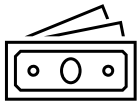


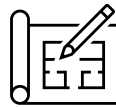
# Call for Offers: Oct 9

## Wisconsin House

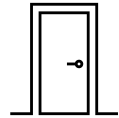
2712 Wisconsin Ave  
Washington, D.C. 20007



**Avg In-Place Rent:**  
**\$1,661 | \$2.41 PSF**



**Large Units with  
Great Layouts**



**108 Units**

### INVESTMENT HIGHLIGHTS

- **Prime Location:** Located steps from National Cathedral, Wisconsin House offers excellent walkability to Whole Foods, Trader Joe's, Safeway, and Buzzuto's Cathedral Heights retail center where residents can enjoy multiple restaurant options such as popular Barcelona Wine Bar and Raku-An Asian Diner, as well as Giant Food, CVS, and more.
- **Employment Connectivity:** Residents can easily access the DMV's major employment hubs within a 20-minute drive.
- **Unmatched Renter Demographics:** With about \$150,000 in median HH income and ~90% with a bachelor's degree or higher, and around a 50% renter population, investors will continue benefitting from a strong tenancy.
- **Recent Property Performance:** In addition to strong recent leasing activity, new ownership has a compelling opportunity to fully capitalize on Other Income line items via marking to market parking rents, pet rent, and upfront admin fees.
- **Below Replacement Cost in Supply Constrained Market:** There are no units under construction within a one-mile radius and only 833 units across two developments west of Connecticut Avenue NW to deliver in the next four years.

Additional Information Available at

[www.Keen-Summit.com/Project/For-Sale-Wisconsin-House-Washington-DC/](http://www.Keen-Summit.com/Project/For-Sale-Wisconsin-House-Washington-DC/)



Main 646.381.9222

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