

BLOCK

PROPERTY GROUP

A COMMERCIAL REAL ESTATE COMPANY

FOR SALE

PORTFOLIO OF THREE DUPONT CIRCLE MULTI-UNIT APARTMENT BUILDINGS

PRIME LOCATIONS

1506 P Street NW
1776 Willard Street NW
1714 U Street NW

\$6,700,000



SUMMARY > 4 UNIT, 3 UNIT & 2 UNIT BUILDINGS

Portfolio of three classic DC rowhomes in the bustling Dupont Circle neighborhood featuring nine modern, well-maintained apartments with ample patio space. Exceptional locations on popular U Street and P Streets, blocks from Whole Foods, Trader Joe's and 14th street restaurants, these multi-unit buildings are located in a consistently popular live-work neighborhood making it easy to attract and maintain renters.

With growing housing needs due to the expansion of Google & Amazon, this is an excellent opportunity for an arm-chair investor to own in a rapidly appreciating high profile area or convert to luxury condominiums or single family rowhomes.

99/100 Walk Score

INCOME & EXPENSE

	2017	2018	ProForma
Gross Rental Income	\$368,017	\$365,267	\$422,000
Real Estate Taxes	\$(38,538)	\$(40,314)	\$(41,050)
Insurance	\$(7,114)	\$(7,148)	\$(7,200)
Repairs & Maintenance	\$(20,130)	\$(29,881)	\$(24,500)
Net Operating Income	\$301,235	\$287,924	\$349,250

PRICE

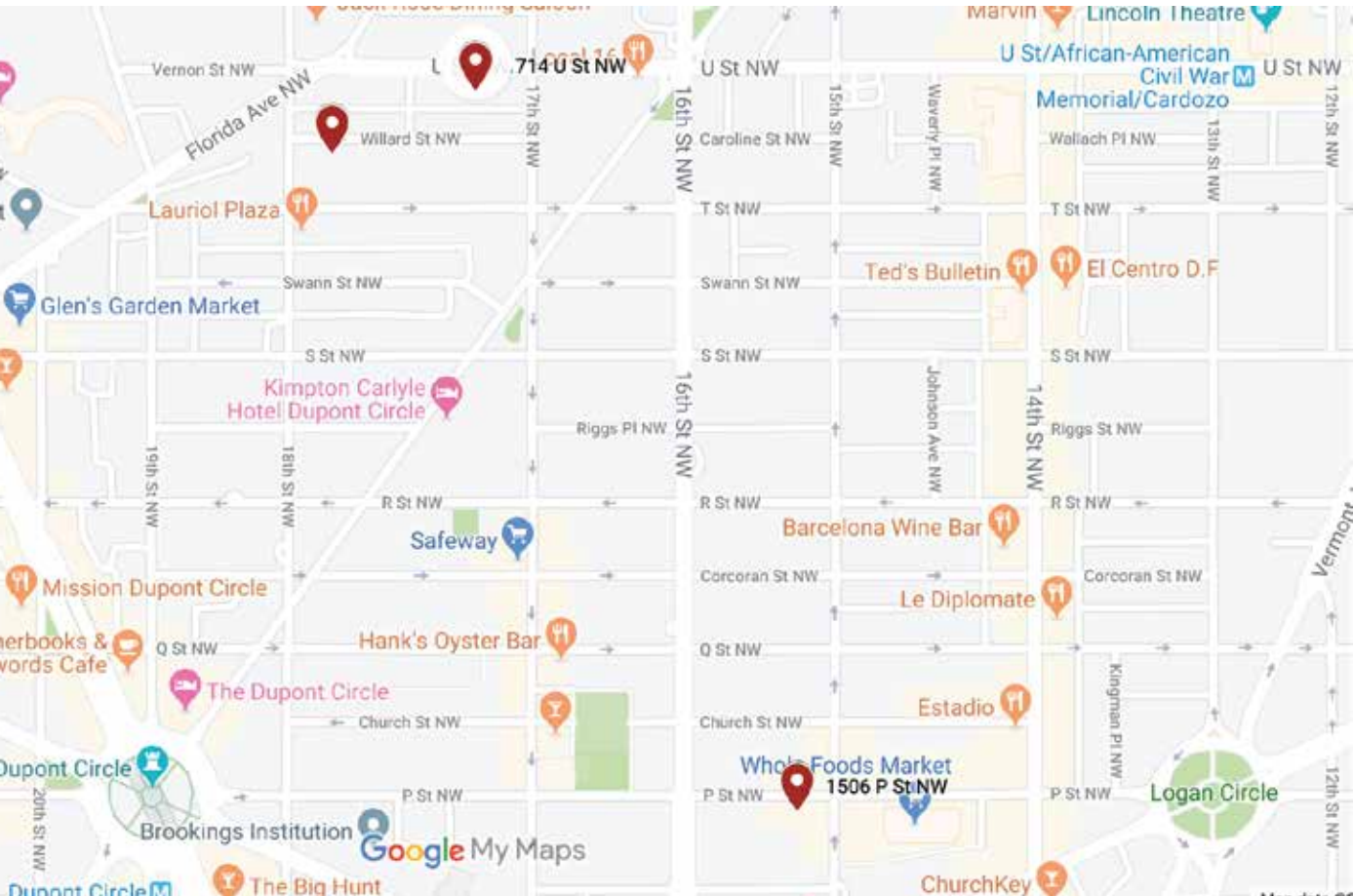
\$6,700,000

CONTACT
GREG BLOCK

(312) 725-9737
GBlock@BlockPG.com

NEIGHBORHOOD MAP

PORTFOLIO OF THREE DUPONT CIRCLE MULTI-UNIT APARTMENT BUILDINGS



1506 P Street NW 4 Units
 1776 Willard Street NW 3 Units
 1714 U Street NW 2 Units

