

# 1429 Columbia Road NW

Washington, DC 20009

## Value-Add Opportunity

New ownership can capitalize on significant rental premiums by re-leasing units at higher rents upon turnover. Washington, DC's rent stabilization law permits annual increases on occupied units tied to CPI, while vacant units can be increased 10% to 20% upon turnover—giving an experienced operator a clear, measurable path to reducing Loss-to-Lease.

\$1,400

STUDIO MARKET  
RENT/MONTH

\$2,000

1 BDR MARKET  
RENT/MONTH

~23%

LOSS-TO-LEASE ACROSS  
CURRENT RENT ROLL

\$2,663

2 BDR MARKET  
RENT/MONTH

## Asset Snapshot

35

MULTIFAMILY UNITS

\$1,363

AVG. EFFECTIVE RENT

715

AVG. UNIT SF

Columbia  
Heights

NEIGHBORHOOD

## Operating Expense Upside

Current per-unit operating expenses are higher than a survey of 15 comparable properties in the submarket. New ownership will have the ability to improve operating efficiency across the asset.

\$8,568

CURRENT PER-UNIT  
OPERATING EXPENSES

~13%

OPERATING EXPENSES HIGHER  
THAN SURVEYED PROPERTIES

## Urban Location & Amenities

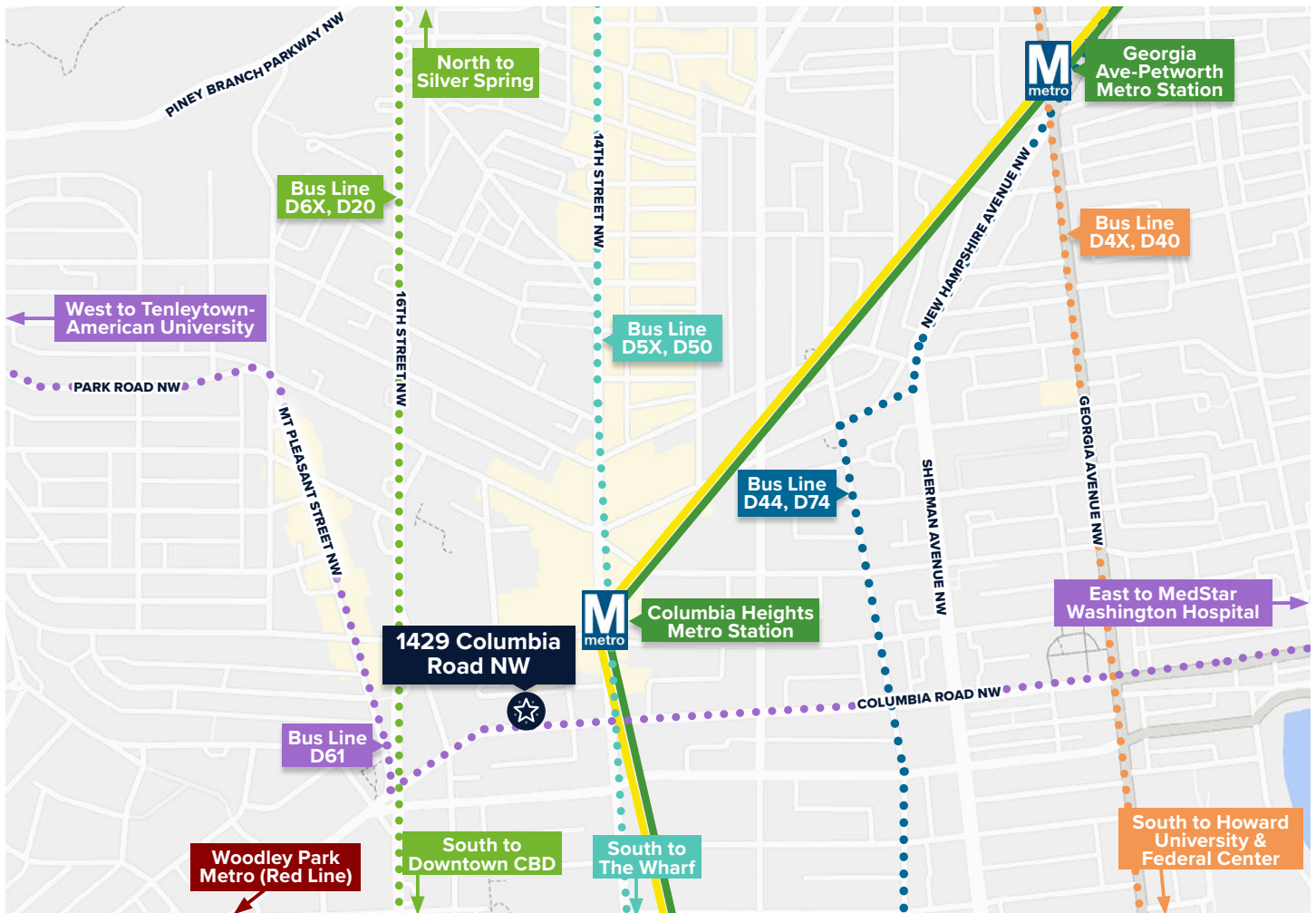
With a Walk Score of 97, the Property offers residents immediate access to an exceptional array of retail and dining options. Residents also benefit from easy access to the entertainment and nightlife corridors along 14th Street NW, 18th Street NW, U Street NW, and Mount Pleasant Street NW.

## Vibrant Neighborhood Corridors

1429 Columbia Road NW sits at the intersection of three of DC's most sought-after neighborhoods, with U Street, Mount Pleasant, and Adams Morgan all within walking distance. Residents also enjoy immediate access to Meridian Hill Park, one of the city's most beloved green spaces and a defining amenity of the Columbia Heights neighborhood.

## Local & Regional Accessibility Via Public Transit

- Via Rail: The Columbia Heights Metro Station is one block from the Property, providing yellow and green line access throughout Washington, DC, Northern Virginia, and Maryland.
- Via Bus: The D6X and D20 Lines run North-South along 16th Street NW, connecting residents to Silver Spring, Metro Center, and McPherson Square, with service every 6–15 minutes during rush hour.



# Retail Map



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