

4935 Nannie Helen Burroughs Ave NE, Washington, DC 20019

Multifamily Investment Opportunity – Delivered Vacant

Offered Price: \$725,000 / Implied Cap Rate \approx 11.2%

Property Overview

Type:	6-unit multifamily (convertible to 4 units post-rehab)
Building Size:	3,700 SF GBA / 3,400 SF NRA
Lot Size:	3,153 SF (0.07 acres)
Zoning:	MU-4 (Mixed-use, moderate density)
Year Built / Renovated:	1947 / 2019
Condition:	Fair – requires cosmetic + mechanical rehab
Neighborhood:	Deanwood (East of the River, NE DC)
Transit:	Less than 1 mile to Minnesota Ave Metro

Financial Snapshot (Pro Forma – Market Rents)

Metric	Total	Per Unit (4 Units Post-Rehab)
Market Rent (Est.)	\$10,600/mo	\$2,650/mo avg
Gross Annual Income	\$127,200	\$31,800
Operating Expenses	(\$46,000)	(\$11,500)
Net Operating Income (NOI)	\$81,200	\$20,300
Offered Price	\$725,000	\$181,250/unit
Implied Cap Rate	\approx 11.2%	
Stabilized Value (7.5% Cap)	\$1,080,000	\$270,000/unit

Investment Highlights

Delivered Vacant – No TOPA or tenant delays; lease immediately at market rents. **High Yield Entry Point** – Priced at \$725K, offering an \sim 11% cap rate on stabilized NOI. **Value-Add Upside** – CBRE appraisal supports \$1.08M stabilized value (7.5% cap). **Flexible Exit** – MU-4 zoning allows mixed-use or condo conversion options. **Strong Market Support** – Deanwood multifamily comps range \$240K–\$300K/unit. **Transit Access** – Under 1 mile to Minnesota Ave Metro, minutes to downtown DC.

Key Metrics Summary

Offered Price (As Is)	\$725,000
Appraised As-Is Value (CBRE)	\$810,000
Appraised Stabilized Value	\$1,080,000
Projected NOI (Stabilized)	\$81,200

Implied Cap Rate (At \$725K)	≈ 11.2%
Stabilized Cap Rate (Based on Value)	7.5%
Projected Equity Upside	≈ \$355,000 (+49%)

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