



5058 ASTOR PLACE SE



2608 BOWEN ROAD SE



1620 21ST STREET SE

THE SOUTHEAST DC SIX-PACK MULTIFAMILY PORTFOLIO

 **TRANSWESTERN®**
MID-ATLANTIC MULTIFAMILY GROUP



**1644 W STREET AND
1650-1656 W STREET SE**



**2912-2920
LANGSTON PL SE**



4647 HILLSIDE RD SE

THIS PORTFOLIO REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A CRITICAL MASS OF 106-UNITS WHICH WILL ALLOW A NEW OWNERSHIP GROUP OR GROUPS TO IMMEDIATELY CREATE SIGNIFICANT VALUE BY REPOSITIONING/RE-TENANTING EACH PROPERTY.

PORTFOLIO OFFERING SUMMARY

OFFERING DUE DATE:	TBD
TERMS/FINANCING:	"Free & Clear"

PORTFOLIO SUMMARY

NUMBER OF UNITS:	106 Units
YEARS BUILT:	1941 – 1965 with substantial renovations from 2018-2022
NET RENTABLE SF:	74,550 SF
AVERAGE UNIT SIZE:	703 SF

VALUE-ADD OPPORTUNITY

Transwestern's Mid-Atlantic Multifamily Group, as exclusive agent, is pleased to present The Southeast DC Six-Pack Multifamily Portfolio, consisting of 106-units between 5058 Astor Place SE (16-units), 2608 Bowen Road SE (6-units), 1620 21st Street SE (6-units), 1644 W Street and 1650-1656 W Street SE (40-units), 2912-2920 Langston Pl SE (32-units), and 4647 Hillside Rd SE (6-units) located in southeast Washington, DC. This Six-Property portfolio offers investors a superior value-add investment opportunity to acquire a critical mass of well-located multifamily investments in the District of Columbia.

The Properties are being offered individually or collectively as a portfolio to allow new ownership to take advantage of management efficiencies and other economies of scale. Please Note that 2608 Bowen Road SE and 1620 21st Place SE must be acquired together.

Property Address	# of Units	Occ. %	Avg. Unit SF	Net Rentable SF
5058 Astor Pl SE, Washington, DC 20019	16	68.75%	656	10,500
2912-2920 Langston Pl SE, Washington, DC 20020	32	40.60%	728	23,300
1644-1656 W Street SE, Washington, DC 20020	40	40.00%	710	28,400
2608 Bowen Rd SE, Washington, DC 20020 *	6	33.33%	653	3,920
1620 21st Place SE, Washington, DC 20020 *	6	16.66%	725	4,350
4647 Hillside Rd SE, Washington, DC 20019	6	33.33%	680	4,080
Portfolio Total/Average	106	-	703	74,550

**Please note that 2608 Bowen Rd SE and 1620 21st Place SE need to be acquired together.*





1620 21ST STREET SE



2912-2920 LANGSTON PL SE



**1644 W STREET AND
1650-1656 W STREET SE**

INVESTMENT HIGHLIGHTS

UPSIDE POTENTIAL

This Portfolio offers new ownership the ability to reduce expenses and grow revenue through value-add initiatives including potential for continued in-unit renovations to kitchens and bathrooms while benefitting from significant infrastructure-related capital improvements to mechanical systems, roof systems, and common areas at several of the properties. In addition, several of the properties have units that feature in-unit Washer/Dryers.

DESIRABLE UNIT MIX

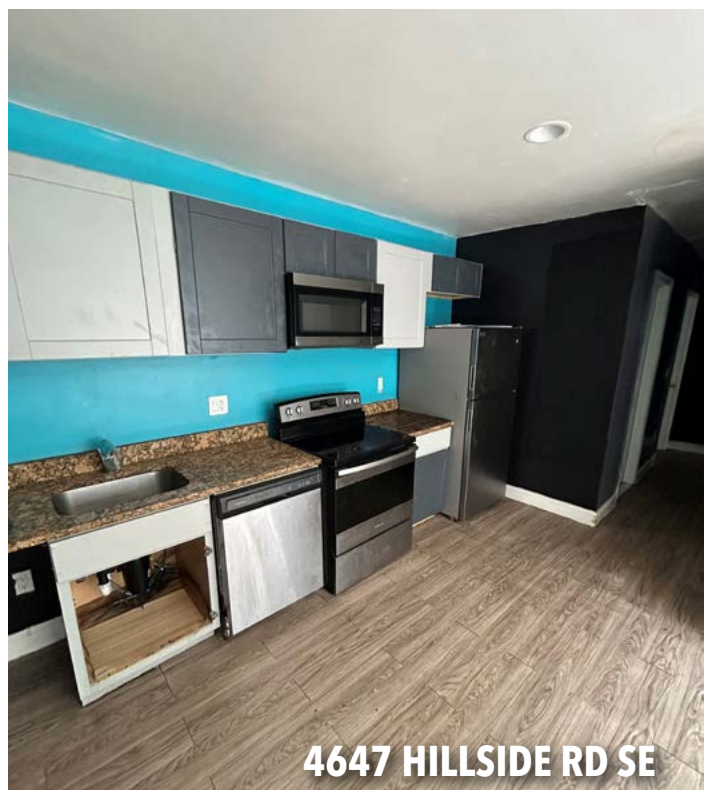
This portfolio has a significant amount of 2BR and 3BR units providing a pathway for new ownership to focus on leasing to tenants with housing choice vouchers allowing for stable rental income with guaranteed rental payments.

ECONOMIES OF SCALE

The Portfolio benefits from management efficiencies with 4 of the 6 assets located within 5-10 minutes of each other.

DISTRICT OF COLUMBIA

Located in southeast DC, all six of the properties benefit from the superior market and employment fundamentals provided by the strong economic drivers and growth in downtown DC and surrounding neighborhoods.



4647 HILLSIDE RD SE

5058 ASTOR PLACE - PROPERTY SUMMARY

Address:	5058 Astor Pl SE Washington, DC 20019
Number of Units:	16 Apartments
Year Built/Renovated:	1965/2021
Net Rentable SF:	10,500 SF
Average Unit Size:	631 SF

UNITTYPE	# OF UNITS	% OF MIX	SF	MARKET RENT	\$/SF
1BR/1BA	11	68.8%	625	\$1,275	\$2.04
2BR/1BA*	5	31.3%	725	\$1,450	\$2.00
TOTAL/AVERAGE	16	100%	656	\$1,330	\$2.03

Rent Roll Date 12/4/2025

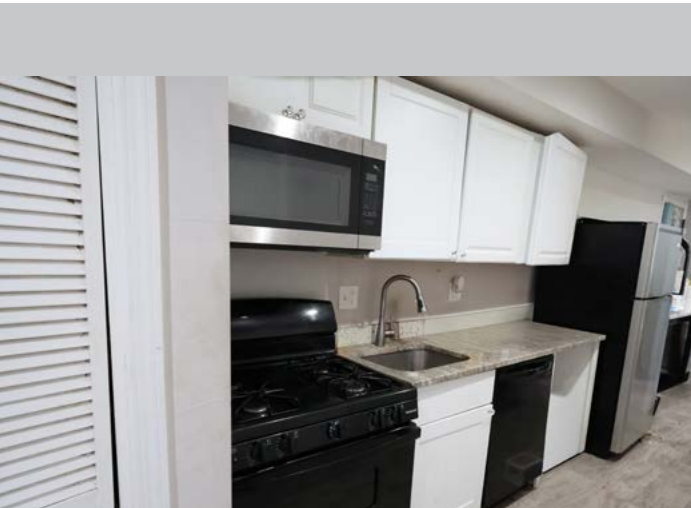


LANGSTON PLACE APARTMENTS - PROPERTY SUMMARY

Address:	2912-2920 Langston Pl SE Washington, DC 20020
Number of Units:	32 Apartments
Year Built/Renovated:	1956/2022
Net Rentable SF:	23,300 SF
Net Rentable SF:	728 SF

UNITTYPE	# OF UNITS	SF	ACTUAL RENT	MARKET RENT	\$/SF
2BR	9	28.1%	675	\$1,850	\$2.74
3BR	23	71.9%	749	\$2,475	\$3.30
TOTAL/AVERAGE	32	72%	728	\$2,299	\$3.16

Rent Roll Date 12/31/2025



W STREET APARTMENTS - PROPERTY SUMMARY

Address: 1644, 1650, and 1656 W Street SE
Washington, DC 20020

Number of Units:	40 Apartments
Year Built/Renovated:	1964/2020
Net Rentable SF:	28,400 SF
Average Unit Size:	710 SF

UNITTYPE	# OF UNITS	% OF MIX	SF	MARKET RENT	\$/SF
Efficiency	1	2.5%	300	\$1,238	\$4.13
1BR	1	2.5%	500	\$1,300	\$2.60
2BR	9	22.5%	650	\$1,453	\$2.24
3BR	29	72.5%	750	\$2,013	\$2.68
TOTAL/AVERAGE	40	100%	710	\$1,850	\$2.61

Rent Roll Date 10/31/2025



2608 BOWEN ROAD SE - PROPERTY SUMMARY

Address: 2608 Bowen Rd SE
Washington, DC 20020

Number of Units:	6 Apartments
Year Built/Renovated:	1965/2019
Net Rentable SF:	3,920 SF
Average Unit Size:	653 SF

UNITTYPE	# OF UNITS	% OF MIX	SF	MARKET RENT	\$/SF
2BR	2	33.3%	600	\$1,500	\$2.50
3BR	4	66.7%	680	\$2,013	\$2.96
TOTAL/AVERAGE	6	100%	653	\$1,842	\$2.82

Rent Roll Date 12/10/2025



1620 21ST PLACE SE- PROPERTY SUMMARY

Address:	1620 21st Place SE Washington, DC 20020
Number of Units:	6 Apartments
Year Built/Renovated:	1941/2018
Net Rentable SF:	4,350 SF
Average Unit Size:	725 SF

UNIT TYPE	# OF UNITS	% OF MIX	SF	MARKET RENT	\$/SF
3BR	6	100.0%	725	\$2,067	\$2.85
TOTAL/AVERAGE	6	100%	725	\$2,067	\$2.85

Rent Roll Date 12/10/2025

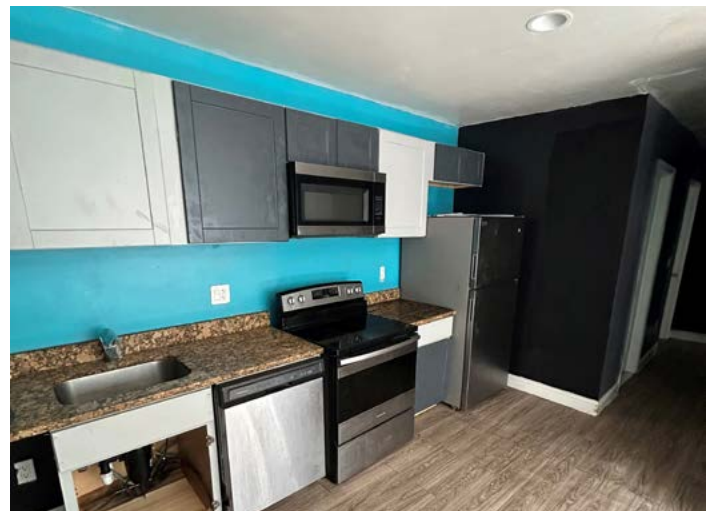


4647 HILLSIDE RD SE - PROPERTY SUMMARY

Address:	4647 Hillside Rd SE Washington, DC 20019
Number of Units:	6 Apartments
Year Built/Renovated:	1943/2019
Net Rentable SF:	4,080 SF
Average Unit Size:	680 SF

UNIT TYPE	# OF UNITS	% OF MIX	SF	MARKET RENT	\$/SF
3BR/1BA	6	100.0%	680	\$1,893	\$2.78
TOTAL/AVERAGE	6	767%	680	\$1,893	\$2.78

Rent Roll Date 11/20/2025

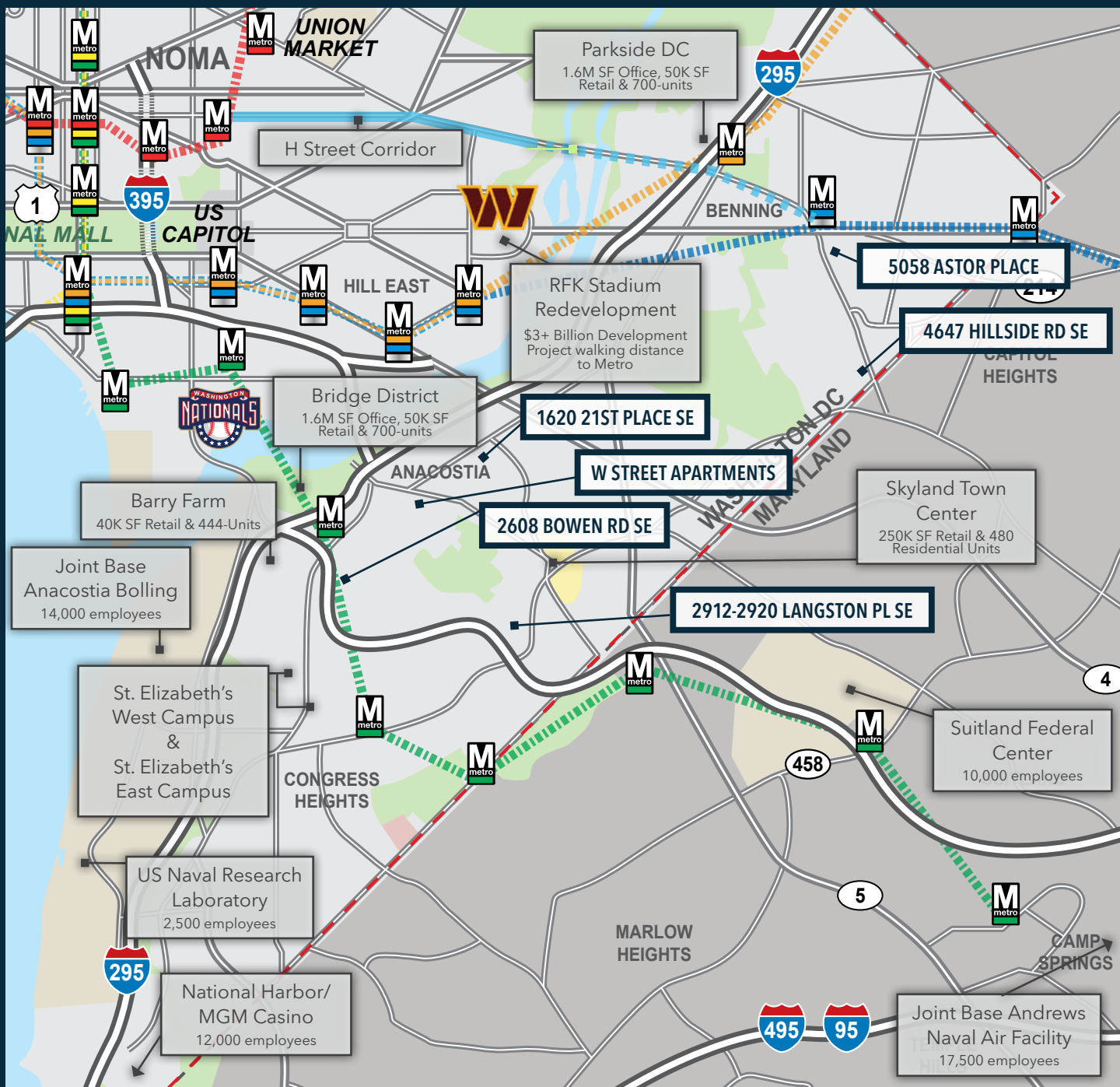


MARKET HIGHLIGHTS

This Portfolio is located in Southeast DC with four of the six properties being in walking distance to the Anacostia METRO station which allows for convenient access to DC. This area is undergoing a major revitalization with the St. Elizabeth's Campus Redevelopment project, Barry Farm Redevelopment, and the Bridge District mixed-use project just north of I-295. In addition, the Anacostia Green Line METRO Station is only one stop from the Navy Yard-Ballpark Metro Station adjacent to Nationals Park and only two stops from the Waterfront Metro Station adjacent to The Wharf.

- **St. Elizabeth's** - The west campus is home to the planned \$4.5 billion Department of Homeland Security headquarters which will support 17,000 workers. The East campus is a mixed-use development including commercial, retail, hospitality and residential. In February 2022, they broke ground on the new \$375 million Cedar Hill Regional Medical Center, a 136-bed full-service hospital. In April 2022, 88 for-sale townhomes were delivered. In 2019 a 252-unit apartment community opened. At full build-out this development will include more than 1.8 million SF of commercial, 200,000 SF of retail, 300,000 SF of hospitality and more than 1,300 homes.
- **Barry Farm** - Preservation of Affordable Housing (POAH) partnered with the District of Columbia Housing Authority and the DC New Communities Initiative (NCI) on the Barry Farm redevelopment, which received zoning approval in December 2021. Barry Farm will create a green walkable community consisting of approximately 1,000 units of housing in multifamily buildings and townhomes, a new community center, a 2.4-acre park and a 40,000 square foot retail corridor. The first rental building to deliver, The Asberry, is a 108-unit 55+ age restricted community that opened in 2024.
- **Bridge District** - In May 2022, Redbrick LMD broke ground on a 750-unit apartment building as part of the larger 8-acre mixed-use project entitled for 2.5 million square feet of multifamily, retail, and office.
- **RFK Stadium Redevelopment** - Initially approved in August 2025, The RFK Stadium redevelopment is a massive \$3.7 billion project funded by a public-private partnership, with the Washington Commanders committing \$2.7 billion for the NFL stadium itself, while D.C. provides \$1.1 billion for infrastructure (roads, utilities, parks, parking garages).





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