



ONE | STREET
COMMERCIAL PROPERTIES

22-24 Danbury St SE

Washington, DC 20032

Value Add Multifamily Property For Sale

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Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ONE Street Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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LOCATION INFORMATION

Building Name Danbury Apartments
 Street Address 22 - 24 Danbury St SE
 City, State, Zip Washington, DC 20032

BUILDING INFORMATION

Building Size 7,620 SF
 Occupancy % 25.00%
 Tenancy Multiple
 Number of Floors 3
 Average Floor Size 1,270 SF
 Year Built 1943
 Number of Buildings 1

REAL PROPRTY TAXES

Tax Year 2024 \$5,268.84

PROPERTY INFORMATION

Property Type Multifamily
 Property Subtype Low-Rise/Garden
 Zoning RA-1
 Lot Size 8,055 SF
 APN # 6203- -0032-33

UTILITIES & AMENITIES

Gas Yes
 Public Sewer Yes
 Public Water Yes

OFFERING OVERVIEW

ONE Street Commercial Properties is excited to introduce a remarkable chance to acquire an 8 Unit Multifamily in the heart of SE, Washington, DC.

This Multifamily gem presents an outstanding value-add prospect, offering the potential to expand the unit count by 4 generously sized 1BR/ 1BA units or 4 inviting 2BR/ 1 BA units. Such expansion promises to unlock even higher income possibilities.

Seize the opportunity presented by this exceptional investment. Reach out to us now for further details, and to schedule a viewing.

PROPERTY HIGHLIGHTS

- Value Add opportunity - 4 1BR/ 1BA or 4 2BR/ 1BA cellar units.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,497	5,400	13,840
Total Population	3,004	11,365	29,705
Average HH Income	\$56,625	\$59,651	\$57,492

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FLOOR 1

THE ASSET

This multifamily asset comprises of 1 building, two separate addresses, each accommodating four 1BR/ 1BA units. Distinguishing this property is its potential for expansion with each address having 2 cellar level spaces that serve as a canvas for either 2 additional 1BR/1BA or 2 additional 2BR/ 1BA. In a sought-after neighborhood in SE, Washington, DC, this property benefits from its proximity to various amenities such as shops, restaurants, and public transportation options.

THE LOCATION

22-24 Danbury St, SE Washington, DC 20032 is part of a unique neighborhood perfectly located in the DMV area. Nestled in the vibrant community of Congress Heights, the property enjoys a strategic location that combines urban convenience with neighborhood charm. The property is placed in-between major military bases including JBAB and Andrew's Air Force Base as well as Amazon's new HQ2 making the location ideal for young professionals who are in need of a home for a short period of time.

Residents have easy access to city amenities while savoring the tranquility of tree-lined streets. This prime location ensures a dynamic living experience that strikes the perfect balance between city life and residential comfort.

Over recent years, rent prices in Southeast Washington, DC have undergone a significant and notable upwards trajectory. The demand for housing in this dynamic neighborhood has surged, leading to a pronounced increase in rental rates. As SE continues to evolve into a sought-after hub for urban living, the allure of its convenient location, coupled with a thriving community and proximity to city amenities, has driven this upward trend in prices. This surge reflects the areas growing popularity, and reinforces its status as an emerging hotspot for those who value accessibility and engaging in residential experience. Don't miss out on this exceptional investment opportunity. Contact us today for more information and to arrange a viewing.

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CURRENT RENT ROLL



PRO FORMA BASED ANALYSIS

// 22 - 24 Danbury St SE



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SUBSIDIZED PRO FORMA RENT ROLL

Total Units	BR/ BA Breakdown	Unit SF	Pro forma Rent	Rent Type
8	All 1 BR/ 1BA	537	\$1,264	Market
Total Monthly GPR			\$121,344	

SUBSIDIZED PRO FORMA INCOME

INCOME	Pro forma	Per Unit
Gross Potential Rent (GPR)	\$121,344	\$15,168
Vacancy @ 7.1%	\$8,615	\$718
Effective Gross Income (EGI)	\$112,729	\$14,091

Operational Expenses	Pro forma	Per Unit
30% of EGI	\$33,819	\$4,227
Net Operating Income (NOI)	\$78,910	\$9,864

PRO FORMA RENT ROLL

Total Units	BR/ BA Breakdown	Unit SF	Pro forma Rent	Rent Type
8	All 1 BR/ 1BA	537	\$1,156	Market
Total Monthly GPR			\$110,976	

PRO FORMA INCOME

INCOME	Pro forma	Per Unit
Gross Potential Rent (GPR)	\$110,976	\$13,872
Vacancy @ 7.1%	\$7,768	\$688
Effective Gross Income (EGI)	\$103,208	\$13,064

Operational Expenses	Pro forma	Per Unit
30% of EGI	\$30,962	\$3,919
Net Operating Income (NOI)	\$72,245	\$9,145

***Please note this is a market rate analysis, and is NOT underwritten to Voucher Rate Rents.*

FINANCIAL ANALYSIS

ONE Street Commercial Properties uses a variety of methods to extract the most realistic comparable lease prices including the use of the DC Voucher system. The introduction of the Rent Reasonableness pricing system has led to a rise in the maximum rent limit for units within the Voucher System in Southeast, DC.

In Washington, DC, the Voucher system, a vital component of the city's commitment to affordable housing, shapes both proforma data and market insights. For investors and developers, the program's assured rental payments provide financial stability, enhancing revenue projections and enabling precise cash flow assessments. Market data analysis considers the distribution of voucher holders, influencing property investment and rental pricing decisions.

Beyond finances, the Voucher System fosters socio-economic diversity, curbing concentrated poverty and fostering inclusive communities. The initiative's economic impact is notable too, as landlords benefit from consistent income and higher property values, enriching the local real estate landscape in the capital. The Voucher System stands not just for a housing solution, but as a catalyst for informed investments, accurate projections and a more equitable urban environment.

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MARKET COMPS

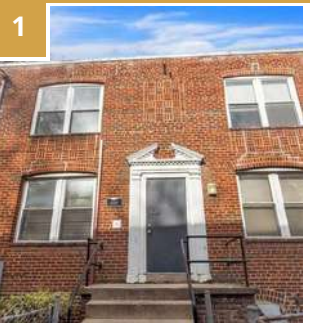
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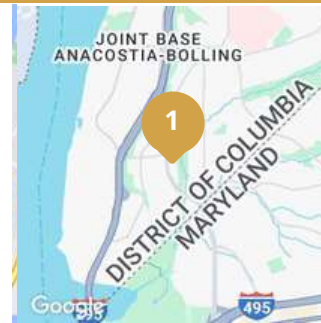
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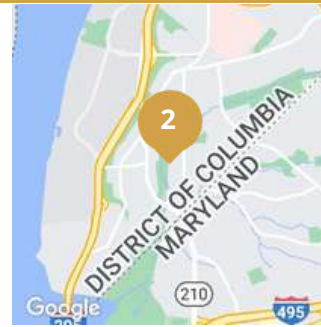
12 DANBURY ST SE
Washington, DC 20032
Bldg Size: 25,000 SF
Lot Size: 36,734 SF
No. Units: 41
Year Built: 1943



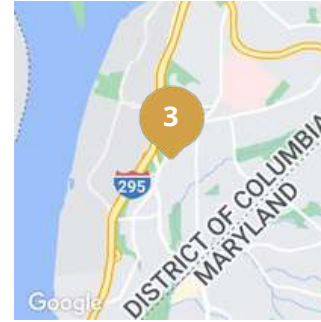
4308 HALLEY TER SE
Washington, DC 20032
Bldg Size: 2,540 SF
Price: \$689,000
Lot Size: 3,260 SF
No. Units: 4
Year Built: 1943



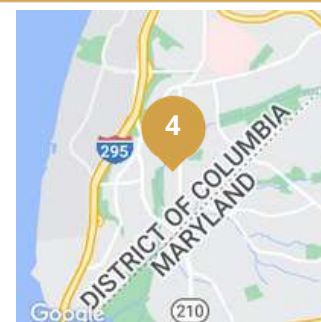
4184 LIVINGSTON RD SE
Washington, DC 20032
Bldg Size: 12,739 SF
Price: \$4,200,000
Lot Size: 14,810 SF
No. Units: 39
Year Built: 1954



112 WILMINGTON PL SE
Washington, DC 20032
Bldg Size: 24,567 SF
Price: \$5,300,000
Lot Size: 39,640 SF
No. Units: 44
Year Built: 1965



4010-4014 3RD ST SE
Washington, DC 20032
Bldg. Size: 10,560 SF
Price: \$3,250,000
Lot Size: 11,631 SF
No. Units: 25
Year Built: 1953



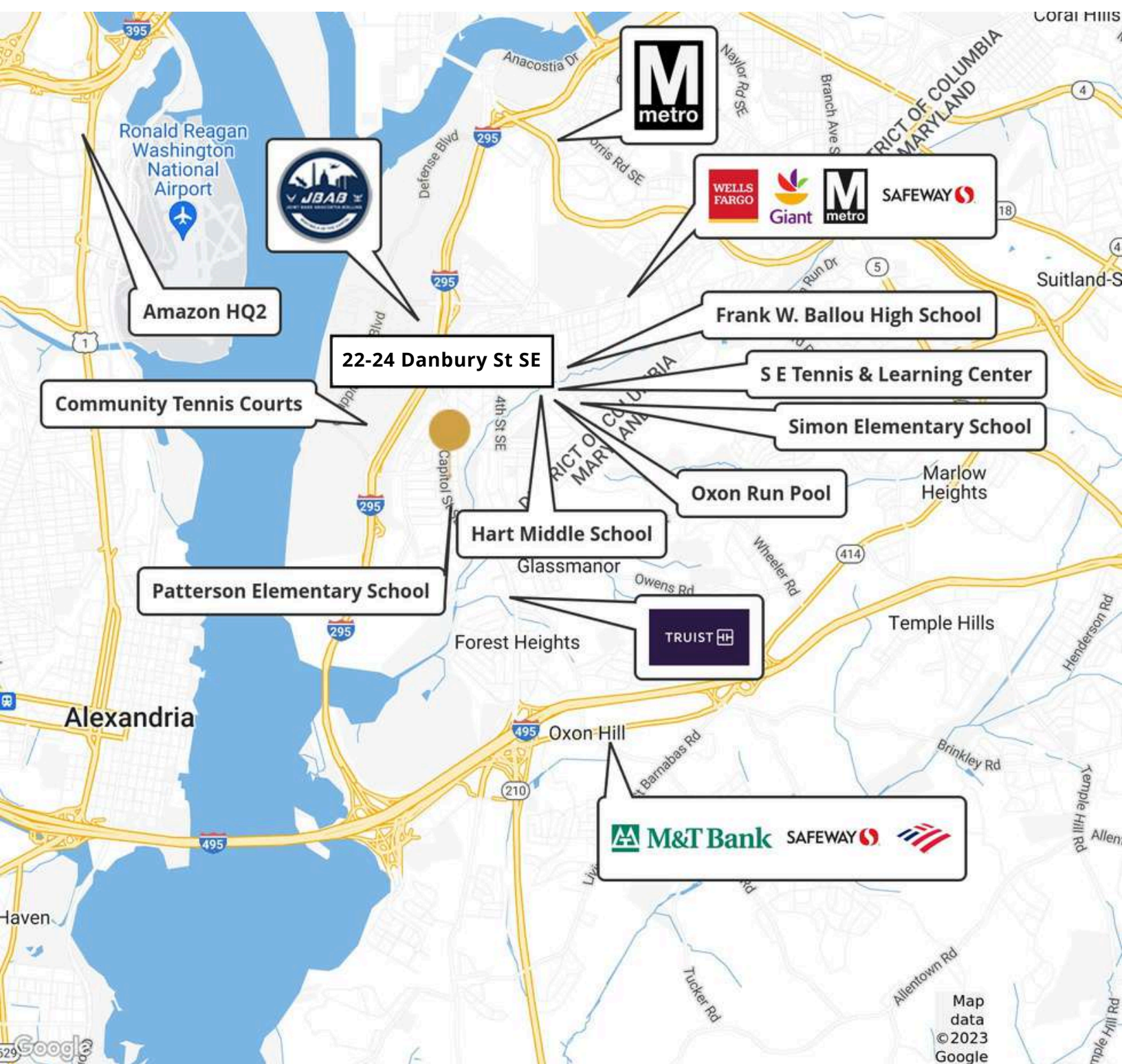
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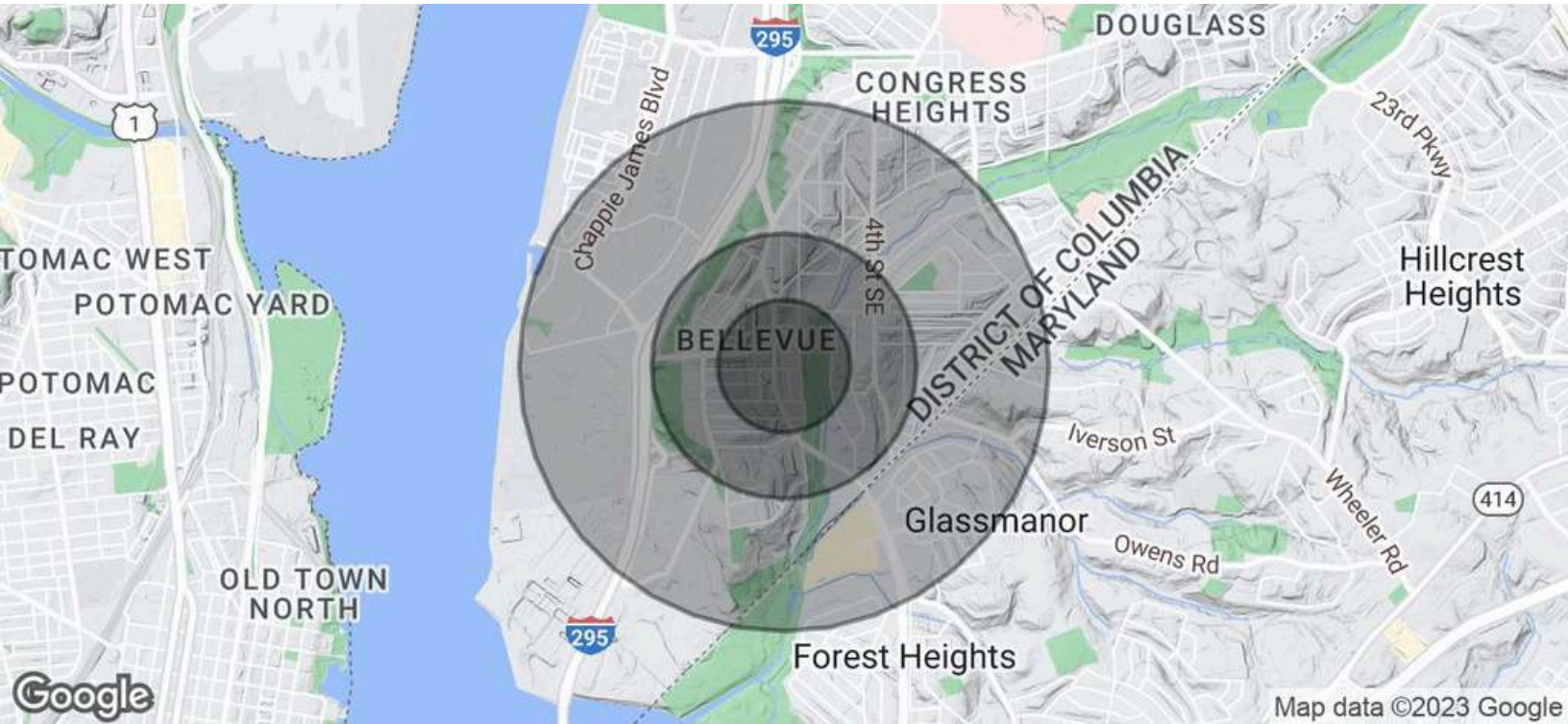
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,004	11,365	29,705
Average Age	39.7	37.4	34.8
Average Age (Male)	37.4	35.9	32.8
Average Age (Female)	40.2	36.9	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,497	5,400	13,840
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$56,625	\$59,651	\$57,492
Average House Value	\$82,706	\$149,432	\$215,266

* Demographic data derived from 2020 ACS - US Census

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