



5501 FOOTE STREET NE

📍 Deanwood, Washington DC

6

UNITS

\$1.2M

OFFERING PRICE

2,584

LOT SQ FT

THE OPPORTUNITY

5501 Foote Street NE is a premier value-add residential asset located in the heart of the Deanwood submarket. The property features a consistent mix of six (6) 2-Bedroom/1-Bathroom units, offering high desirability for Ward 7's primary tenant base. This offering is uniquely positioned for an investor seeking high-yield government-backed rents (DCHA) with immediate upside via two vacant units.

IMMEDIATE VALUE-ADD

With current rents averaging \$1,725 per occupied unit, new ownership enjoys immediate debt service coverage, with a pro-forma path to an 8.2%+ Cap Rate. Two units (Unit 3 and Unit 6) are delivered vacant, allowing for immediate renovation to maximize 2026 DCHA payment standards.

Rent Roll & Pro-Forma



CURRENT RENT ROLL

UNIT	STATUS	UNIT TYPE	CURRENT RENT	LEASE TERM
Unit 1	Occupied	2BR/1BA	\$1,750	thru 09/2026
Unit 2	Occupied	2BR/1BA	\$1,700	At-Will
Unit 3	VACANT	2BR/1BA	\$0.00	Market Ready
Unit 4	Occupied	2BR/1BA	\$1,700	Monthly
Unit 5	Occupied	2BR/1BA	\$1,750	thru 04/2027
Unit 6	VACANT	2BR/1BA	\$0.00	Market Ready
TOTAL MONTHLY ACTUAL			\$6,900	

PRO-FORMA (Stabilized Year 1)

OPERATING CATEGORY	CURRENT (ACTUAL)	PRO-FORMA (STABILIZED)
Gross Potential Rent (GPR)	\$82,800	\$138,000
Vacancy Loss (5%)	-	(\$6,900)
EFFECTIVE GROSS INCOME	\$82,800	\$131,100
Real Estate Taxes	(\$4,400)	(\$4,900)
Insurance	(\$4,200)	(\$4,500)
Maintenance & Repairs	(\$3,600)	(\$5,000)
Utilities (Owner Portion)	(\$5,500)	(\$1,500)
NET OPERATING INCOME (NOI)	\$65,100	\$106,700
CAP RATE @ \$1.2M	5.42%	8.89%