



## OFFERING SUMMARY

# 4920 NASH STREET NE

Washington, DC 20019

4

UNITS

1944

YEAR BUILT

\$2,186

AVG. RENT

### THE OPPORTUNITY

4920 Nash Street NE is a four-unit multifamily property located in the Deanwood neighborhood of Northeast Washington, DC. The building features two three-bedroom and two four-bedroom apartments. With a strong unit mix, solid in-place income, and long-term upside, this is a compelling investment opportunity.

### DESIRABLE UNIT MIX

The combination of two three-bedroom and two four-bedroom apartments appeals to a wide tenant base, supporting consistent occupancy, strong rental demand, and long-term income growth.

### PRIME LOCATION WITH EXCELLENT CONNECTIVITY

Just a six-minute walk from the Deanwood Metro Station and adjacent to Eastern Avenue, the property offers convenient access to major bus routes and transit corridors. It's also a short five-minute walk to the new Deanwood Community Center, enhancing tenant lifestyle appeal and neighborhood value.

### IN-PLACE 8% CAP RATE

The property's trailing 12-month net operating income supports a strong 8% capitalization rate—outperforming the submarket average. With current average monthly rents of \$2,211 per unit, the asset provides stable, in-place cash flow from day one. Additionally, with a demonstrated 22% upside in rents upon unit turnover, new ownership has a clear, achievable path to increase long-term revenue and enhance yield.

### SOLAR INCOME

Recently installed solar panels generate additional value, with the potential to produce up to \$9,000 annually in Solar Renewable Energy Credits (SRECs), while also reducing utility expenses.

### OPPORTUNITY ZONE DESIGNATION

Located in a federally designated Opportunity Zone, the property offers investors the potential for significant tax advantages, including deferral and potential reduction of capital gains over a holding period of up to 10 years.



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## FINANCE

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