

# SALE

**1203 U ST NW**

1203 U St NW Washington, DC 20009



**SALE PRICE:**     **\$1,575,000**

**Price Per SF:**     **\$667.00**

**Ricardo Guice**  
(202) 805-5614

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**REALTY**

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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|                               |                                |  |
|-------------------------------|--------------------------------|--|
| Confidentiality & Disclaimer  | Complete Highlights            | Financial Summary                      |
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| Why CBC - Page 2              | <b>13 LOCATION INFORMATION</b> | 1203_U_St_NW_Sale_Comps_Map_n_List.pdf |
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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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## BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

## SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

## AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

## SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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## WHY COLDWELL BANKER COMMERCIAL

### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

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## THE PROPERTY

1203 U St NW  
Washington, DC 20009

## SCOPE OF SERVICE

Coldwell Banker Commercial to represent 1203 U St., NW LLC in the sale of 1203 U St NW

## MARKET INFO

An exceptional location both for business and life after-hours, 1203 U St NW is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

## MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

## RECOMMENDATION

Based on the information we have acquired about the Washington, D.C. Market, we recommend the property be sold for \$1,575,000.00.

## ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

## ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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## 1203 U ST NW

1203 U St NW Washington, DC 20009



### PROPERTY DESCRIPTION

Invest in the heart of Washington, D.C. with this historic 2,360 SF building. Built in 1900 and renovated in 2018, the property offers a prime opportunity for mixed-use investment. Zoned ARTS-4, this location provides a versatile space for commercial ventures. Embrace the character and charm of this vibrant area while making a sound investment in a sought-after location.

### PROPERTY HIGHLIGHTS

- 2,360 SF building
- Mixed-Use
- Built in 1900
- Zoned ARTS-4

### OFFERING SUMMARY

|                     |              |
|---------------------|--------------|
| Sale Price:         | \$1,575,000  |
| Number of Units:    | 2            |
| Lot Size:           | .02 AC       |
| Building Size:      | 2,360 SF     |
| Projected NOI:      | \$100,877.00 |
| Projected Cap Rate: | 6.4%         |

| DEMOGRAPHICS     | 0.3 MILES | 0.5 MILES | 1 MILE  |
|------------------|-----------|-----------|---------|
| Total Households | 5,585     | 12,882    | 57,149  |
| Total Population | 10,750    | 24,422    | 106,702 |

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### LOCATION DESCRIPTION

Conveniently situated in the heart of Washington, DC, the area surrounding the property at 1203 U St NW offers a vibrant atmosphere and an abundance of amenities. Just a short stroll away, the iconic U Street Corridor buzzes with renowned restaurants, trendy bars, and eclectic boutiques, making it a coveted destination for business professionals. This central location is also within close reach of influential landmarks such as the White House, the National Mall, and a variety of government offices. With its prime positioning in this dynamic urban hub, the property presents an unparalleled opportunity for Office / Office Building investors seeking a prestigious and well-connected location.

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## PROPERTY HIGHLIGHTS

- 2,360 SF building
- Mixed-Use
- Built in 1900
- Zoned ARTS-4
- Prime Washington, D.C. location

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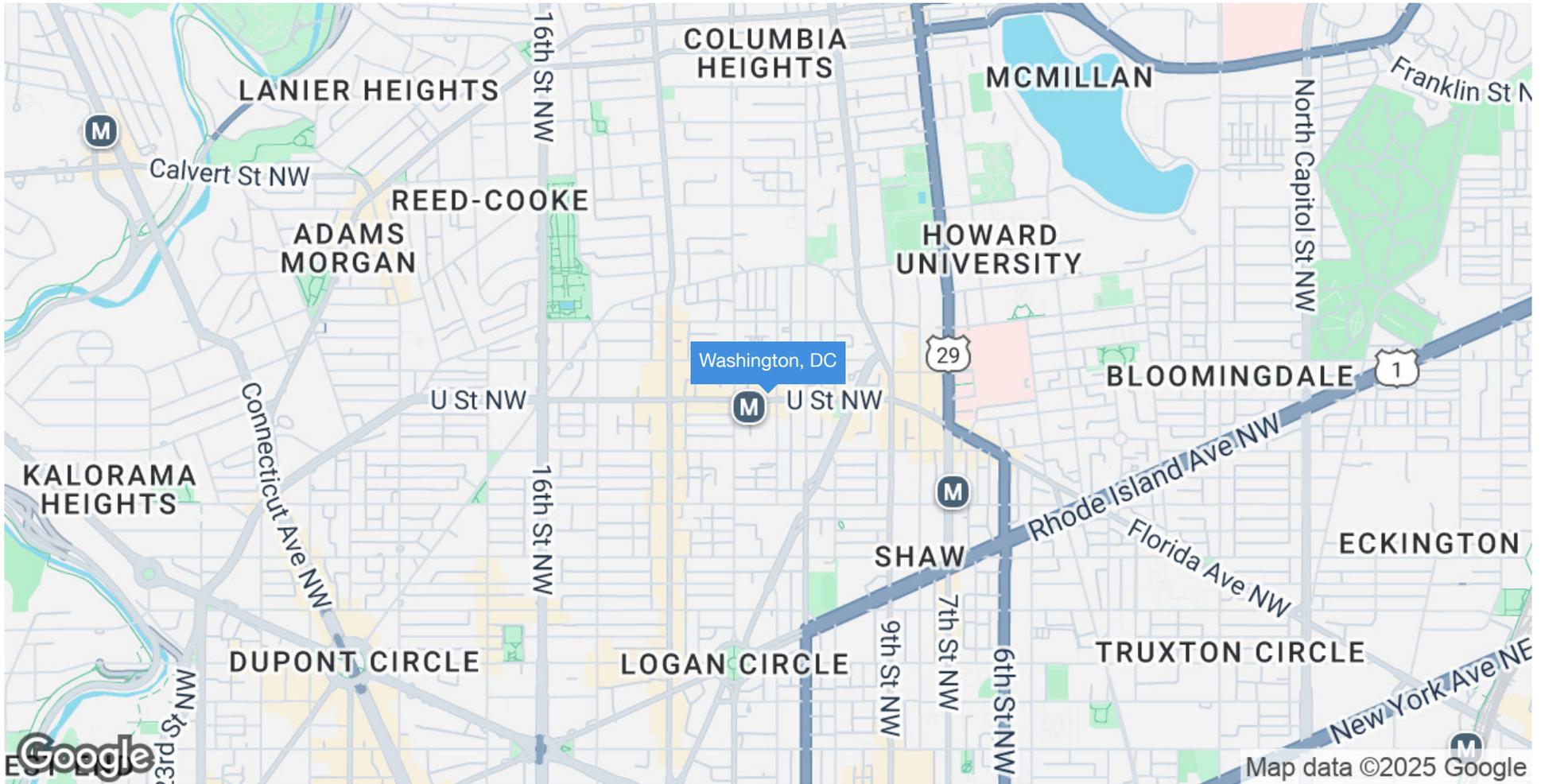


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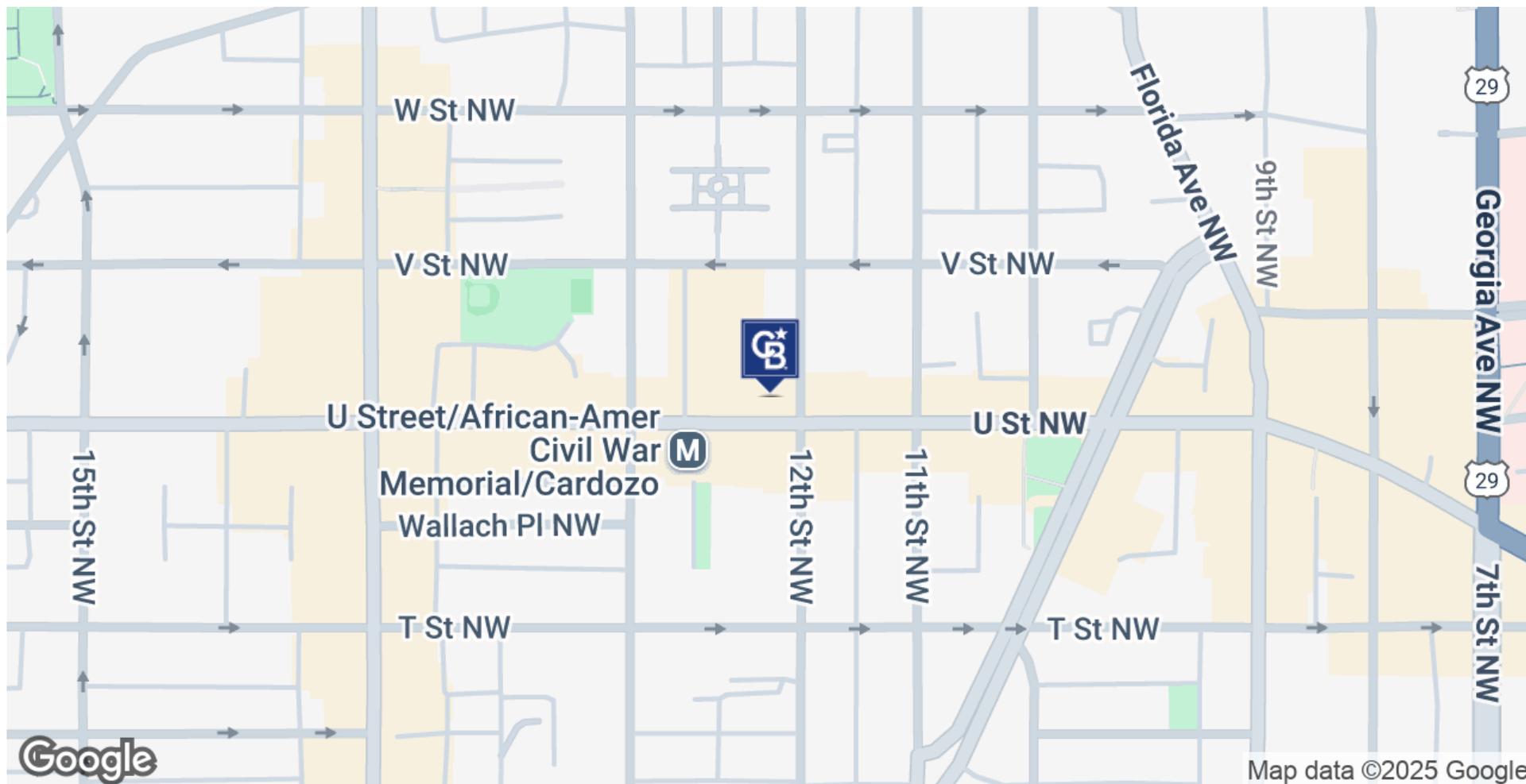


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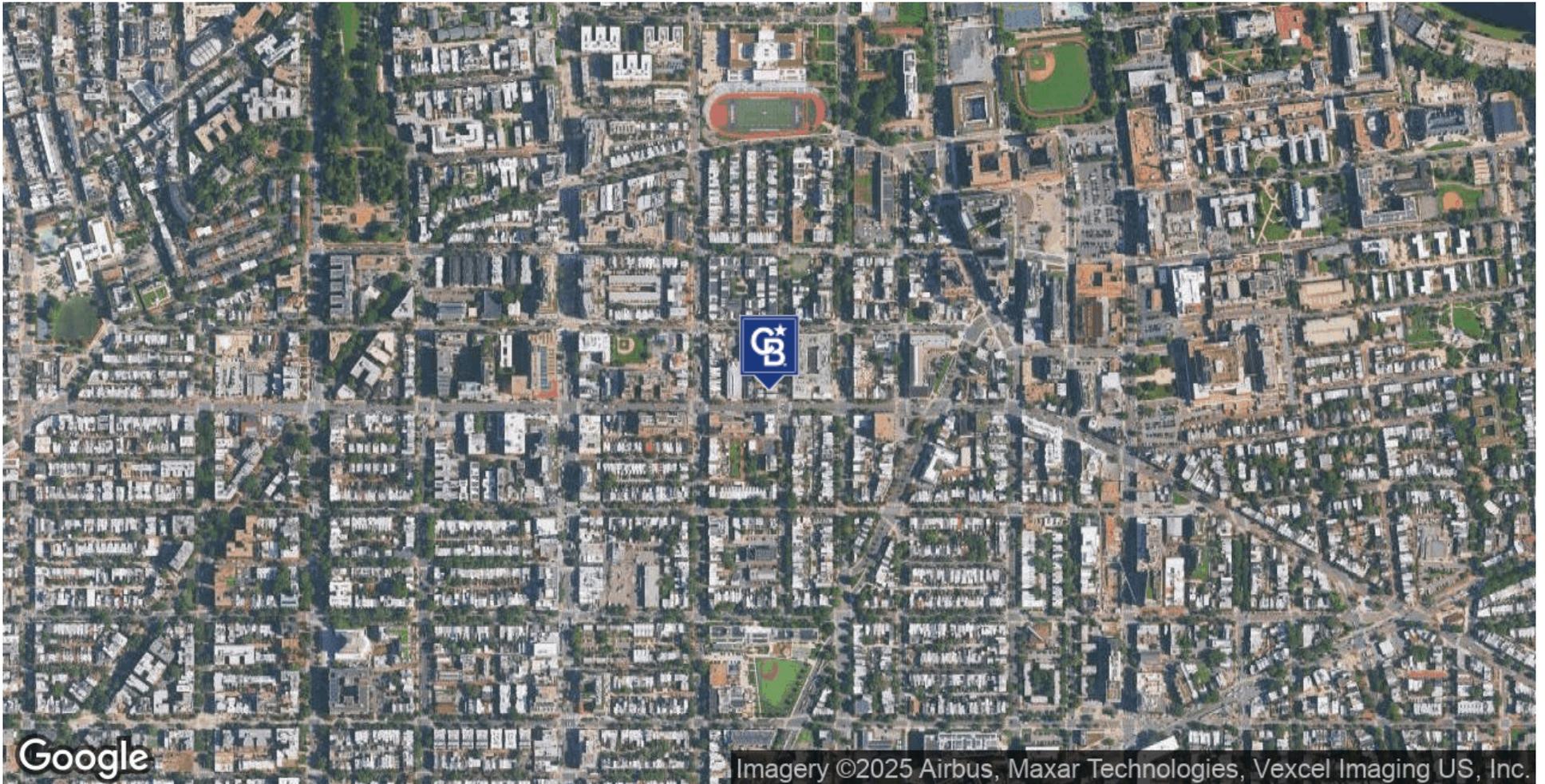


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## INVESTMENT OVERVIEW

|                               |             |
|-------------------------------|-------------|
| Price                         | \$1,575,000 |
| Price per SF                  | \$667       |
| Price per Unit                | \$787,500   |
| Projected CAP Rate            | 6.40%       |
| Projected Total Return (yr 1) | \$100,877   |

## PROJECTED OPERATING DATA

|                                  |           |
|----------------------------------|-----------|
| Projected Other Income           | \$9,305   |
| Projected Total Scheduled Income | \$105,360 |
| Gross Income                     | \$114,665 |
| Operating Expenses               | \$13,788  |
| Projected Net Operating Income   | \$100,877 |
| Pre-Tax Cash Flow                | \$100,877 |

## FINANCING DATA

|                  |           |
|------------------|-----------|
| 25% Down Payment | \$393,750 |
|------------------|-----------|

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## INCOME SUMMARY

|                               |                  |
|-------------------------------|------------------|
| <b>PROJECTED GROSS INCOME</b> | <b>\$114,665</b> |
|-------------------------------|------------------|

## EXPENSES SUMMARY

|                |         |
|----------------|---------|
| Property Taxes | \$9,000 |
|----------------|---------|

|           |         |
|-----------|---------|
| Insurance | \$2,700 |
|-----------|---------|

|           |         |
|-----------|---------|
| Utilities | \$2,088 |
|-----------|---------|

|                           |                 |
|---------------------------|-----------------|
| <b>OPERATING EXPENSES</b> | <b>\$13,788</b> |
|---------------------------|-----------------|

|                                       |                  |
|---------------------------------------|------------------|
| <b>PROJECTED NET OPERATING INCOME</b> | <b>\$100,877</b> |
|---------------------------------------|------------------|

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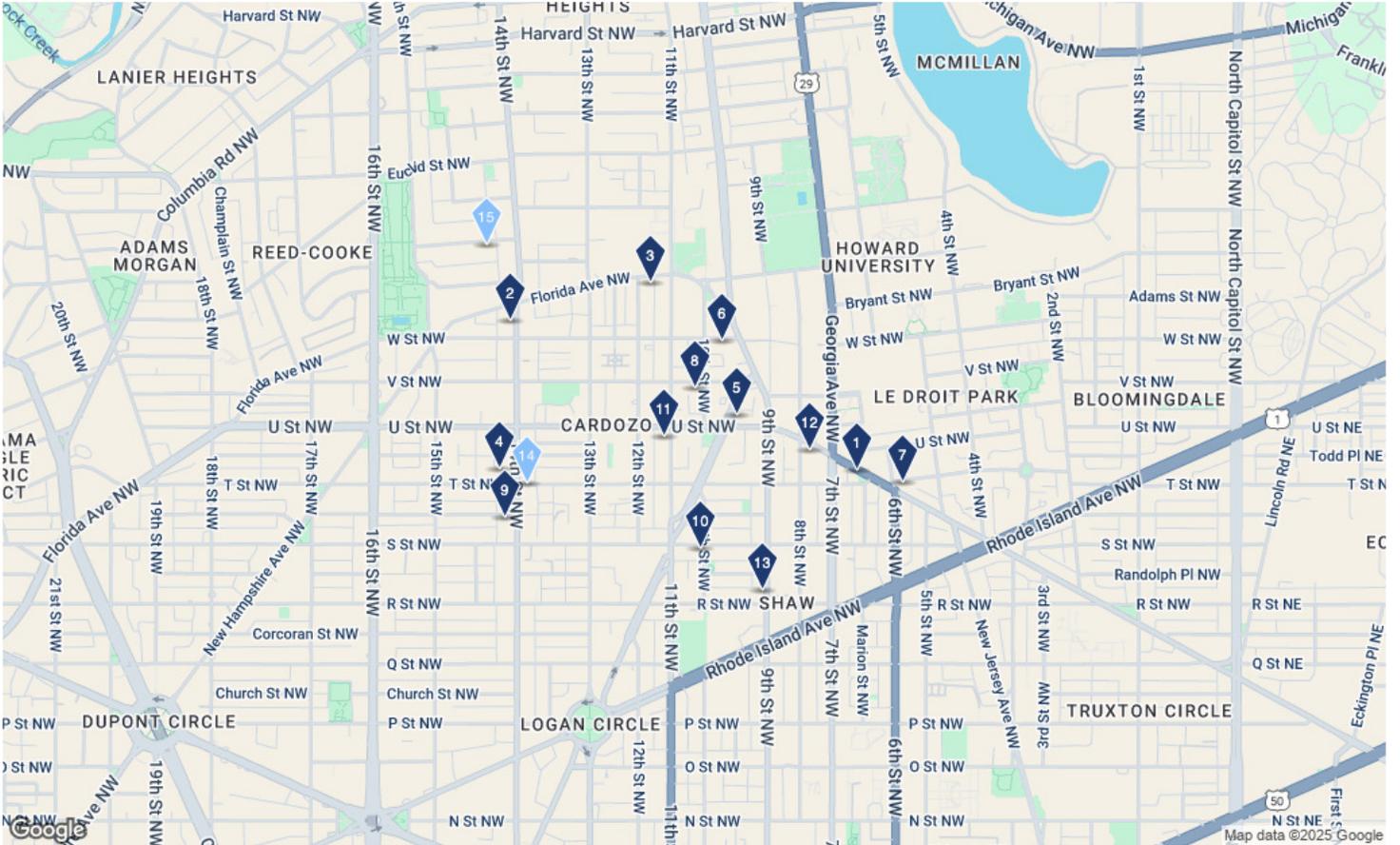
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# Sale Comps Map & List



## Sale Comparables Summary Statistics

| Sale Attributes   | Low         | Average      | Median       | High         |
|-------------------|-------------|--------------|--------------|--------------|
| Sale Price        | \$407,850   | \$8,358,388  | \$2,325,000  | \$67,500,000 |
| Sale Price Per SF | \$168       | \$540        | \$530        | \$1,406      |
| Cap Rate          | 5.2%        | 5.2%         | 5.2%         | 5.2%         |
| Sale Price Per AC | \$8,157,000 | \$57,940,420 | \$44,999,741 | \$78,488,372 |

| Property Attributes | Low      | Average   | Median   | High       |
|---------------------|----------|-----------|----------|------------|
| Building SF         | 1,161 SF | 14,598 SF | 3,699 SF | 126,000 SF |
| Year Built          | 1870     | 1938      | 1912     | 2015       |
| % Leased At Sale    | 0.0%     | 73.3%     | 100%     | 100%       |
| Star Rating         | ★☆☆☆☆ 1  | ★★★★☆ 2.6 | ★★★★☆ 3  | ★★★★★ 5    |

Summary Statistics exclude For Sale and Under Contract listings

## Sale Comps List

| Property Name Address                        | Type            | Built/Renovated | Size (% Leased) | Sale Date | Price                      | Cap Rate |
|--|-----------------|-----------------|-----------------|-----------|----------------------------|----------|
| 1 632 Florida Ave NW<br>Washington, DC 20001 | Retail<br>★★★★☆ | 1900            | 1161 SF         | 7/25/2025 | \$952,350<br>(\$820.28/SF) | -        |

## Sale Comps List (Continued)

|    | Property Name<br>Address                                    | Type   | Built/Renovated | Size<br>(% Leased)  | Sale Date      | Price                                | Cap Rate       |
|----|---|--|-----------------|---------------------|----------------|--------------------------------------|----------------|
| 2  | 2206 14th St NW<br>Washington, DC 20009                     | Retail<br>★★★★☆                              | 1912            | 3,699 SF<br>(100%)  | 6/20/2025      | \$2,700,000<br>(\$729.93/SF)         | -              |
| 3  | 2257 12th St NW<br>Washington, DC 20009                     | Multi-Family<br>★★★★☆<br>Part of a Portfolio | 1890            | 6 Units             | 5/9/2025       | \$2,598,568<br>(\$433,095.00/Unit)   | -              |
| 4  | 1407-1409 T St NW<br>Washington, DC 20009                   | Retail<br>★★★★☆                              | 2012            | 6,153 SF<br>(59.3%) | 3/19/2025      | \$4,350,000<br>(\$706.97/SF)         | -              |
| 5  | Sidewalk Cafe<br>925 U St NW<br>Washington, DC 20001        | Retail<br>★★★★☆                              | 1910            | 1,809 SF<br>(0%)    | 1/14/2025      | \$897,500<br>(\$496.13/SF)           | -              |
| 6  | 920 W St NW<br>Washington, DC 20001                         | Retail<br>★★★☆☆                              | 1934            | 1,778 SF            | 12/20/2024     | \$2,500,000<br>(\$1,406.07/SF)       | -              |
| 7  | 545 Florida Ave NW<br>Washington, DC 20001                  | Retail<br>★★★☆☆                              | 1900            | 1,472 SF            | 12/12/2024     | \$1,515,000<br>(\$1,029.21/SF)       | -              |
| 8  | Multi-Property Sale<br>1000 V St NW<br>Washington, DC 20001 | Retail<br>★★★★☆<br>Part of a Portfolio       | 1902            | 3,989 SF            | 7/26/2024      | Not Disclosed                        | -              |
| 9  | Alton District<br>1401 S St NW<br>Washington, DC 20009      | Apartments<br>★★★★★                          | 2013            | 125 Units           | 6/25/2024      | \$675,000,000<br>(\$540,000.00/Unit) | -              |
| 10 | 1000 S St NW<br>Washington, DC 20001                        | Retail<br>★★☆☆☆                              | 1870            | 2,007 SF<br>(100%)  | 3/29/2024      | \$479,393<br>(\$238.86/SF)           | -              |
| 11 | 1936 11th St NW<br>Washington, DC 20001                     | Retail<br>★★★☆☆                              | 1925            | 2,422 SF<br>(100%)  | 3/29/2024      | \$407,850<br>(\$168.39/SF)           | -              |
| 12 | North End Retail<br>1921 8th St NW<br>Washington, DC 20001  | Retail<br>★★★★☆                              | 2015            | 2,794 SF<br>(100%)  | 1/22/2024      | \$14,250,000<br>(\$524.01/SF)        | -              |
| 13 | 901 R St Nw<br>Washington, DC 20001                         | Apartments<br>★★★★☆                          | 2009            | 4 Units             | 12/5/2023      | \$2,150,000<br>(\$537,500.00/Unit)   | 518%<br>Actual |
| 14 | 1847 14th St NW<br>Washington, DC 20009                     | Retail<br>★★★★☆                              | 1912            | 6,100 SF<br>(100%)  | Under Contract | \$4,995,000<br>(\$818.85/SF)         | 513%<br>Actual |
| 15 | Malcom Place<br>1416 Chapin St NW<br>Washington, DC 20009   | Apartments<br>★★★★☆                          | 1900            | 16 Units            | Under Contract | \$2,942,000<br>(\$183,875.00/Unit)   | 700%<br>Actual |



## 632 Florida Ave NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

|              |                         |                  |                   |
|--------------|-------------------------|------------------|-------------------|
| Sold         | 7/25/2025               | Land Area        | 0.02 AC/663 SF    |
| Sale Price   | \$952,350 (\$820.28/SF) | Sale Comp Status | Research Complete |
| GLA          | 1,161 SF                | Sale Comp ID     | 7291922           |
| Price Status | Full Value              | Parcel Numbers   | 0440-0027         |
| Built        | 1900                    |                  |                   |



| Type            | Name                         | Location             | Phone          |
|-----------------|------------------------------|----------------------|----------------|
| Recorded Buyer  | Zoe Alicia Hardie Davidson   | Washington, DC 20019 | (217) 883-3723 |
| True Buyer      | Zoe Alicia Hardie Davidson   | Washington, DC 20019 | (217) 883-3723 |
| Recorded Seller | Ayalew Abesha                | Washington, DC 20001 | (202) 437-2612 |
| True Seller     | Ayalew Abesha                | Washington, DC 20001 | (202) 437-2612 |
| Contacts        | Abesha Ayalew (202) 437-2612 |                      |                |



## 2206 14th St NW

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

|                |                           |                  |                   |
|----------------|---------------------------|------------------|-------------------|
| Sold           | 6/20/2025                 | Land Area        | 0.05 AC/2,179 SF  |
| Sale Price     | \$2,700,000 (\$729.93/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 3,699 SF (100%)           | Sale Comp ID     | 7216335           |
| Price Status   | Confirmed                 | Parcel Numbers   | 0202-0031         |
| Built          | 1912                      |                  |                   |



| Type            | Name                          | Location                  | Phone          |
|-----------------|-------------------------------|---------------------------|----------------|
| Recorded Buyer  | LGJN Real Estate Group LLC    | Springfield, VA 22151     | -              |
| True Buyer      | Aroma Holdings                | Vienna, VA 22180          | (703) 914-1109 |
| Contacts        | Liliana Orozco (718) 737-3648 |                           |                |
| Buyer Broker    | None on the deal              | -                         | -              |
| Recorded Seller | ZS 2206 LLC                   | Port Washington, NY 11050 | -              |
| True Seller     | Sivan Properties              | Port Washington, NY 11050 | (516) 365-7744 |
| Contacts        | Daniel Mermel (516) 643-4998  |                           |                |
| Listing Broker  | None on the deal              | -                         | -              |



## 2257 12th St NW (Part of a 2-Property Portfolio)

Washington, DC 20009 (District of Columbia County) - U Street Submarket



Apartments

|                |                              |                  |                        |
|----------------|------------------------------|------------------|------------------------|
| Sold           | 5/9/2025                     | Built            | 1890                   |
| Sale Price     | \$2,598,568 (\$433,095/Unit) | Land Area        | 0.05 AC/2,378 SF       |
| Units          | 6                            | Sale Comp Status | Research Complete      |
| GBA (% Vacant) | 6,651 SF (0%)                | Sale Comp ID     | 7184505                |
| Price per SF   | \$390.70/SF                  | Parcel Numbers   | 0302-0069              |
| Price Status   | Allocated                    | Sale Conditions  | Bulk/Portfolio Sale +1 |



| Type | Name | Location | Phone |
|------|------|----------|-------|
|------|------|----------|-------|



| Type            | Name                          | Location              | Phone          |
|-----------------|-------------------------------|-----------------------|----------------|
| Recorded Buyer  | Mohamed Kheiry                | Rockville, MD 20854   | (301) 346-9306 |
| True Buyer      | Mohamed Kheiry                | Rockville, MD 20854   | (301) 346-9306 |
| Contacts        | Mohamed Kheiry (301) 346-9306 |                       |                |
| Recorded Seller | Willard Holdings V Llc        | -                     | -              |
| True Seller     | Forbright Bank                | Chevy Chase, MD 20815 | (301) 299-8810 |
| Contacts        | Michael Keber (301) 978-3231  |                       |                |

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## 1407-1409 T St NW

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

|                |                           |                  |                   |
|----------------|---------------------------|------------------|-------------------|
| Sold           | 3/19/2025                 | Land Area        | 010 AC/4,200 SF   |
| Sale Price     | \$4,350,000 (\$706.97/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 6,153 SF (59.3%)          | Sale Comp ID     | 7102570           |
| Price Status   | Full Value                | Parcel Numbers   | 0205-0075         |
| Built          | 2012                      |                  |                   |



| Type            | Name   | Location             | Phone          |
|-----------------|--|----------------------|----------------|
| Recorded Buyer  | T Street LLC   | -                    | -              |
| True Buyer      | Subhan T Jahromi   | Vienna, VA 22181     | -              |
| Contacts        | Subhan Jahromi (301) 906-6017  |                      |                |
| True Buyer      | Alizzi Construction  | Washington, DC 20003 | (571) 969-8885 |
| Contacts        | Khalid Alizzi (703) 939-0006   |                      |                |
| Recorded Seller | T Street Properties LLC  | Wheaton, MD 20902    | (202) 299-9042 |
| True Seller     | Jung Hee Lee   | Arlington, VA 22203  | (703) 465-9209 |
| Contacts        | Jung Lee (301) 318-7713  |                      |                |
| Listing Broker  | Feldman Ruel   | Bethesda, MD 20814   | (202) 318-6800 |
| Contacts        | Ian Ruel (202) 318-6844, Josh Feldman (202) 318-6833, Adam Costanzo (202) 318-6826 |                      |                |

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## 925 U St NW - Sidewalk Cafe

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

|                |                         |                  |                   |
|----------------|-------------------------|------------------|-------------------|
| Sold           | 1/14/2025               | Land Area        | 0.02 AC/871 SF    |
| Sale Price     | \$897,500 (\$496.13/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 1,809 SF (0%)           | Sale Comp ID     | 7024193           |
| Price Status   | Confirmed               | Parcel Numbers   | 0360-0094         |
| Built          | 1910                    |                  |                   |



| Type            | Name                     | Location              | Phone          |
|-----------------|--------------------------|-----------------------|----------------|
| Recorded Buyer  | 925 U Street LLC         | Washington, DC 20001  | -              |
| True Buyer      | Kieu Dang                | Chevy Chase, MD 20815 | (301) 962-5619 |
| Contacts        | Kieu Dang (301) 905-8187 |                       |                |
| Buyer Broker    | None on the deal         | -                     | -              |
| Recorded Seller | Helen M Dodson           | Annapolis, MD 21403   | (443) 869-2635 |
| True Seller     | Helen M Dodson           | Annapolis, MD 21403   | (443) 869-2635 |

| Type           | Name                           | Location             | Phone          |
|----------------|--------------------------------|----------------------|----------------|
| Contacts       | Helen Dodson (443) 869-2635    |                      |                |
| Listing Broker | Demers Real Estate, Inc.       | Washington, DC 20009 | (202) 232-0950 |
| Contacts       | Jonathan Wilson (202) 528-0338 |                      |                |



## 920 W St NW

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

|              |                             |                  |                   |
|--------------|-----------------------------|------------------|-------------------|
| Sold         | 12/20/2024                  | Land Area        | 011 AC/4,750 SF   |
| Sale Price   | \$2,500,000 (\$1,406.07/SF) | Sale Comp Status | Research Complete |
| GLA          | 1,778 SF                    | Sale Comp ID     | 7008421           |
| Price Status | Confirmed                   | Parcel Numbers   | 0358-0803         |
| Built        | 1934                        |                  |                   |



| Type            | Name                         | Location             | Phone          |
|-----------------|------------------------------|----------------------|----------------|
| Recorded Buyer  | 920 W St NW LLC              | Washington, DC 20001 | -              |
| True Buyer      | Opal LLC                     | Cabin John, MD 20818 | (301) 320-3979 |
| Contacts        | Sean Ruppert (202) 664-2009  |                      |                |
| Buyer Broker    | Opal LLC                     | Cabin John, MD 20818 | (301) 320-3979 |
| Contacts        | Sean Ruppert (202) 664-2009  |                      |                |
| Recorded Seller | WDR Revocable Trust          | -                    | -              |
| True Seller     | Riley Wilmer D               | Washington, DC 20001 | (202) 462-6465 |
| Contacts        | Wilmer Riley (202) 299-9252  |                      |                |
| Listing Broker  | eXp Realty                   | Washington, DC 20036 | (833) 335-7433 |
| Contacts        | Michael Hines (202) 379-5868 |                      |                |



## 545 Florida Ave NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

|              |                             |                  |                   |
|--------------|-----------------------------|------------------|-------------------|
| Sold         | 12/12/2024                  | Land Area        | 0.02 AC/862 SF    |
| Sale Price   | \$1,515,000 (\$1,029.21/SF) | Sale Comp Status | Research Complete |
| GLA          | 1,472 SF                    | Sale Comp ID     | 7027603           |
| Price Status | Confirmed                   | Parcel Numbers   | 3093-0049         |
| Built        | 1900                        |                  |                   |



| Type           | Name                               | Location               | Phone          |
|----------------|------------------------------------|------------------------|----------------|
| True Buyer     | Princewell, Kelechi                | Mount Airy, MD 21771   | (908) 420-0907 |
| Contacts       | Kelechi Princewell (908) 420-0907  |                        |                |
| Buyer Broker   | Greysteel Holdings                 | Bethesda, MD 20814     | (202) 280-2722 |
| Contacts       | Michael Murray (240) 678-8929      |                        |                |
| True Seller    | Yohannes Woldehanna                | Falls Church, VA 22041 | (703) 566-9533 |
| Contacts       | Yohannes Woldehanna (703) 606-1504 |                        |                |
| Listing Broker | Greysteel Holdings                 | Bethesda, MD 20814     | (202) 280-2722 |
| Contacts       | Michael Murray (240) 678-8929      |                        |                |



### 1000 V St NW (Part of a 2-Property Sale)

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

|                |                 |                  |                   |
|----------------|-----------------|------------------|-------------------|
| Sold           | 7/26/2024       | Land Area        | 0.33 AC/14,382 SF |
| Sale Price     | Not Disclosed   | Sale Comp Status | Public Record     |
| GLA (% Leased) | 3,989 SF (100%) | Sale Comp ID     | 6812383           |
| Built          | 1902            | Parcel Numbers   | 0332-0807         |



| Type            | Name   | Location | Phone |
|-----------------|--|----------|-------|
| Recorded Buyer  | Trustees Of The Christian Tabernacle Church<br>O | -        | -     |
| Recorded Seller | Legion Of Christ Inc                             | -        | -     |



### 1401 S St NW - Alton District

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Apartments

|                |                                    |                  |                   |
|----------------|------------------------------------|------------------|-------------------|
| Sold           | 6/25/2024                          | Built            | 2013              |
| Sale Price     | \$67,500,000 (\$540,000/-<br>Unit) | Land Area        | 0.86 AC/37,462 SF |
| Units          | 125                                | Sale Comp Status | Research Complete |
| GBA (% Vacant) | 126,000 SF (9.6%)                  | Sale Comp ID     | 6767398           |
| Price per SF   | \$535.71/SF                        | Parcel Numbers   | 0206-7004 +2      |
| Price Status   | Confirmed                          |                  |                   |



| Type            | Name   | Location              | Phone          |
|-----------------|--|-----------------------|----------------|
| Recorded Buyer  | SEMREF District, LLC                                 | Dania Beach, FL 33004 | -              |
| True Buyer      | Seminole Tribe of Florida                            | Hollywood, FL 33024   | (800) 683-7800 |
| Recorded Seller | District Apartments Realty Holding Compa-<br>ny, LLC | New York, NY 10017    | -              |
| True Seller     | JPMorgan Chase & Co.                                 | New York, NY 10017    | (212) 270-6000 |
| Listing Broker  | Eastdil Secured, LLC                                 | Washington, DC 20006  | (202) 688-4000 |
| Contacts        | David Nachison (202) 688-4058                        |                       |                |



### 1000 S St NW

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

|                |                         |                  |                  |
|----------------|-------------------------|------------------|------------------|
| Sold           | 3/29/2024               | Land Area        | 0.03 AC/1,460 SF |
| Sale Price     | \$479,393 (\$238.86/SF) | Sale Comp Status | Public Record    |
| GLA (% Leased) | 2,007 SF (100%)         | Sale Comp ID     | 6761213          |
| Built          | 1870                    | Parcel Numbers   | 0335-0034        |



| Type            | Name                | Location | Phone |
|-----------------|---------------------|----------|-------|
| Recorded Buyer  | Dimitrios Philis    | -        | -     |
| Recorded Buyer  | Desta Enkenyelesh D | -        | -     |
| Recorded Seller | Desta Enkenyelesh D | -        | -     |





### 1936 11th St NW

Washington, DC 20001 (District of Columbia County) - Logan Circle Submarket



Retail

|                |                         |                  |                  |
|----------------|-------------------------|------------------|------------------|
| Sold           | 3/29/2024               | Land Area        | 0.05 AC/2,178 SF |
| Sale Price     | \$407,850 (\$168.39/SF) | Sale Comp Status | Public Record    |
| GLA (% Leased) | 2,422 SF (100%)         | Sale Comp ID     | 6763316          |
| Built          | 1925                    | Parcel Numbers   | 0305-0025        |



| Type            | Name                    | Location | Phone |
|-----------------|-------------------------|----------|-------|
| Recorded Buyer  | Aklile Berhan Gebrewold | -        | -     |
| Recorded Buyer  | Desta Enkenyelesh D     | -        | -     |
| Recorded Seller | Gebrewold Akille Berhan | -        | -     |



### 1921 8th St NW - North End Retail

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Retail

|                |                            |                  |                   |
|----------------|----------------------------|------------------|-------------------|
| Sold           | 1/22/2024                  | Land Area        | 0.37 AC/16,014 SF |
| Sale Price     | \$14,250,000 (\$524.01/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 27,194 SF (100%)           | Sale Comp ID     | 6639074           |
| Price Status   | Confirmed                  | Parcel Numbers   | 0393-2017 +1      |
| Built          | 2015                       |                  |                   |



| Type            | Name                             | Location             | Phone          |
|-----------------|----------------------------------|----------------------|----------------|
| Recorded Buyer  | BDC Shay Retail, LLC             | Washington, DC 20015 | -              |
| Recorded Buyer  | White Flint Associates, LLC      | Bethesda, MD 20814   | -              |
| True Buyer      | Bernstein Management Corporation | Bethesda, MD 20814   | (202) 363-6301 |
| Recorded Seller | JBG/Shay Retail, LLC             | Bethesda, MD 20814   | -              |
| Recorded Seller | JBG/Hatton Retail LLC            | Bethesda, MD 20814   | -              |
| True Seller     | JBG SMITH Properties             | Bethesda, MD 20814   | (240) 333-3600 |



### 901 R St Nw

Washington, DC 20001 (District of Columbia County) - Shaw Submarket



Apartments

|                |                              |                  |                   |
|----------------|------------------------------|------------------|-------------------|
| Sold           | 12/5/2023                    | Built            | 2009              |
| Sale Price     | \$2,150,000 (\$537,500/Unit) | Land Area        | 0.06 AC/2,396 SF  |
| Units          | 4                            | Actual Cap Rate  | 518%              |
| GBA (% Vacant) | 5,436 SF (0%)                | Sale Comp Status | Research Complete |
| Price per SF   | \$395.51/SF                  | Sale Comp ID     | 6631597           |
| Price Status   | Confirmed                    | Parcel Numbers   | 0363-0001         |



| Type           | Name                      | Location              | Phone          |
|----------------|---------------------------|-----------------------|----------------|
| Recorded Buyer | Leegacy DC LLC            | -                     | -              |
| True Buyer     | Edward Y. Lee             | Los Angeles, CA 90010 | (213) 380-5858 |
| Contacts       | Edward Lee (213) 864-0113 |                       |                |
| Buyer Broker   | Long & Foster             | Washington, DC 20003  | (202) 944-8400 |



| Type            | Name                            | Location             | Phone          |
|-----------------|---------------------------------|----------------------|----------------|
| Contacts        | Kornelia Stuphan (202) 669-5555 |                      |                |
| Recorded Seller | 901 R St N.W. LLC               | -                    | -              |
| True Seller     | Vivienne Awasum                 | Adelphi, MD 20783    | (240) 882-1184 |
| Contacts        | Vivienne Awasum (240) 882-1184  |                      |                |
| Listing Broker  | Engel & Völkers   Washington DC | Washington, DC 20009 | (804) 476-9870 |
| Contacts        | Phil Di Ruggiero (202) 725-2250 |                      |                |

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**1847 14th St NW**

Washington, DC 20009 (District of Columbia County) - Logan Circle Submarket



Retail

|                |                           |                 |                |
|----------------|---------------------------|-----------------|----------------|
| Under Contract | 329 Days on Market        | Land Area       | 0.02 AC/871 SF |
| Asking Price   | \$4,995,000 (\$818.85/SF) | Actual Cap Rate | 513%           |
| GLA (% Leased) | 6,100 SF (100%)           | Parcel Numbers  | 0238-0856      |
| Built          | 1912                      |                 |                |



| Type           | Name                            | Location             | Phone          |
|----------------|---------------------------------|----------------------|----------------|
| Listing Broker | Long & Foster Real Estate, Inc. | Washington, DC 20008 | (202) 483-6300 |
| Contacts       | Scott Purcell (202) 262-6968    |                      |                |

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**1416 Chapin St NW - Malcom Place**

Washington, DC 20009 (District of Columbia County) - Columbia Heights DC Submarket



Apartments

|                |                              |                 |                       |
|----------------|------------------------------|-----------------|-----------------------|
| Under Contract | 295 Days on Market           | Built           | 1900                  |
| Asking Price   | \$2,942,000 (\$183,875/Unit) | Land Area       | 0.14 AC/6,098 SF      |
| Units          | 16                           | Actual Cap Rate | 700%                  |
| GBA (% Vacant) | 11,520 SF (12.5%)            | Parcel Numbers  | 2661-0858 +1          |
| Price per SF   | \$255.38/SF                  | Sale Conditions | High Vacancy Property |



| Type           | Name  | Location           | Phone          |
|----------------|---|--------------------|----------------|
| Listing Broker | Marcus & Millichap  | Bethesda, MD 20814 | (202) 536-3700 |
| Contacts       | Jacob Krens (443) 875-6168, Lorenzo Wooten (202) 731-1365 |                    |                |

# SALE

1203 U ST NW

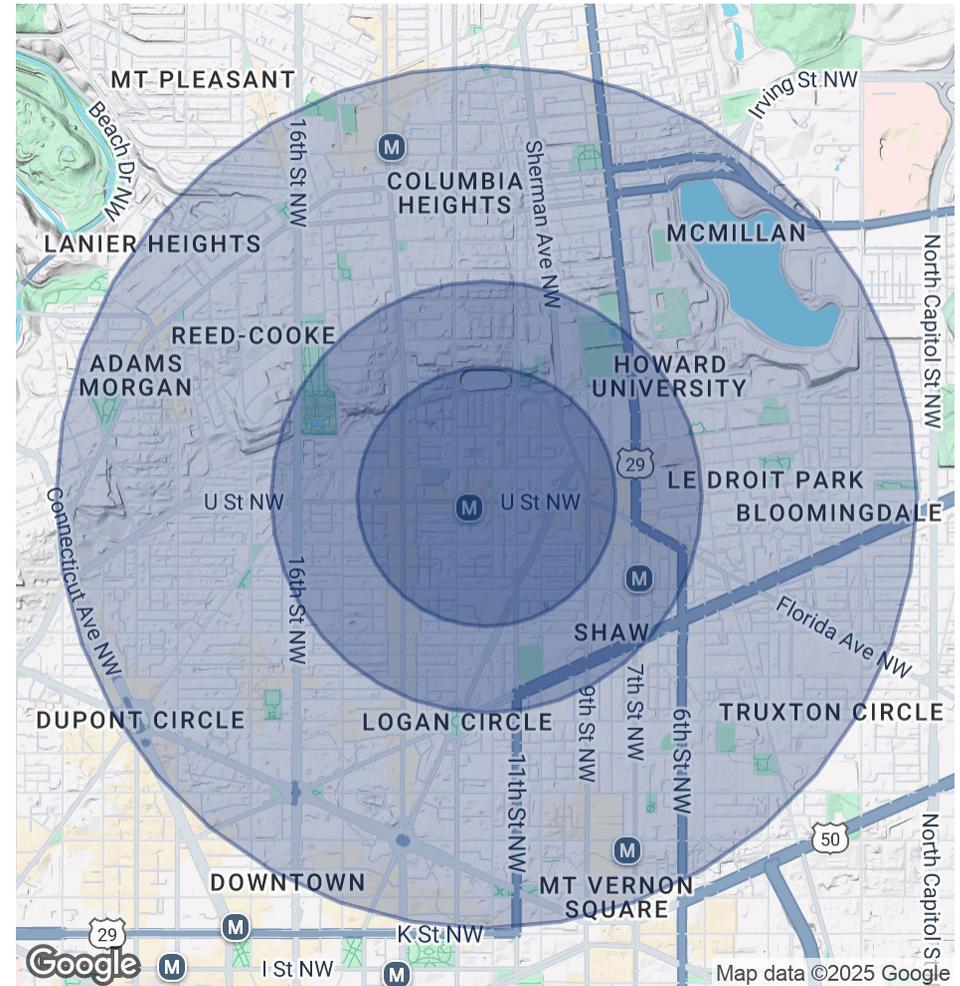
1203 U St NW Washington, DC 20009

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE  |
|----------------------|-----------|-----------|---------|
| Total Population     | 10,750    | 24,422    | 106,702 |
| Average Age          | 35        | 36        | 37      |
| Average Age (Male)   | 37        | 37        | 38      |
| Average Age (Female) | 34        | 35        | 36      |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,585     | 12,882    | 57,149    |
| # of Persons per HH | 1.9       | 1.9       | 1.9       |
| Average HH Income   | \$190,661 | \$185,930 | \$171,965 |
| Average House Value | \$950,197 | \$954,743 | \$900,767 |

Demographics data derived from AlphaMap



**Ricardo Guice**  
(202) 805-5614



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

1203 U ST NW

1203 U St NW Washington, DC 20009



## RICARDO GUICE

Commercial Sales Associate

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### PROFESSIONAL BACKGROUND

Ricardo is a licensed CRE Advisor for Washington, D.C and Maryland. His mission is to provide institutional grade service to secondary market business owners and property investors, while focusing on Commercial Leasing and Sales for Retail, Med/Office, Industrial, Flex and investment properties. Ricardo has been responsible for approximately 60,000 SF of commercial real estate transactions totaling over \$10,000,000.00 in value as a CBC agent

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**Ricardo Guice**

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REALTY