

Townhouse For Sale In Historic LeDroit Park District

WASHINGTON, DC



OFFERING MEMORANDUM

PRESENTED BY:

THE ANTHONY BOLLING GROUP
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601 U STREET NW

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Beautiful, spacious 3 BR, 2.5 BA row house steps from the shops, restaurants, and nightlife of Shaw/ U Street. Close to Shaw/Howard metro, Howard University, and Howard Hospital, The WonderBread Factor, The Shay, Howard Theatre, 930 Club, Atlantic Plumbing, and more. TWO PARKING SPACES, private back deck, and yard, washer/dryer in unit, great light, and a prime location with an impressive WalkScore of 97. Walk, bike, or metro to work, take the metro directly to the airport, go for a morning jog around McMillan Reservoir, and enjoy a different coffee shop each day of the week in this spacious home in The District's most thriving neighborhood.

PROPERTY HIGHLIGHTS

- 3 Bedroom, 2.5 bathrooms
- Large, bright living/dining area with gas fireplace
- Kitchen with eat-in dining area
- French doors to large deck and backyard, perfect for outdoor dining and entertaining

OFFERING SUMMARY

Sale Price:	\$887,725
Lot Size:	2,200 SF
Building Size:	1,576 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,677	7,812	44,095
Total Population	4,051	18,313	87,811
Average HH Income	\$150,171	\$148,925	\$131,887



Property Description



PROPERTY DESCRIPTION

Beautiful, spacious 3 BR, 2.5 BA row house steps from the shops, restaurants, and nightlife of Shaw/ U Street. Close to Shaw/Howard metro, Howard University, and Howard Hospital, The WonderBread Factor, The Shay, Howard Theatre, 930 Club, Atlantic Plumbing, and more. TWO PARKING SPACES, private back deck, and yard, washer/dryer in unit, great light, and a prime location with an impressive WalkScore of 97. Walk, bike, or metro to work, take the metro directly to the airport, go for a morning jog around McMillan Reservoir, and enjoy a different coffee shop each day of the week in this spacious home in The District's most thriving neighborhood.

LOCATION DESCRIPTION

Beautiful, spacious 3 BR, 2.5 BA row house steps from the shops, restaurants, and nightlife of Shaw/ U Street. Close to Shaw/Howard metro, Howard University, and Howard Hospital, The WonderBread Factor, The Shay, Howard Theatre, 930 Club, Atlantic Plumbing, and more. TWO PARKING SPACES, private back deck, and yard, washer/dryer in unit, great light, and a prime location with an impressive WalkScore of 97. Walk, bike, or metro to work, take the metro directly to the airport, go for a morning jog around McMillan Reservoir, and enjoy a different coffee shop each day of the week in this spacious home in The District's most thriving neighborhood.

SITE DESCRIPTION

3 Bedroom, 2.5 bathrooms Large, bright living/dining area with gas fireplace Kitchen with eat-in dining area French doors to large deck and backyard, perfect for outdoor dining and entertaining Master Bedroom with Walk-in Closet and en suite bathroom Washer/Dryer, linen closet, coat closet, generous counter and cabinet space Walk, bike or metro to work, take the metro directly to the airport, go for a morning jog around McMillan Reservoir, and enjoy a different coffee shop each day of the week in this spacious home in The District's most thriving neighborhood.



Property Details

Sale Price

\$887,725

LOCATION INFORMATION

Street Address	601 U Street NW
City, State, Zip	Washington, DC 20001
County	District of Columbia
Market	The LeDroit Park Historic District
Cross-Streets	6th street NW
Market Type	Large
Nearest Highway	695/395
Nearest Airport	Ronald Regan

BUILDING INFORMATION

Building Size	1,576 SF
Number of Floors	2
Year Built	2001

PROPERTY INFORMATION

Property Type	Residential Home
Property Subtype	Other
Zoning	RF-1
Lot Size	2,200 SF
MLS #	DCDC2060986

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	2

UTILITIES & AMENITIES



Additional Photos



601 U STREET NW

LOCATION INFORMATION

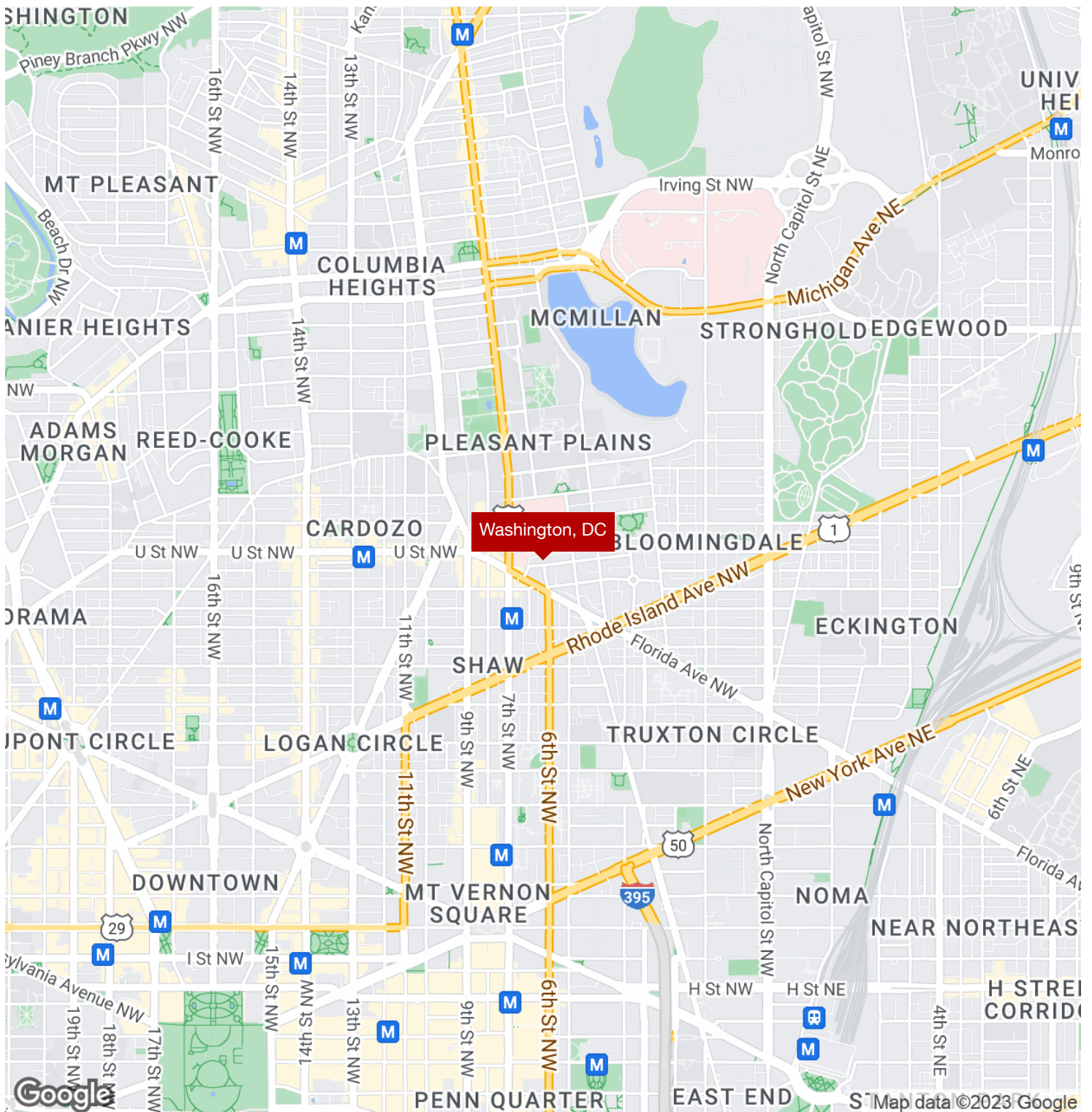
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REGIONAL MAP

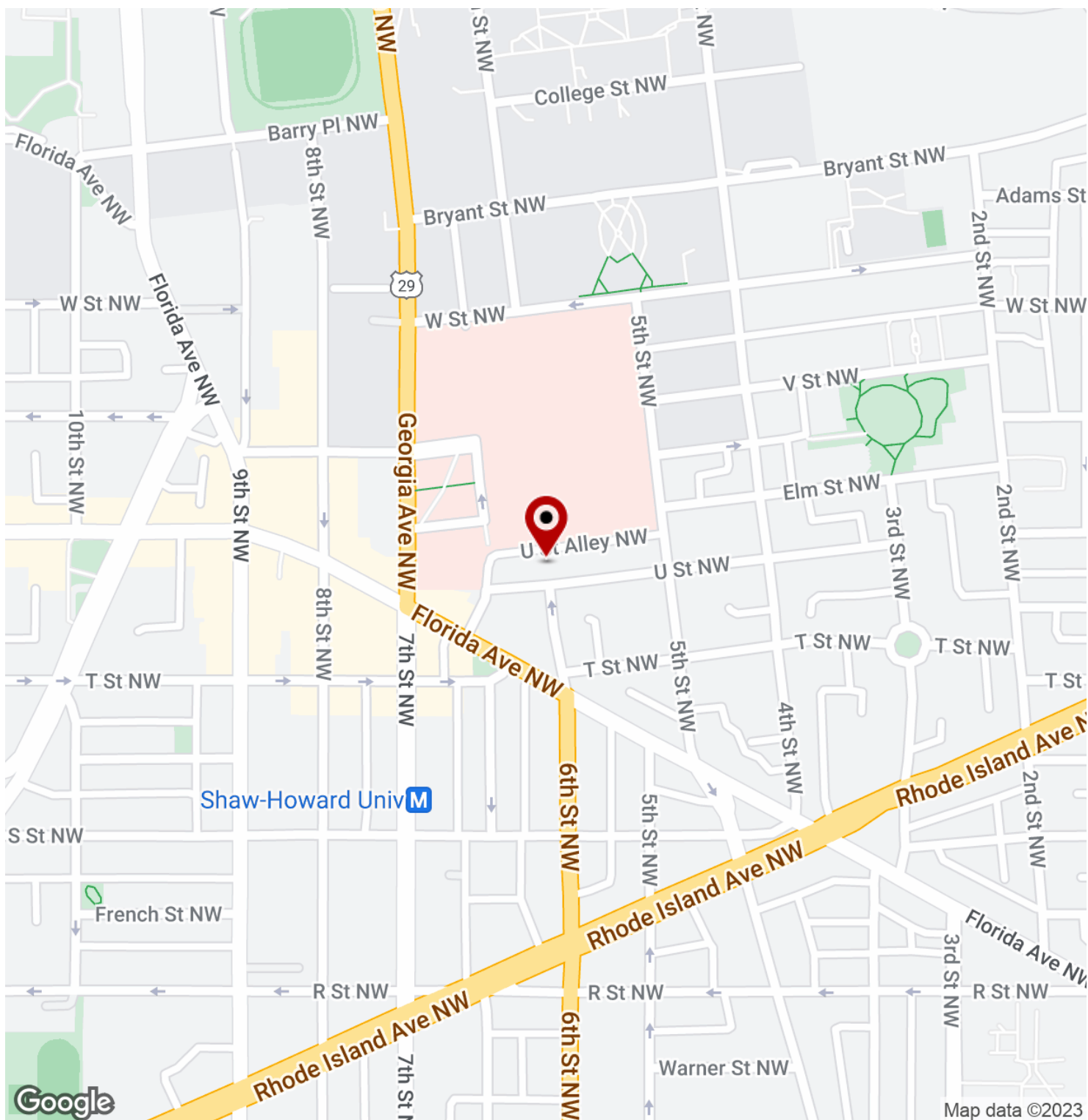
LOCATION MAP

AERIAL MAP

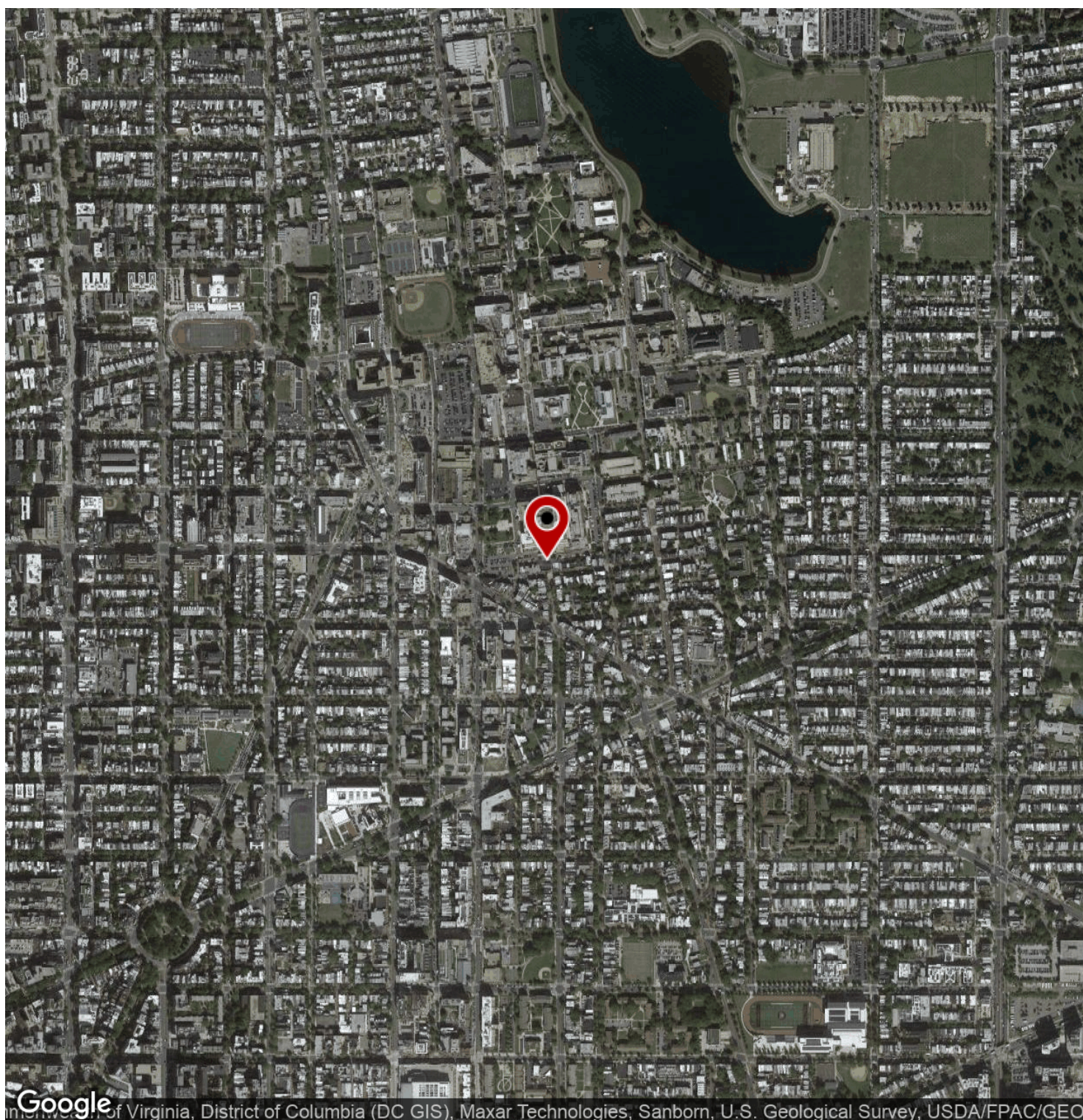
Regional Map



Location Map



Aerial Map



601 U STREET NW

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$887,725
Price per SF	\$563

OPERATING DATA

FINANCING DATA




601 U STREET NW

SALE COMPARABLES

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CMA_FOR_601_U_ST_NW_AUGUST_7TH.PDF

CMA_ACTIVE_PROPERTIES.PDF



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Sunday, August 7, 2022

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Closed Properties


Address	List Price	Closed Price	Conc Amt	Full Beds	Half Baths	List Abv Grd	Pub Recd Bldg SqFt	Fin SqFt	\$/SqFt	Closed Date
601 U St NW				3	2	1	1,576	1,576	\$563.28	
441 S St NW	\$849,500	\$885,000	\$6,000	3	2	1	1,320		\$670.45	02/28/2022
340 Elm St NW	\$850,000	\$905,124		3	2	1	1,553		\$582.82	04/05/2022
1823 9th St NW	\$979,500	\$966,000		3	2	1	1,802		\$536.07	06/28/2022
310 Q St NW	\$899,000	\$1,005,000		3	2	1	1,690		\$594.67	04/05/2022
2108 12th St NW	\$1,015,000	\$1,015,000		3	2	1	1,244		\$815.92	07/18/2022
1922 10th St NW	\$1,195,000	\$1,280,000		3	2	1	1,608		\$796.02	05/27/2022
403 R St NW	\$1,300,000	\$1,300,000	\$25,000	3	2	1	1,876		\$692.96	08/01/2022
1217 T St NW	\$1,749,900	\$1,750,000		3	2	1	2,012		\$869.78	03/22/2022
1515 8th St NW	\$1,688,000	\$1,788,000		3	2	1	1,886		\$948.04	03/08/2022
Averages:	\$1,169,544	\$1,210,458	\$15,500	3	2	1	1,666		\$722.97	

Median of Comparable Listings: **\$1,015,000**

Average of Comparable Listings: **\$1,210,458**

	Low	Median	Average	High	Count
Comparable Price	\$885,000	\$1,015,000	\$1,210,458	\$1,788,000	9
Adjusted Comparable Price	\$885,000	\$1,015,000	\$1,210,458	\$1,788,000	9
DOM	2	6	9	19	9





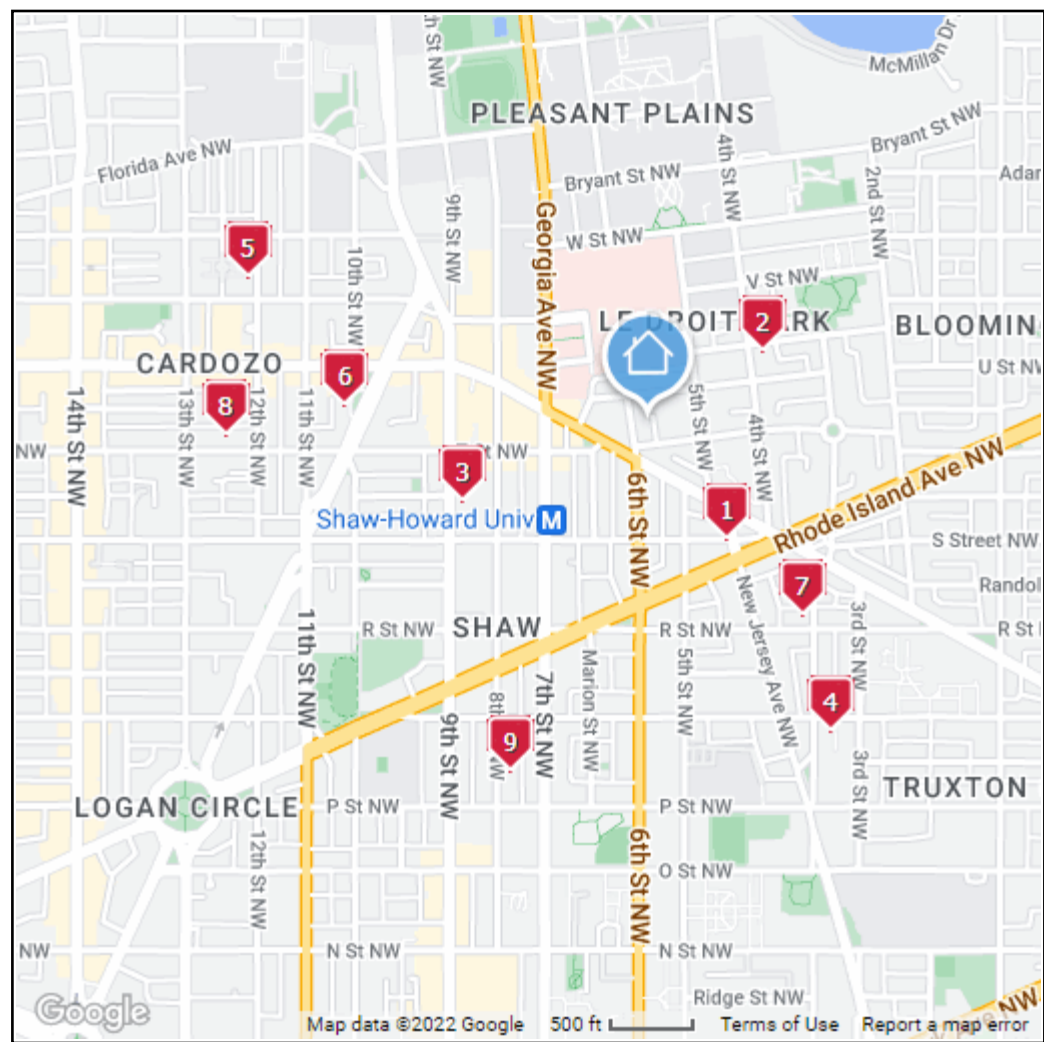
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CMA Map

This page displays the Map for the CMA Subject and your comparables.



601 U St NW

1

441 S St NW

2

340 Elm St NW

3

1823 9th St NW

4

310 Q St NW

5

2108 12th St NW

6

1922 10th St NW

7


403 R St NW

8

1217 T St NW

9

1515 8th St NW



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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	601 U St NW	441 S St NW	340 Elm St NW	1823 9th St NW
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	LEDROIT PARK	SHAW	LEDROIT PARK	OLD CITY #2
Status	Active	Closed	Closed	Closed
Closed Date		02/28/2022	04/05/2022	06/28/2022
List Price	\$887,725	\$849,500	\$850,000	\$979,500
Closed Price		\$885,000	\$905,124	\$966,000
Concessions		Yes, \$6,000	No, \$0	No, \$0
Financing	none	Conventional	Conventional	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Traditional	Federal	Traditional	Other
Levels/Stories	2	2	3	2
Year Built	2001	1911	1906	1910
Condition	Good	Excellent		
Annual Tax	\$8,181	\$6,123	\$5,929	\$2,615
Tax Total Asmt	\$968,800	\$739,940	\$775,030	\$896,440
Lot Acres/SqFt	0.05a / 2200sf	0a / 918.00sf	0a / 834.00sf	0a / 1,272.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1576	1,320	1,553	1,802
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1576	1,320	1,553	1,802
Total Units		0	0	0
Bedrooms	3	3	3	3
Baths	2 / 1	2 / 1	2 / 1	2 / 1
Garage Spaces		0	0	0
Parking Feat	2 spaces			
Basement	none			
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat	Central	Central	Forced Air	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	9	8	5	19
MLS#	DCDC2060986	DCDC2028992	DCDC2037482	DCDC2051070





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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	601 U St NW	310 Q St NW	2108 12th St NW	1922 10th St NW
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	LEDROIT PARK	SHAW	HARRISON SQUARE	LOGAN/SHAW
Status	Active	Closed	Closed	Closed
Closed Date		04/05/2022	07/18/2022	05/27/2022
List Price	\$887,725	\$899,000	\$1,015,000	\$1,195,000
Closed Price		\$1,005,000	\$1,015,000	\$1,280,000
Concessions		No, \$0	No, \$0	No, \$0
Financing	none	Conventional	Conventional	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Traditional	Victorian	Traditional	Contemporary
Levels/Stories	2	2	3	2
Year Built	2001	1900	2001	1910
Condition	Good	Excellent		
Annual Tax	\$8,181	\$3,885	\$8,046	\$8,258
Tax Total Asmt	\$968,800	\$494,100	\$1,049,340	\$1,003,920
Lot Acres/SqFt	0.05a / 2200sf	0a / 1,562.00sf	0a / 608.00sf	0a / 1,220.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1576	1,690	1,244	1,608
Blw Grd Fin SF	0	0	374	0
Total Bldg SF	1576	1,690	2,082	1,608
Total Units		0	0	0
Bedrooms	3	3	3	3
Baths	2 / 1	2 / 1	2 / 1	2 / 1
Garage Spaces		0	1	0
Parking Feat	2 spaces	Parking Space Conveys		Brick Driveway, Secure Parki
Basement	none			
Cooling	Central A/C	Central A/C	Central A/C	No Cooling
Heat	Central	Forced Air	Forced Air	Forced Air, Hot Water
Pool	No Pool	No Pool	No Pool	No Pool
DOM	9	6	18	6
MLS#	DCDC2060986	DCDC2039674	DCDC2052970	DCDC2045588





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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	601 U St NW	403 R St NW	1217 T St NW	1515 8th St NW
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	LEDROIT PARK	SHAW	LOGAN	OLD CITY #2
Status	Active	Closed	Closed	Closed
Closed Date		08/01/2022	03/22/2022	03/08/2022
List Price	\$887,725	\$1,300,000	\$1,749,900	\$1,688,000
Closed Price		\$1,300,000	\$1,750,000	\$1,788,000
Concessions		Yes, \$25,000	No, \$0	No, \$0
Financing	none	Conventional	Conventional	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Traditional	Victorian	Federal	Traditional
Levels/Stories	2	2	2	2
Year Built	2001	1900	1888	1900
Condition	Good	Excellent		Excellent
Annual Tax	\$8,181	\$9,471	\$11,527	\$8,074
Tax Total Asmt	\$968,800	\$1,205,170	\$1,442,660	\$972,830
Lot Acres/SqFt	0.05a / 2200sf	0a / 1,120.00sf	0a / 1,800.00sf	0a / 1,900.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1576	1,876	2,012	1,886
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1576	1,876	2,012	1,886
Total Units		0	0	0
Bedrooms	3	3	3	3
Baths	2 / 1	2 / 1	2 / 1	2 / 1
Garage Spaces		0	0	0
Parking Feat	2 spaces		Secure Parking	
Basement	none			
Cooling	Central A/C	Central A/C	Central A/C, Heat Pump(s)	Central A/C
Heat	Central	Heat Pump(s)	Baseboard - Electric, Forced	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	9	18	3	2
MLS#	DCDC2060986	DCDC2054756	DCDC2036488	DCDC2035404





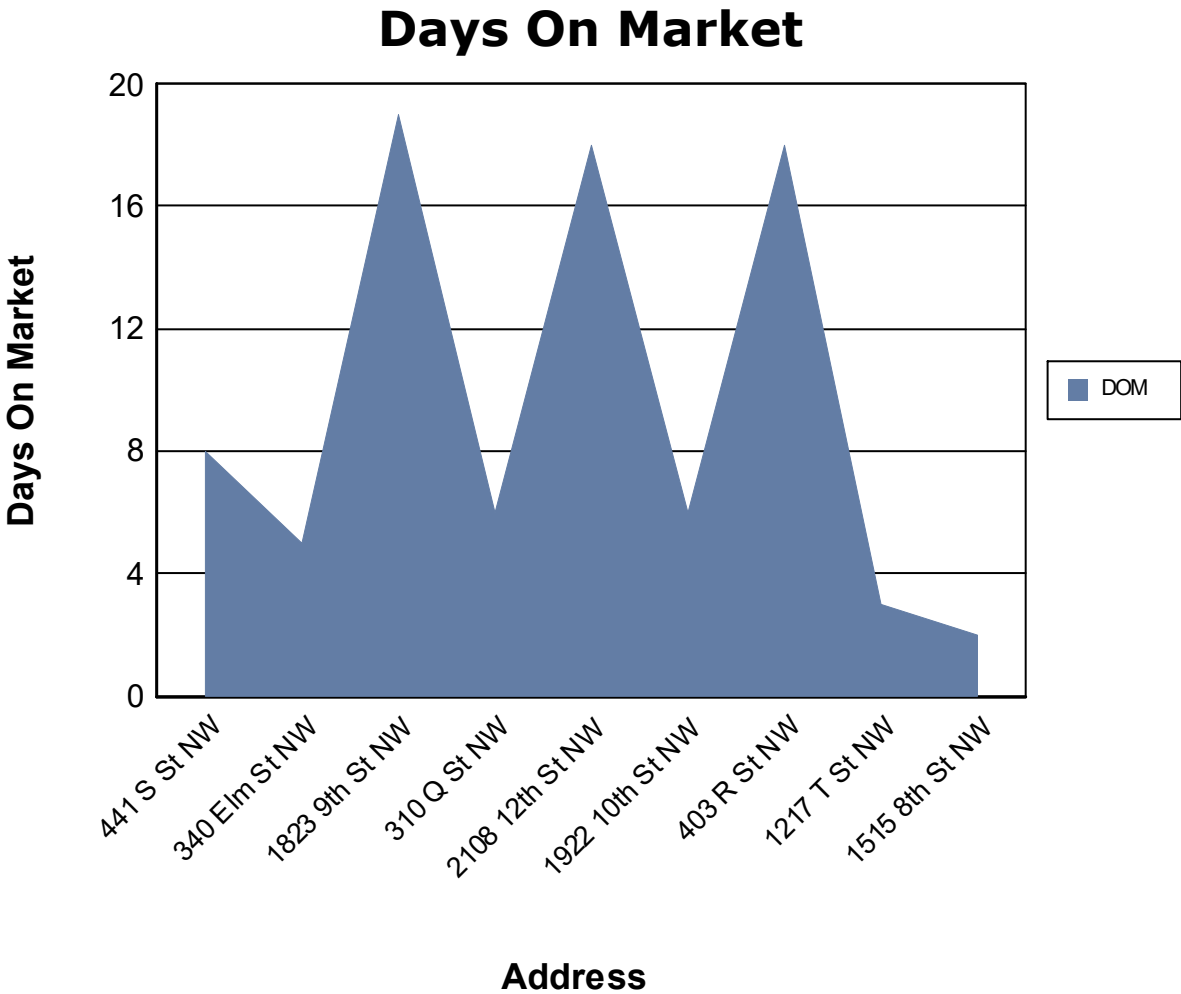
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





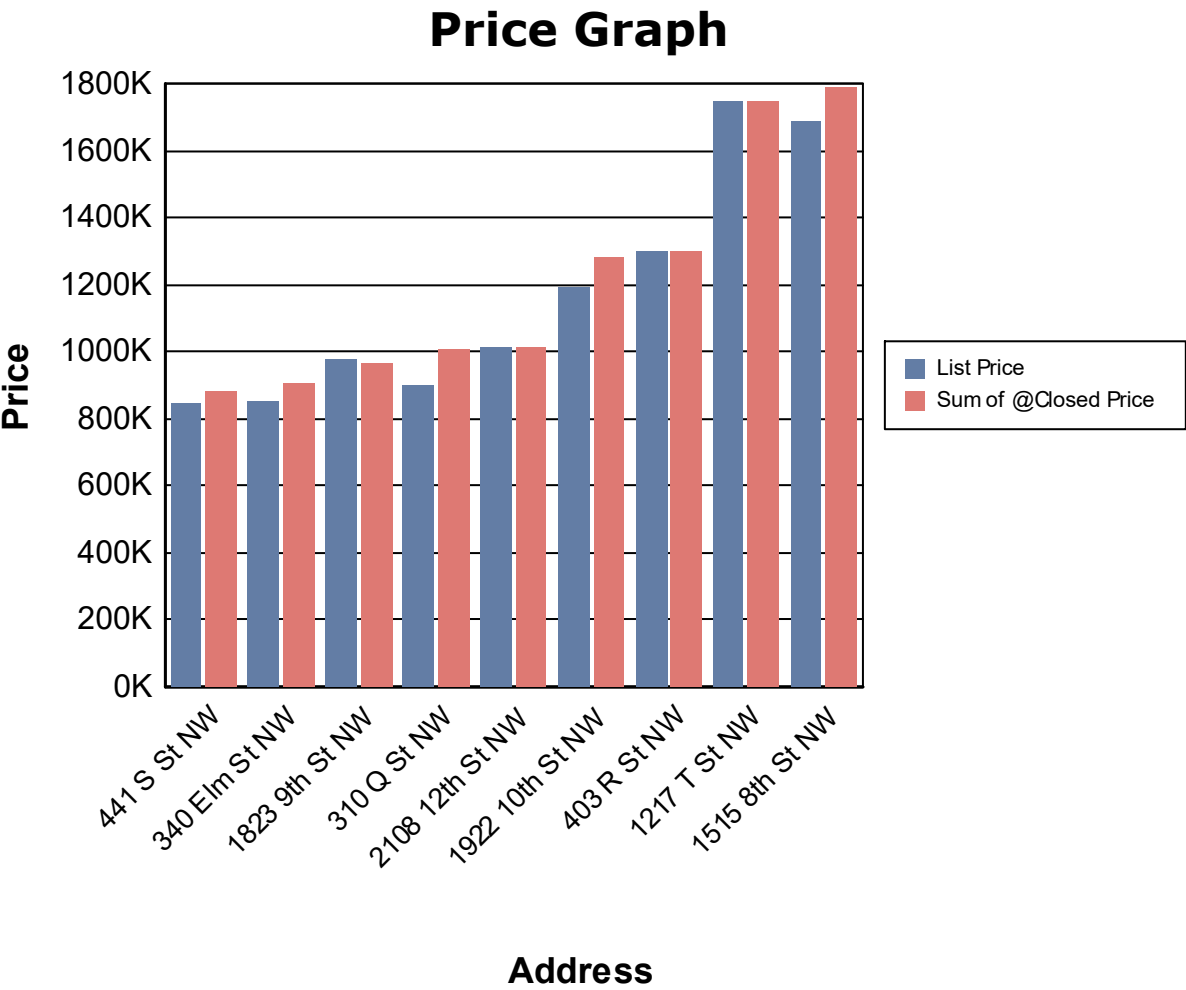
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List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





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Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
601 U St NW				3	2	1	1,576	1,576	\$563.28	
1207 V St NW	\$999,000			3	2	1	1,244		\$803.05	05/18/2022
Averages:	\$999,000			3	2	1	1,244		\$803.05	

Active Under Contract Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
601 U St NW				3	2	1	1,576	1,576	\$563.28	
1724 10th St NW	\$1,199,000			3	2	1	1,552		\$772.55	06/18/2022
Averages:	\$1,199,000			3	2	1	1,552		\$772.55	

Coming Soon Properties


Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Contract Dt
601 U St NW				3	2	1	1,576	1,576	\$563.28	
1716 10th St NW	\$1,450,000			3	2	1	1,700		\$852.94	08/10/2022
Averages:	\$1,450,000			3	2	1	1,700		\$852.94	

Median of Comparable Listings: **\$1,199,000**

Average of Comparable Listings: **\$1,216,000**

	Low	Median	Average	High	Count
Comparable Price	\$999,000	\$1,199,000	\$1,216,000	\$1,450,000	3
Adjusted Comparable Price	\$999,000	\$1,199,000	\$1,216,000	\$1,450,000	3
DOM	0	49	44	82	3





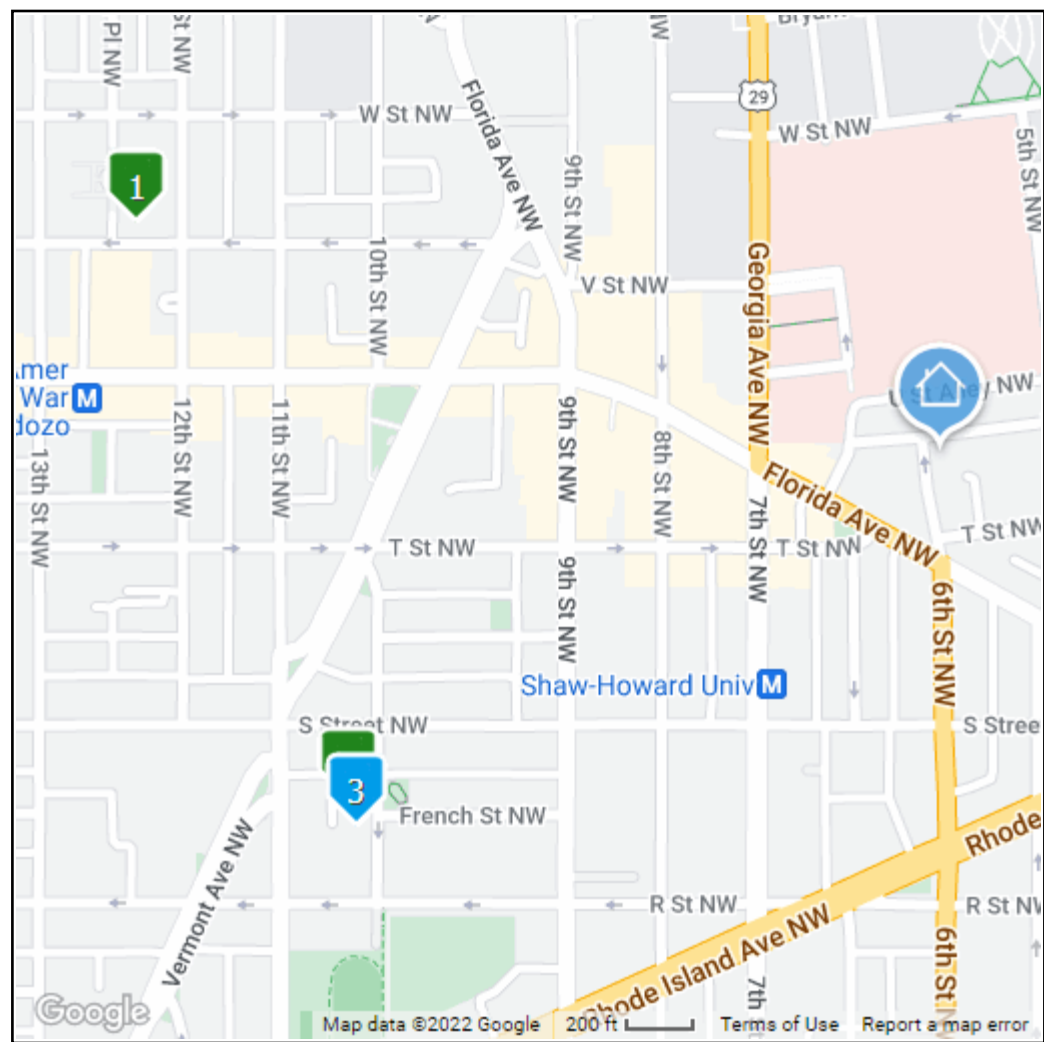
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Sunday, August 7, 2022

CMA Map

This page displays the Map for the CMA Subject and your comparables.



601 U St NW

1

1207 V St NW

2


1724 10th St NW


3

1716 10th St NW

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 Information not guaranteed.

Researched and prepared by **Anthony R Bolling**
 Keller Williams Preferred Properties





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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	601 U St NW	1207 V St NW	1724 10th St NW	1716 10th St NW
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	LEDROIT PARK	HARRISON SQUARE	SHAW	SHAW
Status	Active	Active	Active Under Contract	Coming Soon
Closed Date				
List Price	\$887,725	\$999,000	\$1,199,000	\$1,450,000
Closed Price				
Concessions				
Financing	all			
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Traditional	Traditional	Colonial	Other
Levels/Stories	2	3	2	2
Year Built	2001	2001	1870	1890
Condition	Good		Excellent	Excellent
Annual Tax	\$8,181	\$7,543	\$4,974	\$7,132
Tax Total Asmt	\$968,800	\$989,450	\$949,310	\$863,590
Lot Acres/SqFt	0.05a / 2200sf	0a / 608.00sf	0a / 1,480.00sf	0a / 1,753.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1576	1,244	1,552	1,700
Blw Grd Fin SF	0	311	0	0
Total Bldg SF	1576	1,850	1,552	1,700
Total Units		0	0	0
Bedrooms	3	3	3	3
Baths	2 / 1	2 / 1	2 / 1	2 / 1
Garage Spaces		1	0	0
Parking Feat	2 spaces			
Basement	none			
Cooling	Central A/C	Central A/C	Central A/C, Heat Pump(s)	No Cooling
Heat	Central	Forced Air	Hot Water	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	9	82	49	0
MLS#	DCDC2060986	DCDC2044290	DCDC2055258	DCDC2047466





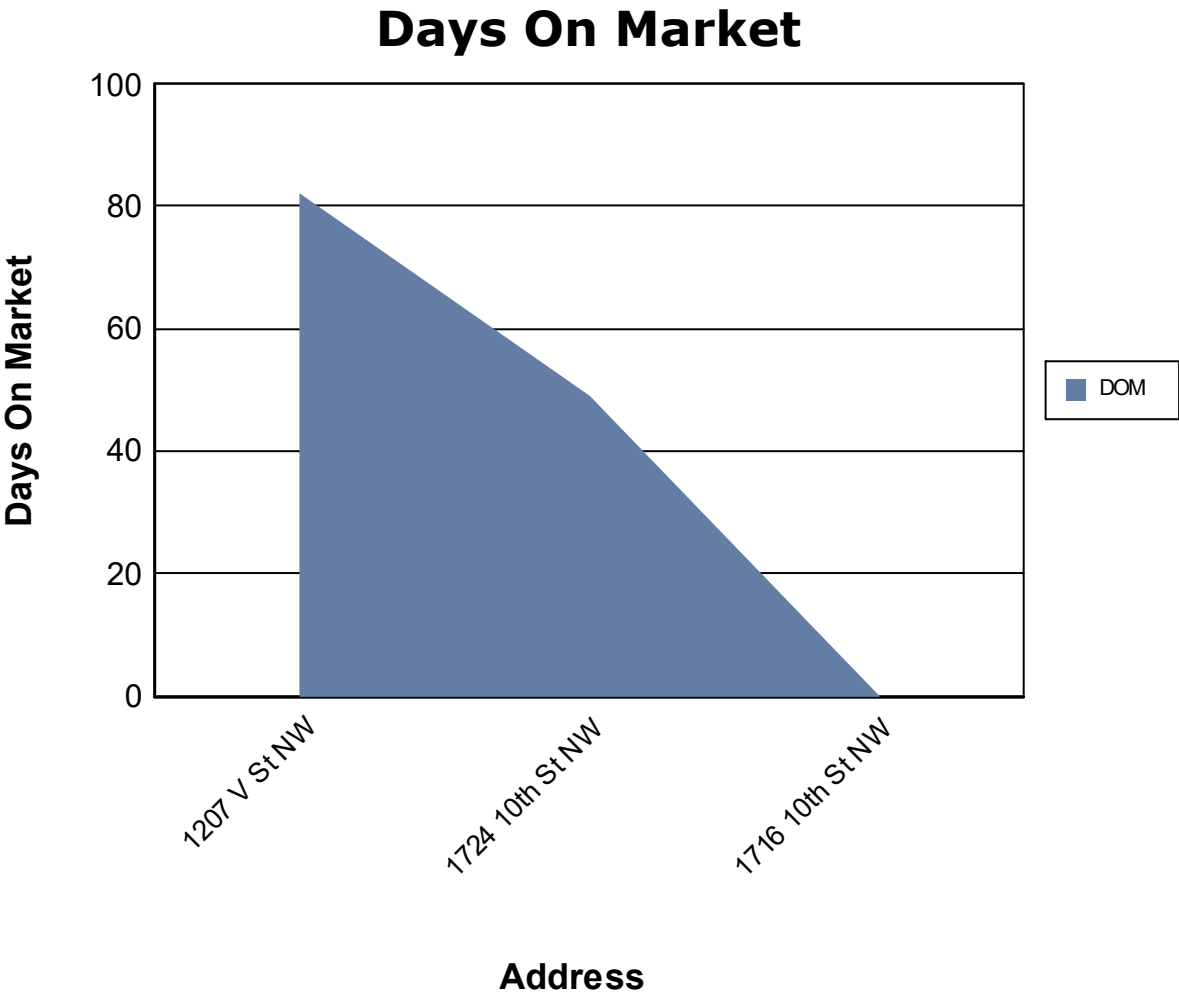
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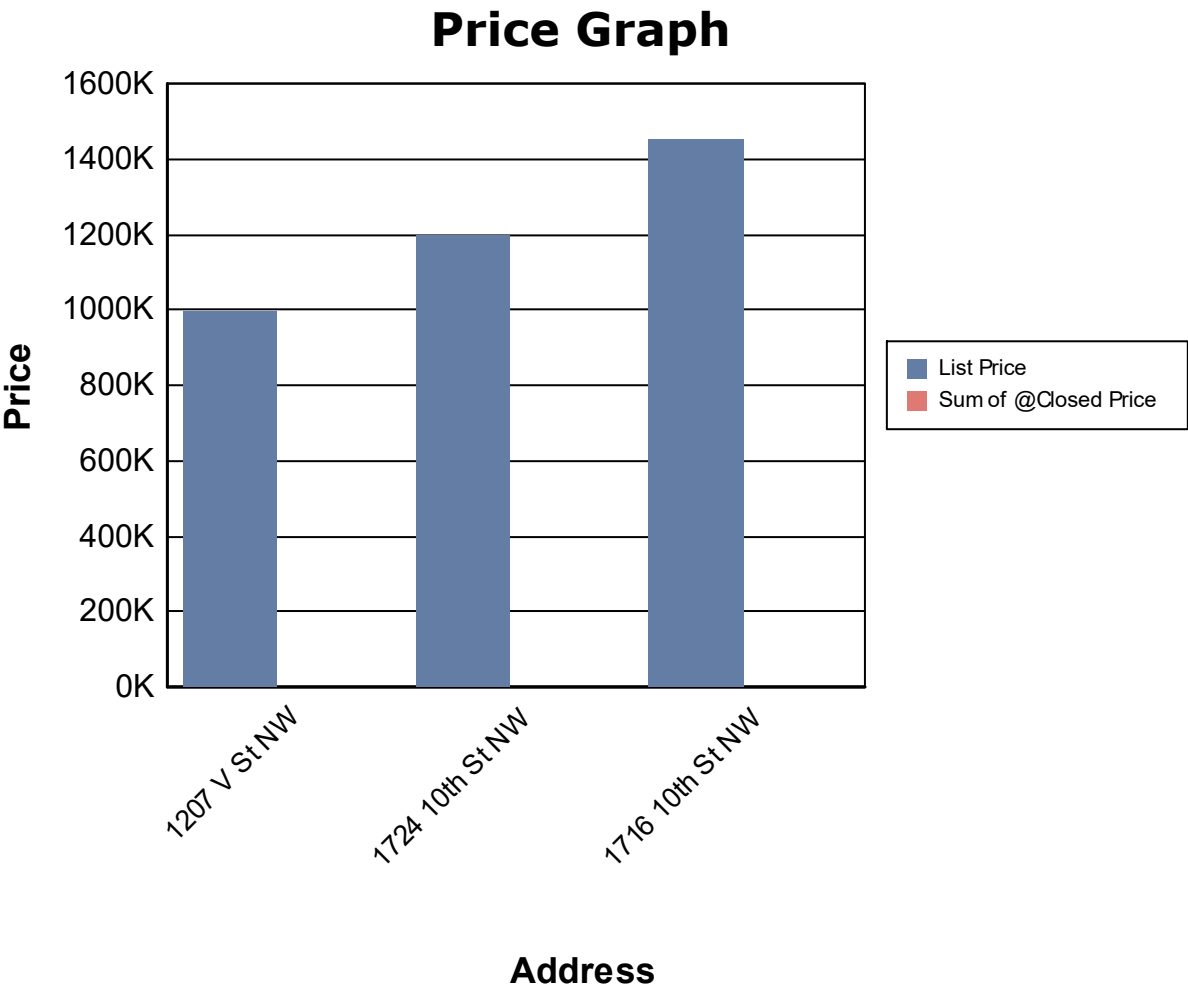
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List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.



601 U STREET NW

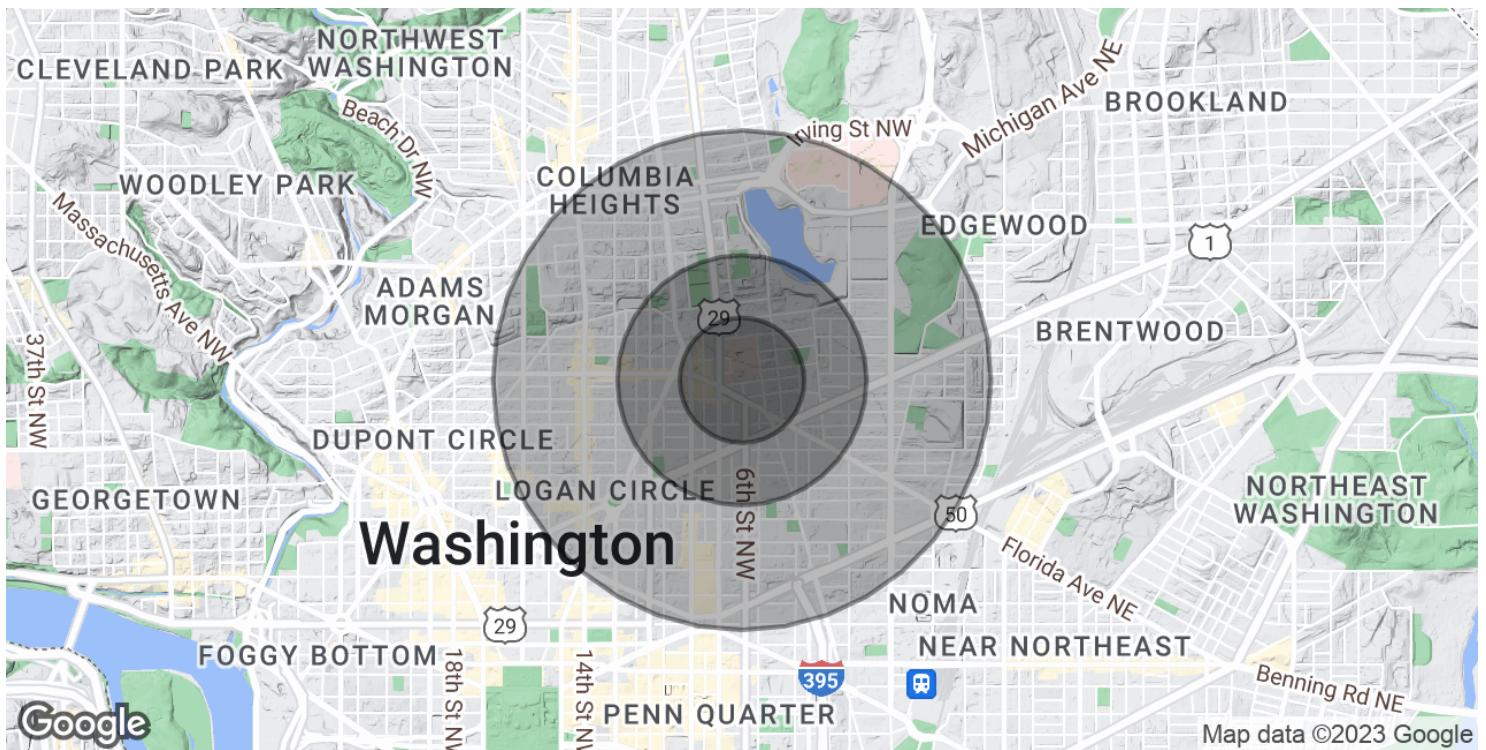
DEMOGRAPHICS

5

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

Demographics Map & Report



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	4,051	18,313	87,811
Average Age	31.7	31.5	32.6
Average Age (Male)	32.8	33.0	33.3
Average Age (Female)	31.1	30.6	32.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,677	7,812	44,095
# of Persons per HH	2.4	2.3	2.0
Average HH Income	\$150,171	\$148,925	\$131,887
Average House Value	\$793,993	\$831,996	\$633,293

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



ANTHONY R. BOLLING, JD, CCIM

Group Leader

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PROFESSIONAL BACKGROUND

Anthony was recognized as a Mega agent ranked #3 in sales production (out of 3,800 Keller Williams associates) across the MD/DC region and ranked #24 out of the country's Top 50 producing real estate agents by Keller Williams International. He is the #1 ranked commercial real estate professional at KWPP and "We're excited to see Anthony accomplish this achievement," said Patricia Long, Team Leader of Keller Williams Preferred Properties. "At Keller Williams, we believe in succeeding through people, and having Anthony on our team is a huge win, for us."

Anthony has superior training, skills, and tools as a real estate professional. After graduating from the University of Virginia (In Charlottesville, VA) he sold homes to first-time home-buyers for the Marshall Heights Community Development Organization. After law school, he served as a commercial leasing broker for Barrueta & Associates and earned his Certified Commercial Investment Member designation (CCIM). "We're proud to be in business with Anthony," said John Davis, President, of Keller Williams International. "He's using Keller Williams systems, models, and tools to grow his business and help clients. And clearly, he's just hitting his stride in his market."

Anthony is very active in his community. He is a member of the Antioch Baptist Church of Deanwood, Washington (DC) Alumni Chapter of Kappa Alpha Psi Fraternity Incorporated, Fellowship Lodge No. 26 of Prince Hall Mason, UVA Football Alumni Club, CCIM Board of Director and twice past president of Mid-Atlantic Chapter of CCIM.

EDUCATION

CCIM Institute (CCIM) 2005
 DC School of Law (JD) 1994
 University of Virginia (BA) 1987
 McKinley Technical Institute (H.S.) 1982
 Rabaut Jr. High 1979
 Kneen Elementary 1976
 Carver Elementary 1975

The Anthony Bolling Group

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