

EXCLUSIVELY LISTED FOR SALE

**2801 Jasper Street, SE
Washington, DC 20020**



Offering Memorandum

Presented By:

Summit Commercial Real Estate, LLC

&

RealMarkets

Tom Duffy
Senior VP
202-907-8686

tduffy@summitcre.com

Jamie Connelly
Principal
202-491-5300

jconnelly@summitcre.com

David Lowry
Director
443-865-3941

David@realmarkets.com

1990 M Street, NW
Suite 250
Washington, DC 20036
Tel: (202) 289-5400
Fax: () 682-9117



Offering Memorandum

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I. Introduction

Introduction

Summit Commercial Real Estate, LLC, in conjunction with RealMarkets, is pleased to Exclusively offer for sale 2801 Jasper Street, SE an 8-unit walk-up apartment property located in Washington, DC's Randle Heights neighborhood.

Asking Price: \$1,100,000 (\$137,500/unit)

Please inquire about possible Seller financing

II. Property Description

General Information:

Parcel #	5722 0073
Property type	Residential-Multi-Family
Use code	025
Lot size	6,188
Parking	Yes
Assessment	\$863,470
Annual tax	\$7,340
Neighborhood	Randle Heights
Ward	8
Year built	1945
Year renovated	2021
Historic	No
Opportunity Zone	No

Property Information:

Units	8
Zoning	RA-1
Building Size*	7,200
Basement	Yes

**per C of O*



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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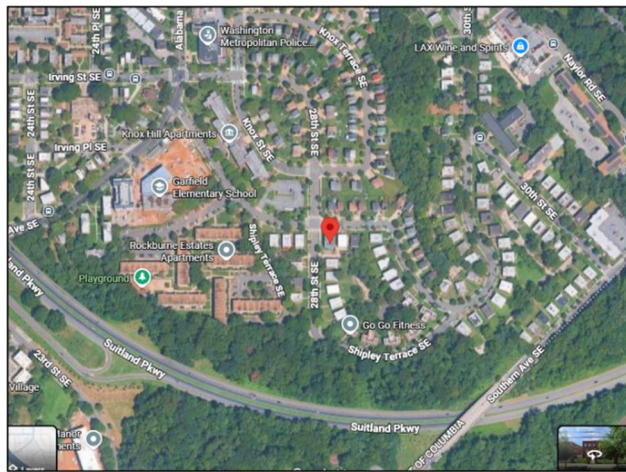
Site Specific / Zoning:

The Property is zoned RA-1. RA-1 is a residential apartment zone that permits low to moderate density development with a Floor Area Ratio of 0.9, maximum height of 40', 3 stories and a lot occupancy of 40%.

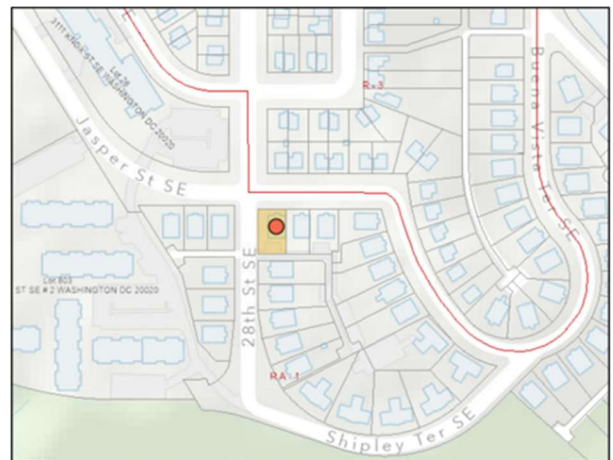
Real Estate Taxes (2027):

Land:	\$185,890
Improvements:	\$721,030
Total:	\$906,920
Tax Class:	1A
Tax Rate	\$0.85
Annual Taxes	\$7,709

Location Map:



Plat Map:



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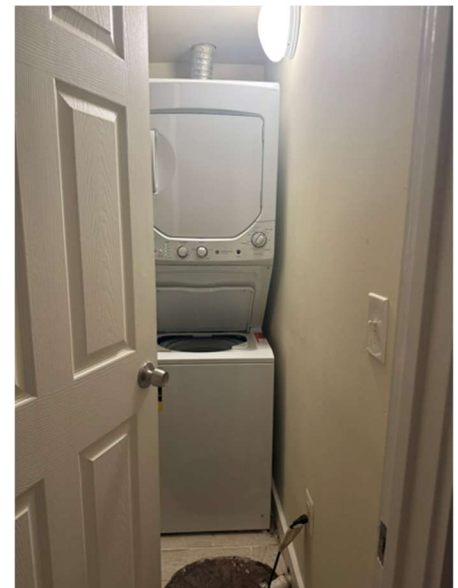
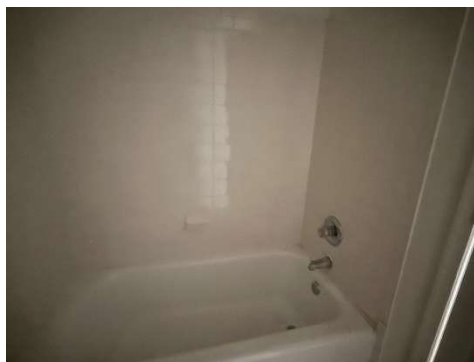
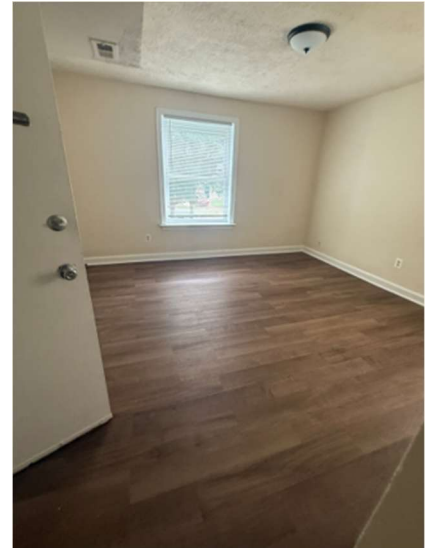


Property Photos:



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III. Financial Data:

Rent Roll:

Property: 2801 Jasper Street, SE

As of: 7/8/2026

Unit	BD/BA	Tenant	Status	Market Rent	Rent	Deposit	Lease From	Past Due
#B1	3/1	Vacant-Unrented	Vacant	\$2,450	\$0	\$0		\$0
#B2	3/1	Vacant-Unrented	Vacant	\$2,200	\$0	\$0		\$0
#01	3/1	Vacant-Unrented	Vacant	\$2,200	\$0	\$0		\$0
#02	3/1	Vacant-Unrented	Vacant	\$2,200	\$0	\$0		\$0
#03	3/1	Vacant-Unrented	Vacant	\$2,100	\$0	\$0		\$0
#04	3/1	Vacant-Unrented	Vacant	\$0	\$0	\$0		\$0
#05	3/1	Kirtrina Douglas*	Current	\$2,448	\$0	\$0	10/2/2025	\$22,032
#06	3/1	Vacant-Unrented	Vacant	\$0	\$0	\$0		\$0

* Vacating August 31st.

Pro forma Rent Roll:

Unit mix:	#	Unit rent*	Monthly total	Annual
3 Br/1 ba	8	\$2,335	<u>\$18,680</u>	<u>\$224,160</u>
			\$18,680	\$224,160

* per Affordablehousing.com

Pro forma Income & Expense:

<u>Income:</u>		<u>Total</u>	<u>Per unit</u>
Rental income		\$224,160	\$28,020
Other income		\$2,000	\$250
Vacancy loss	5.0%	<u>(\$11,308)</u>	<u>(\$1,414)</u>
		\$214,852	\$26,857
<u>Expenses:</u>			
Real estate taxes		\$7,340	\$918
Insurance		\$6,000	\$750
Utilities		\$9,600	\$1,200
Repair & maintenance		\$14,400	\$1,800
Administrative/professiona		\$8,000	\$1,000
Management	6.0%	<u>\$12,891</u>	<u>\$1,611</u>
		\$58,231	\$7,279
NOI		\$156,621	\$19,578

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IV. Comparable Sales:

The following properties sold and were considered most comparable to 2801 Jasper Street, SE:

SOLD Comparables:

Property Address	Zip Code	Sale Date	Sale Price	# of Units	Building SF	Price/unit	Price/SF
2899 Hartford St SE	20020	5/26/2026	\$806,890	6	3,064	\$134,482	\$263
3162 Buena Vista Ter SE	20020	4/22/2026	\$810,000	6	5,460	\$135,000	\$148
3130 Buena Vista Ter SE	20020	1/22/2026	\$950,000	6	3,544	\$158,333	\$268
1616 27th St SE	20020	12/17/2025	\$1,450,000	11	8,067	\$131,818	\$180
2700 Texas Ave SE	20020	12/5/2025	\$879,500	8	6,306	\$109,938	\$139
						\$133,914	\$200
						avg	avg

Certificate of Occupancy:

Government of the District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov

C of O CERTIFICATE OF OCCUPANCY

PERMIT NO. CO2102871

Issued Date: 08/10/2021

Address: 2801 JASPER ST SE		Zone: RA-1	Ward: 8	Square: 5722	Suffix: 	Lot: 0073
Description of Occupancy: APARTMENT BUILDING -- 8 UNITS						
Permission Is Hereby Granted To: VN VENTURES LLC	Trading As: N/A	Floor(s) Occupied: BASEMENT, 1ST, 2ND, 3RD	Occupant Load: 8 No. of Seats			
Property Owner: VN VENTURES LLC	Address: 2308 19TH ST NW WASHINGTON, DC 20009	BZA/PUD Number:	Occupied Sq. Footage: 7200 PERMIT FEE: \$93.28			
Building Permit Number (if applicable) B2001947	Type of Application: Load Change	Approved Building Code Use Apartment Houses - R-2 Approved Zoning Code Use Apartment house Approved Zoning General Use Residential				
Conditions/ Restrictions: THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w/ DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director: Ernest Chrappah		Permit Clerk: ADMIN	Expiration Date:			
5/31/2021 TO REPORT WAIVE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-421-1639						