

FOUR UNITS | 804 RANDOLPH STREET NE

Washington, DC 20017



ASKING PRICE: \$865,000

INVESTMENT OVERVIEW

- Four (4) Unit Multifamily Property – Brookland / Catholic University
- Four (4) One-Bedroom + Den Units
- Current Rent Roll: ~\$5,200/month (\$62,400 annually)
- Stabilized Rent Potential: \$7,400 – \$8,400/month (\$89K – \$100K annually)
- Significant Value-Add Opportunity through renovation and turnover
- Potential DC Small Landlord Rent Control Exemption (≤ 4 rental units)
- 100 Amp Electrical Service per Unit
- Washer / Dryer Installations in Select Units
- Walkable to Catholic University, Brookland Metro, Monroe Street Market

CURRENT RENT ROLL

Unit	Rent
Unit 1	\$1,800
Unit 2	\$1,600 (Voucher)
Unit 3	\$1,300
Unit 4	\$500
Total Monthly	~\$5,200

MARKET RENT POTENTIAL

Renovated 1 Bedroom + Den units in Brookland typically achieve \$1,850 – \$2,100 per month.

Units	Projected Monthly Income	Projected Annual Income
All 4 Units Stabilized	\$7,400 – \$8,400	\$89,000 – \$100,000

PROPERTY GALLERY



NEIGHBORHOOD

- Catholic University
- Brookland Metro Station (Red Line)
- Monroe Street Market
- Restaurants, retail, and neighborhood amenities

The information contained herein has been obtained from reliable sources. However, it may be subject to errors, omissions, or recent changes. Since we cannot guarantee its accuracy, all parties should independently verify all information.

DEMERS
Real Estate, Inc.

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BROOKLAND

Brookland is booked by the Brookland Arts Walk and Monroe Street Market to the west and its historic 12th Street neighborhood commercial node to the east. This area is well-served by transit options, notably a Red Line Metrorail station, and bisected by the Metropolitan Branch Trail. Further complemented by several universities and medical facilities, the mixture of institutional, retail and residential uses creates a community that is desirable, well-established, and forward-looking.

RESIDENTIAL POPULATION

>30,000
within one mile

DESTINATION SHOPS + EATERIES

- Annie's Ace Hardware
- Busboys & Poets (restaurant)
- Cool Coffee (2023 opening)
- Juice Extractions (2024 opening)
- Ledo Pizza (restaurant)
- Made with Love (wellness & art shop, 2023 opening)
- Primrose (restaurant)
- Right Proper Brewing Production House + Tasting Room
- Taco City (restaurant)
- Yes! Organic Market (grocery)

THE FEARLESS FLYER HAS LANDED

Trader Joe's will open a 14,600 SF grocery store in the Monroe Street Market mixed-use development (701 Monroe St., NE)

DEVELOPMENT PIPELINE

- 321 residential units and 21,700 SF of retail space will be constructed around the historic Brookland Lanes building (c. 1939).
- A planned unit development (PUD) application had been filed to construct 230 apartments at 901 Monroe St., NE.
- Catholic University opened the new 102,000 SF nursing & science building in 2024 which doubled the space for the Conway School of Nursing. Part of the project included a new multimodal campus gateway at the intersection of 7th Street & Michigan Avenue.

HOME TO FIVE HOSPITALS

- Children's National Hospital
- Hospital for Sick Children Pediatric Center
- National Rehabilitation Hospital
- Veteran's Administration Hospital
- Washington Hospital Center



BROOKLAND

- Retail/Restaurant
- Arts/Tourism
- Education
- Government
- Great Street
- Main Street
- BID Area

0-1/2 mi **0-1 mi** **0-3 mi**

POPULATION

Population	8,709	30,496	376,947
Daytime Population	8,235	27,888	407,032
Male	48%	47%	49%
Female	52%	53%	51%
High School Graduate +	97%	94%	92%
Bachelor's Degree +	74%	60%	65%
Graduate / Professional Degree	45%	34%	37%

HOUSEHOLDS

Households (HH)	2,890	12,130	168,830
Average HH Size	2.3	2.3	2.2
Owner-occupied	51%	48%	39%
Renter-occupied	49%	52%	61%
Median Home Value	\$726,810	\$669,493	\$687,609

INCOME

Average HH	\$182,227	\$143,562	\$158,672
Median HH	\$138,901	\$97,647	\$107,799
HH Income <\$50k	20%	28%	23%
HH Income \$50-\$75k	8%	11%	12%
HH Income \$75k+	72%	61%	65%
Average HH Disposable	\$110,817	\$91,238	\$98,303

AGE

Age < 20	17%	20%	18%
Age 20-34	37%	28%	34%
Age 35-64	35%	37%	37%
Age 65+	11%	15%	11%
Median Age (years)	33.2	35.7	34.4

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$11,438	\$39,185	\$606,850
Child Care	\$2,901	\$9,069	\$142,664
Computers & Accessories	\$1,563	\$5,177	\$81,710
Entertainment & Recreation	\$18,220	\$60,689	\$928,201
- Pets	\$4,507	\$14,700	\$226,028
Food at Home	\$33,816	\$116,245	\$1,769,838
Food away from Home	\$18,955	\$62,696	\$984,193
Health Care	\$30,069	\$103,490	\$1,568,531
- Medical Care	\$10,504	\$36,012	\$548,040
Home Improvement	\$20,708	\$67,910	\$990,309
Household Furnishings	\$13,762	\$46,001	\$712,025
Personal Care	\$4,831	\$16,040	\$250,047
Vehicle Maint. & Repair	\$6,138	\$20,859	\$326,448

COMMUTING PREFERENCE

Drove alone	32%	41%	30%
Public transportation (excluding taxicab)	21%	23%	24%
Bicycle	3%	2%	4%
Walked	7%	4%	10%
Worked at home	29%	24%	25%
Other means	8%	7%	7%

MOBILITY

Traffic Counts ¹	15,000	Michigan Ave NE
	8,400	Monroe St NE
	6,000	12th St NE

ESRI, 2024.1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT

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DEMERS
 Real Estate, Inc.



804 Randolph St. NE

- Metrorail Stations**
Brookland-CUA
- Capital Bikeshare Stations**
7 within 1/2 mile
- Traffic Counts¹**
15,000 Michigan Ave NE
- Walkscore**
92 Walker's Paradise
- Residents w/ in 10 min. car ride**
158,700

MOBILITY