



Orchard Hall

6444 5th Avenue | Takoma Park, Maryland 20912

The Offering

Orchard Hall presents a stabilized, naturally affordable multifamily investment in one of Montgomery County's most accessible DC-adjacent submarkets. Located at 6444 5th Avenue in Takoma Park, the 11-unit property is 100 percent occupied with an average in-place rent of \$1,256, offering investors durable cash flow supported by a diverse unit mix and strong renter demand for attainable housing near the District line. The asset's commuter-oriented location, proximity to neighborhood retail and parks, and access to multiple transit corridors position Orchard Hall as a reliable long-term hold within a supply-constrained workforce housing segment serving Montgomery County and Northeast DC renters.

Strong Occupancy & Consistent Cash Flow

\$1,261 **\$78,977**

AVERAGE EFFECTIVE RENT

YE 2025 NOI

Asset Snapshot

11

MULTIFAMILY UNITS

\$1,261

IN-PLACE RENTS

10,000

BUILDING SF

1970

YEAR BUILT

Surrounded by Neighborhood Amenities & Employment Access

Orchard Hall is well positioned within a residential pocket overlooking Sligo Mill Neighborhood Park, providing residents with quiet convenience and immediate access to green space while remaining close to key employment and commercial centers throughout Montgomery County and Northeast D.C. The property's location near the District line supports a broad renter base commuting to Downtown Washington, D.C., Silver Spring, Fort Totten, and surrounding institutional employers. Strong bus connectivity along New Hampshire Avenue and nearby arterial routes enhances accessibility to regional job centers, reinforcing consistent demand from workforce renters seeking attainable housing near transit and established employment hubs. This combination of neighborhood setting, commuter access, and proximity to daily-needs retail supports Orchard Hall's long-term stability as a fully occupied, market-rate workforce housing asset in Takoma Park.

Direct Access to Downtown DC & Regional Transit

Orchard Hall benefits from close proximity to the Takoma Metro Station (Red Line), providing direct rail access to Downtown Washington, DC, Silver Spring, Union Station, and major employment centers throughout the region. The Red Line connection supports a convenient commute into the District and along key job corridors, reinforcing the property's appeal to residents seeking reliable transit access just outside the DC line. In addition to Metro service, the property is within a two-minute walk of the M60 and P42 bus routes, offering expanded connectivity toward Fort Totten, White Oak, Mount Rainier, and Bladensburg. Residents also benefit from a short walk to Downtown Takoma Park's retail and dining corridor and convenient access to the Takoma Park Shopping Center, anchored by Lidl. The combination of Metro access, bus connectivity, and neighborhood walkability positions Orchard Hall as a commuter-oriented housing option without sacrificing affordability.

Established Residential Setting Near Schools & Community Amenities

Piney Branch Elementary

TOP 20% OF MD PUBLIC SCHOOLS IN STATE PERFORMANCE; 600 STUDENTS

Takoma Park Middle School

1,100 STUDENTS; 8/10 GREATSCHOOLS RATING

Montgomery Blair High School

3,200 STUDENTS; #12 MARYLAND HIGH SCHOOLS (NICHE)



Local Map



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