



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

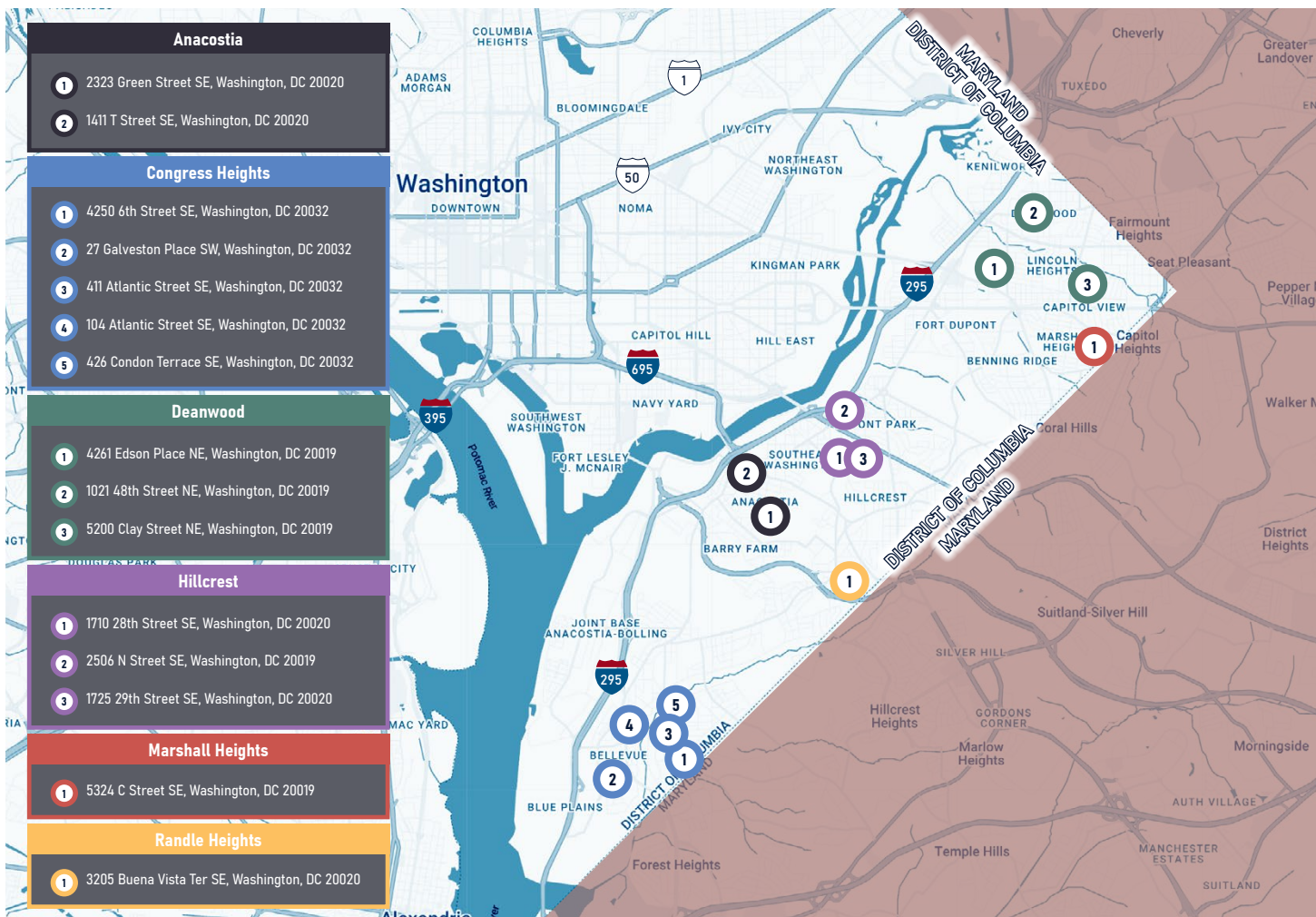
15
PROPERTIES

94
TOTAL UNITS

30.9%
VACANCY RATE

\$1,500
AVG. IN-PLACE RENT

Portfolio Map



DEAL TEAM CONTACTS

W. Kyle Tangney
Sr. Managing Director
202.280.2730
ktangney@greysteel.com

Herbert Schwat
Managing Director
202.618.3419
hschwat@greysteel.com

Nigel Crayton
Senior Director
202.919.9400
ncrayton@greysteel.com

Jacob Krens
Senior Associate
240.913.5393
jkrens@greysteel.com

FINANC CONTACT

Jack Whitman
Senior Associate
202.602.6304
jwhitman@greysteel.com

Greysteel | Empowering Every Opportunity.

4800 Hampden Lane, Suite 950, Bethesda, MD 20814 | 202.280.2722
DC #REO98371301 | Broker of Record: Ari Firoozabadi | BR98371298 | 202.280.2722

© 2026 Greysteel. This content is for informational purposes only. Greysteel and Greysteel's representatives make no representations or warranties, express or implied, regarding the accuracy, adequacy or completeness of this information or linked content. Recipients shall be responsible for performing their own independent review, and this is not intended to and does not constitute legal, financial, tax or professional advice. The information included in this report is deemed reliable, but not guaranteed. Recipient's use of information or linked content is at their own risk. All Greysteel offerings are subject to prior placement, withdrawal, cancellation, or modification without notice; and parties to an offering shall not be liable for any losses, costs, or damages incurred as a result of the information provided.

Offices Nationwide | License Information and Online Disclosures | www.greysteel.com