



Urban City Portfolio

Washington, DC

Investment Highlights

THE OPPORTUNITY

This portfolio offers investors a rare chance to acquire well-maintained, professionally managed assets positioned in the path of major public and private investment. Located in Wards 7 and 8, submarkets undergoing significant transformation, the properties provide strong fundamentals today with meaningful value-add and rent growth potential as surrounding redevelopment continues to accelerate.

PROFESSIONALLY MANAGED

The assets have been institutionally managed with consistent capital improvements and operational oversight. Building systems, common areas, and unit interiors have been maintained to a high standard, minimizing immediate capital needs and supporting a smooth ownership transition.

UPSIDE IN RENTS / VALUE-ADD

In-place rents of ~\$1,500 are below current market averages, providing clear runway for rent growth through light renovations, operational efficiencies, or programmatic capital improvements. The combination of physical and operational upside offers an attractive yield profile relative to comparable assets citywide.

GROWING SUBMARKET (REDEVELOPMENT ABOUND)

Situated in Wards 7 and 8, the properties are surrounded by transformative redevelopment projects including Skyland Town Center, St. Elizabeths Campus, and the 11th Street Bridge Park. These initiatives are catalyzing economic activity, improving infrastructure, and enhancing livability, driving long-term demand for quality rental housing.

STRONG UNIT MIX

The portfolio features a balanced and efficient unit mix with roughly equal exposure to 1-, 2- and 3/4-bedroom units, catering to a broad renter base. Larger floorplans and functional layouts align with sustained demand from workforce and family tenants, supporting both stability and long-term value creation.

Asset Snapshot

15

PROPERTIES

94

TOTAL UNITS

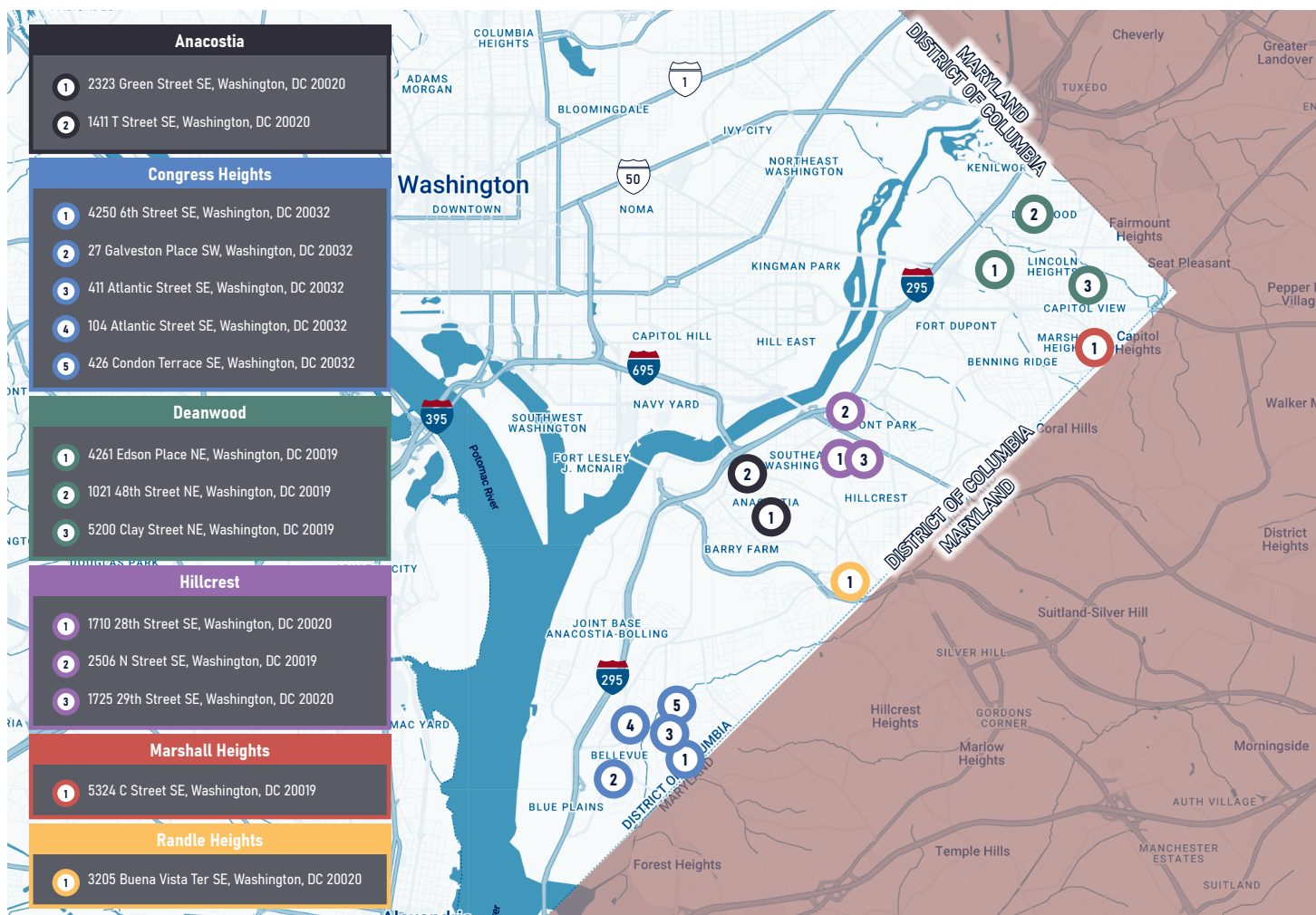
30.9%

VACANCY RATE

74,913

TOTAL LOT SIZE (SF)

Portfolio Map



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