

Exclusive Northern Virginia Residential Rental Portfolio

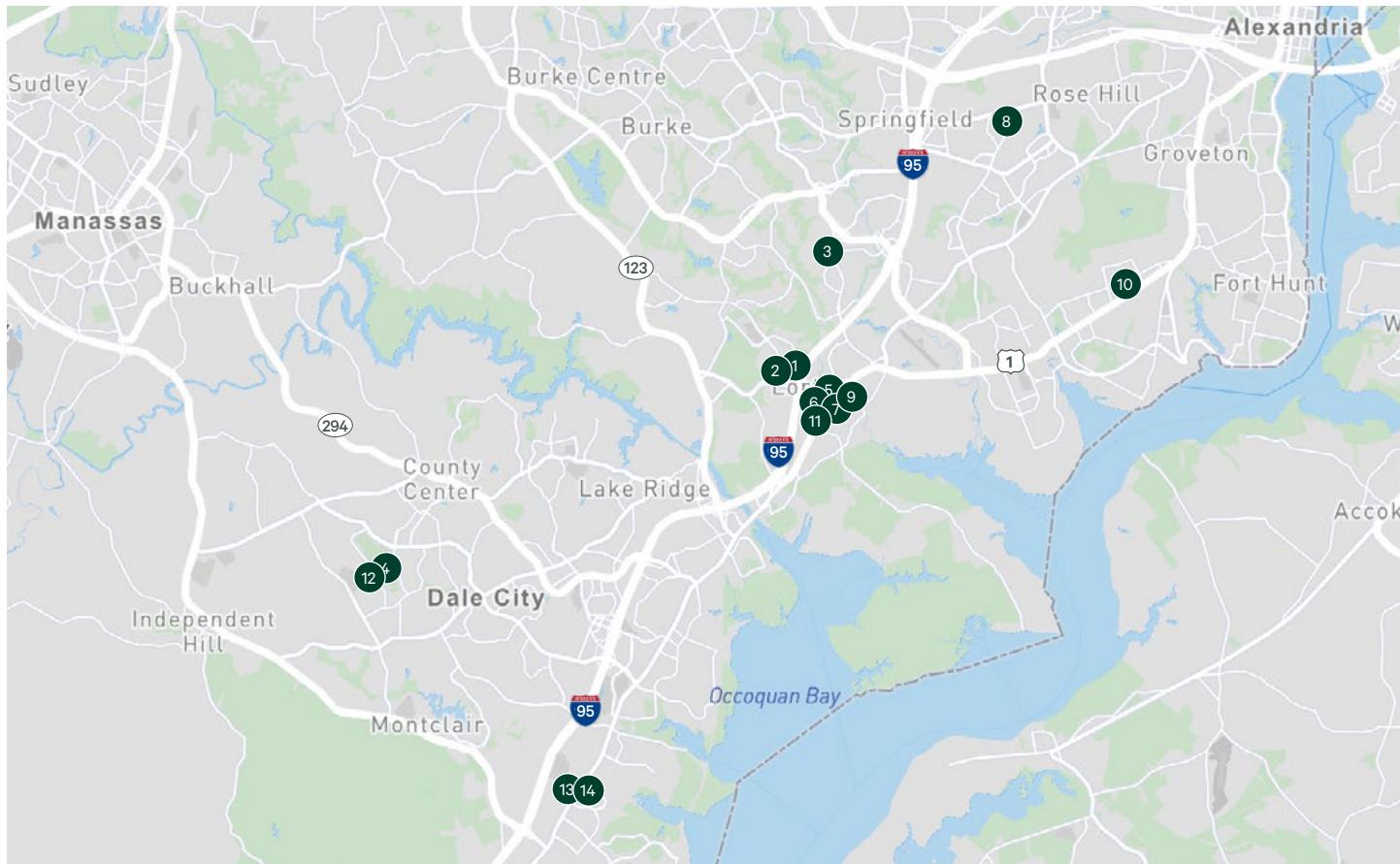
You will not see another opportunity like this in Northern VA for years.

FOR SALE | ASKING PRICE: \$5,700,000

INVESTMENT HIGHLIGHTS

- Extremely rare & attractive rental portfolio, well located in attractive Northern Virginia submarkets.
- 14 fully-leased properties, including condos, townhouses and single-family homes (a market dominated by 1-3 asset dispositions).
- Portfolio pricing is well below aggregate individual sale prices (\$6.2M - \$6.6M).
- Supply-constrained residential market supporting value and acting as a driver to robust price growth.
- Stable tenancies, with documented recurring expenses and preventative maintenance budgeting.
- Portfolios of 10+ stabilized residential properties rarely trade in Northern VA due to high costs & lack of availability.





MARKET SUMMARY

Northern Virginia remains one of the most resilient residential markets in the country, largely insulated from broader national volatility by its "recession-proof" economic drivers. As of early 2026, the region continues to benefit from a unique trifecta: a deep-pocketed federal workforce, a booming global hub for data centers and technology, and a chronic shortage of housing supply. Prices have not collapsed, instead they've transitioned into a phase of steady, sustainable growth. In major hubs like Fairfax and Prince William, median prices are still trending upward, outpacing national averages as demand continues to soak up what little inventory hits the market.

The Northern Virginia market remains one of the most robust in the country, retaining a healthy demand/supply balance without losing value. The market remains firmly in seller-favorable territory with less than two months of supply. Well-priced, move-in-ready homes still frequently see multiple offers, particularly in the more affordable range. This resilience suggests that even with fluctuating mortgage rates, the intrinsic value of Northern Virginia real estate remains anchored by its status as a primary destination for high-income professionals and major infrastructure investments.

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