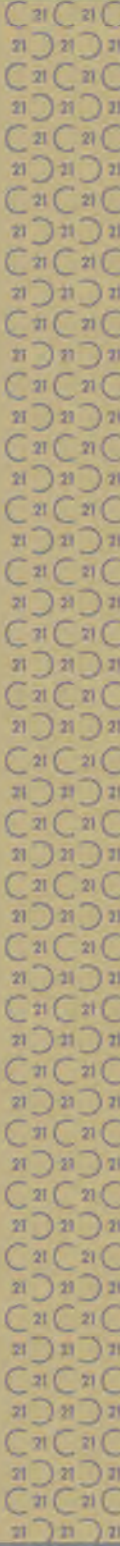
*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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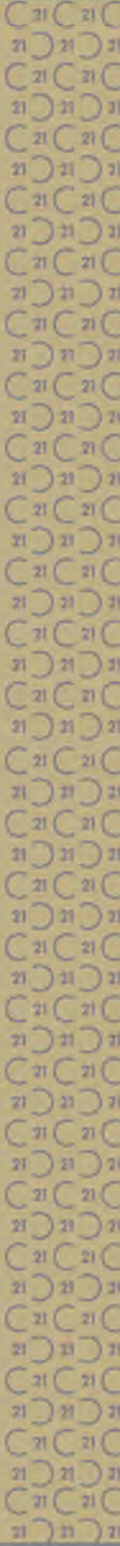
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3205 D St, SE

Washington, DC 20019

PROPERTY 9

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PROPERTY OVERVIEW & UNIT MIX

UNITS

GROSS SQFT

4

3,162

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Property Number

9

3205 D Street SE

Washington, DC 20019

Neighborhood

Greenway / Fort Dupont Park

Units

4

Mix

TBD

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)

UNIT MIX

Models			Counts		Units Available		Avg Asking		Avg Effective		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	-	4	100.0%	-	-	-	-	-	-	-

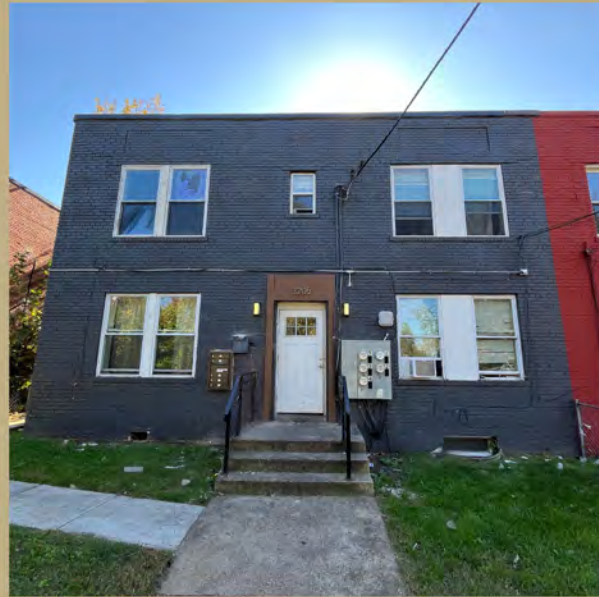
*Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.

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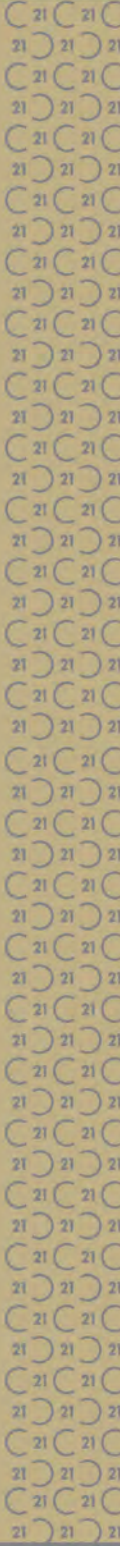
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**Unit Mix Chart sourced from CoStar Reporting, The information has not yet been independently verified.*

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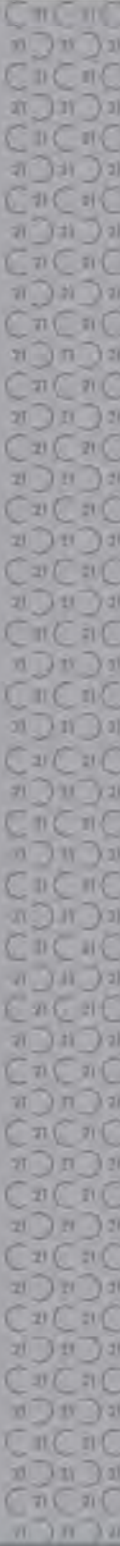
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COMMUNITY HIGHLIGHTS

CREATING COMMERCIAL COMMUNITIES



CONGRESS HEIGHTS

Properties 1-3

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RICH CULTURAL HISTORY AND LANDMARKS

Congress Heights has a strong cultural heritage, showcased in local landmarks like St. Elizabeths East Campus, a historic site that's being redeveloped with modern amenities, a business incubator, and The Entertainment and Sports Arena, home to the Washington Mystics and concerts throughout the year.

ACCESS TO GREEN SPACES

Congress Heights residents enjoy proximity to beautiful parks, including Oxon Run Park, which offers walking trails, playgrounds, and sports fields, and Anacostia Park nearby for riverfront views, picnicking, and outdoor activities like skating at the Anacostia Roller Skating Pavilion.

VIBRANT COMMUNITY AND EVENTS

The neighborhood has a tight-knit community with active neighborhood organizations and events. The Congress Heights Arts and Culture Center is a local gem, hosting art exhibits, workshops, and community events that celebrate the rich cultural background of the area.

CONVENIENT TRANSPORTATION OPTIONS

The Congress Heights Metro Station on the Green Line makes commuting easy, providing quick access to downtown D.C., Nationals Park, and other parts of the city. Major roads like Martin Luther King Jr. Avenue and Alabama Avenue provide convenient connections for drivers and public transit users alike.

ONGOING DEVELOPMENT AND INVESTMENT

New businesses and developments are transforming the area, with places like Sycamore & Oak Retail Village, a new retail destination with local vendors and community events, bringing fresh amenities and shopping options to residents. This investment is creating new housing, shopping, and dining opportunities that continue to enhance the neighborhood.



BARRY FARM

Property 4

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HISTORICAL SIGNIFICANCE AND COMMUNITY ROOTS

Barry Farm has a rich historical legacy, dating back to the post-Civil War era when it was established as a community for formerly enslaved people. This deep-rooted history is celebrated through community organizations and landmarks, such as the nearby Frederick Douglass National Historic Site and Anacostia Community Museum, which offer insights into African American history and heritage.

ACCESS TO RECREATIONAL SPACES AND PARKS

Barry Farm is close to Anacostia Park, a popular destination for sports and outdoor activities. The park has soccer fields, tennis courts, and picnic areas, as well as the Anacostia Riverwalk Trail for biking and jogging along the scenic riverfront. Residents can also enjoy nearby Fort Stanton Park for hiking trails and panoramic city views.

ARTS AND CULTURE NEARBY

The neighborhood is a short distance from Anacostia Arts Center and Honfleur Gallery, where locals can experience art exhibitions, live performances, and community events. Barry Farm Recreation Center also hosts neighborhood gatherings, sports leagues, and cultural programs, fostering a sense of connection and community among residents.

CONVENIENT TRANSPORTATION OPTIONS

Barry Farm is easily accessible via the Anacostia Metro Station on the Green Line, providing a quick commute to downtown D.C. and nearby neighborhoods. Major roads, including Suitland Parkway and Martin Luther King Jr. Avenue, make traveling by car convenient for both work and leisure.

EXCITING REDEVELOPMENT AND NEW AMENITIES

Barry Farm is undergoing revitalization, bringing new housing options, retail spaces, and community resources to the area. The Barry Farm Redevelopment Project is designed to add modern amenities while honoring the neighborhood's historic legacy, creating fresh opportunities for residents and boosting the local economy with new businesses and services.



ANACOSTIA

Property 5

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HISTORIC CHARM AND CULTURAL SITES

Anacostia is one of D.C.'s oldest neighborhoods, rich in history and culture. Landmarks like the Frederick Douglass National Historic Site offer a deep dive into American history, while the Anacostia Community Museum showcases local heritage and contemporary cultural exhibits, making Anacostia a unique and meaningful place to call home.

ACCESS TO GREEN SPACES AND WATERFRONT ACTIVITIES

The nearby Anacostia Park is a haven for outdoor enthusiasts, featuring biking and walking trails, picnic areas, and riverfront views. The Anacostia Riverwalk Trail is ideal for jogging or leisurely strolls along the water, and Kenilworth Aquatic Gardens nearby offers a peaceful escape with water lilies and lotus blooms during the summer months.

ART AND COMMUNITY EVENTS

Anacostia is known for its thriving arts scene, with places like the Honfleur Gallery and Anacostia Arts Center hosting exhibitions, workshops, and community events. Events like LUMEN8Anacostia bring the neighborhood together for annual arts festivals, pop-up markets, and performances, creating a lively and creative atmosphere.

GROWING DINING AND SHOPPING OPTIONS

Anacostia has a growing number of local eateries and shops, including Busboys and Poets on Martin Luther King Jr. Avenue, a popular spot for brunch and community gatherings. MahoganyBooks, an independent bookstore, and Check It Enterprises, a hub for local artisans, add to the neighborhood's unique shopping experience.

CONVENIENT PUBLIC TRANSIT AND PROXIMITY TO DOWNTOWN

Anacostia is well-served by the Anacostia Metro Station on the Green Line, providing easy access to other parts of the city. Major roads like Good Hope Road and Martin Luther King Jr. Avenue also make driving convenient for those commuting downtown or to other neighborhoods.



FORT DUPONT PARK

Property 6

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BEAUTIFUL GREEN SPACE

Fort Dupont Park itself is a highlight, offering 376 acres of lush green space with trails, picnic areas, and sports fields. Popular spots include the Fort Dupont Activity Center for educational programs and Randle Circle, a scenic area with a gazebo that's perfect for relaxing or gathering with friends.

COMMUNITY EVENTS AND ACTIVITIES

The Fort Dupont Park Summer Concert Series is a big draw, bringing live music and entertainment to the park every year. The Environmental Education Center also hosts programs that connect residents with nature through workshops on gardening, conservation, and sustainability.

QUIET, RESIDENTIAL ATMOSPHERE

Known for its serene, suburban-like vibe, the neighborhood is primarily residential with cozy single-family homes and townhouses. Minnesota Avenue and Pennsylvania Avenue offer convenient shopping and dining options nearby without disrupting the quiet atmosphere.

ACCESS TO DOWNTOWN D.C.

Fort Dupont Park is well-connected by Minnesota Avenue Metro Station and Benning Road Metro Station on the Orange and Blue lines, as well as several Metrobus routes, making it easy to commute to Capitol Hill or explore downtown.

STRONG SENSE OF COMMUNITY

Local organizations like the Friends of Fort Dupont Ice Arena bring residents together for events and activities, fostering a close-knit community vibe. The Fort Dupont Community Garden also allows residents to grow their own produce, adding to the neighborhood's collaborative and community-focused spirit.



MARSHALL HEIGHTS

Property 7

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STRONG COMMUNITY SPIRIT AND ENGAGEMENT

Marshall Heights is known for its vibrant community spirit, where residents actively participate in neighborhood events and initiatives. The Marshall Heights Community Development Organization (MHCDO) plays a pivotal role in organizing programs that promote community engagement, safety, and local development, fostering a strong sense of belonging among residents.

PROXIMITY TO GREEN SPACES

The neighborhood is near several parks, including Fort Dupont Park, which offers over 376 acres of recreational space, walking trails, and sports fields. Residents can also enjoy Marvin Gaye Park, which has scenic walking paths, playgrounds, and picnic areas, promoting outdoor activities and community gatherings.

CONVENIENT TRANSPORTATION OPTIONS

Marshall Heights is well-connected to the rest of the city. The Benning Road Metro Station on the Blue Line is nearby, providing quick access to downtown D.C. and other neighborhoods. Additionally, multiple bus routes along Benning Road and Minnesota Avenue make commuting easy for residents.

COMMUNITY ENGAGEMENT AND EVENTS

Marshall Heights has an active community spirit, with local organizations like the Marshall Heights Community Development Organization (MHCDO) promoting neighborhood initiatives, including beautification projects and resident engagement activities. Events such as community clean-ups and festivals foster a sense of belonging and pride among residents.

GROWING LOCAL AMENITIES

The neighborhood is experiencing growth in local businesses and amenities. Places like Murray's Superette and Marshall Heights Shopping Center provide residents with grocery options and services nearby. Plans for new retail developments and restaurants promise to enhance the community's offerings, creating a vibrant local economy.



DEANWOOD

Property 8

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RICH HISTORICAL HERITAGE

Deanwood is one of D.C.'s oldest and most storied African American neighborhoods, with historic sites like The Strand Theater, a former cultural hub that dates back to the 1920s and has been revitalized to serve the community. The Deanwood Heritage Trail also features signs and markers that tell the neighborhood's story, celebrating its legacy and contributions to D.C. history.

ABUNDANT GREEN SPACES

Deanwood offers easy access to beautiful parks, including Kenilworth Park & Aquatic Gardens, known for its serene water lilies and lotus flowers in bloom during the summer. Marvin Gaye Park is another popular green space, offering trails for walking and biking along Watts Branch Creek, as well as spots for picnics and community gatherings.

ACTIVE COMMUNITY CENTERS AND PROGRAMS

The Deanwood Recreation Center and Library is a key neighborhood facility, providing a pool, gym, library, and programs for all ages. The center hosts various events and classes, making it a great resource for fitness, arts, and after-school activities, helping residents stay connected and active within their community.

CONVENIENT PUBLIC TRANSIT AND CONNECTIVITY

Deanwood residents benefit from the Deanwood Metro Station on the Orange Line, making travel to downtown D.C. and nearby neighborhoods quick and easy. Additionally, Minnesota Avenue provides access to local shops and dining, as well as a direct route into central D.C. by car.

STRONG COMMUNITY SPIRIT AND LOCAL INITIATIVES

Deanwood has a close-knit community that values collaboration and local initiatives. The Deanwood Citizens Association and community events like the Deanwood Day Festival foster a strong neighborhood identity, creating opportunities for residents to connect and celebrate their vibrant community.



GREENWAY

Property 9

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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.



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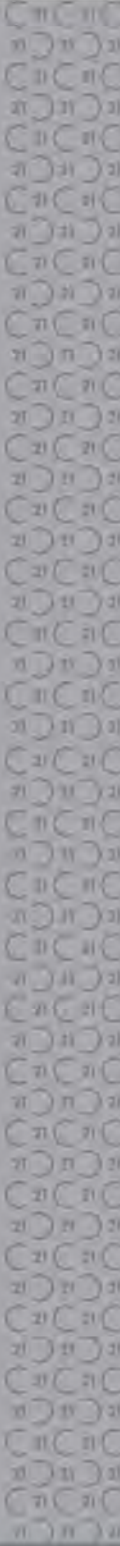
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DC HOUSING HOUSING CHOICE VOUCHER (HCV) PROGRAM

www.dchousing.org

CREATING COMMERCIAL COMMUNITIES



PAYMENT STANDARD 2025

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 their 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.