

A DUPONT DREAM

Three Incredible Townhomes for Sale in Dupont Circle

OPPORTUNITY IS KNOCKING. ON THREE DOORS IN A ROW.

There's Washington, DC - and then there's the heart of it all. Nestled at the base of Embassy Row, between Georgetown and the White House, Dupont Circle is DC's darling. With Metro, shopping, dining and the most beautiful Victorian architecture all around, it's the favorite location in this vibrant and significant city. 1508, 1510 and 1512 21st Street are at the heart of Dupont - at the heart of it all.

But it's more than just a location. It's three properties, side by side. It's over 13,000 square feet of living area above ground, and with C2C and R5E zoning, it might be able to have thousands more. This opportunity is so rare, it may never come again. Imagine the possibilities. Luxury rentals. Top-end condominiums. Embassy, office or retail. Think it, dream it... do it.



WWW.DUPONTDREAM.COM

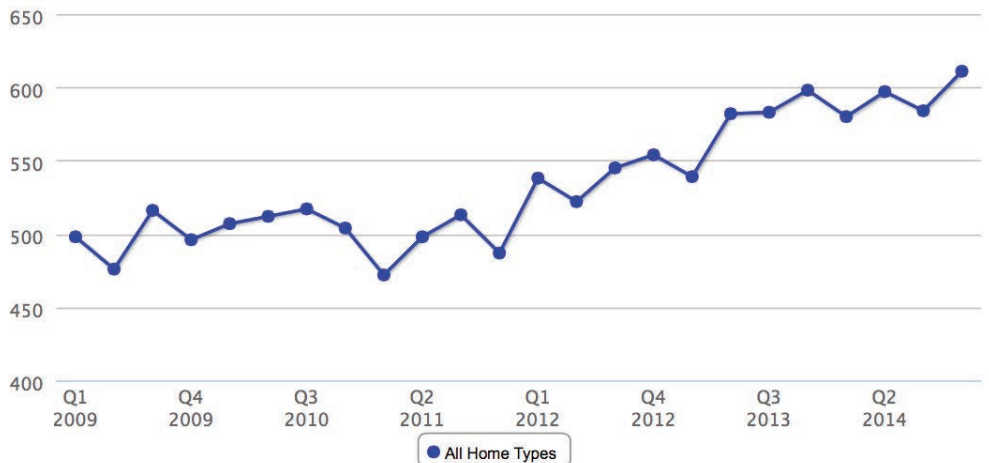
LOCATION

Located in the heart of Dupont Circle, and along Embassy Row, 1508-1512 21st Street is in the most desirable location in Washington, DC. A quick walk to the White House and Georgetown and just footsteps to Dupont Circle Metro, the location features entertainment, transit and iconic landmarks all within blocks. It's also just two blocks to Rock Creek Park, with jogging and bicycle trails, horseback riding, golf and tennis.



Sales in Dupont Circle (ZIP codes 20009, 20036 and 20037) exhibit some of the highest prices per square foot in the city, in some cases surpassing \$1,000 per square foot. The median dollar per square foot has been increasing steadily, rising 20% in the past five years alone.

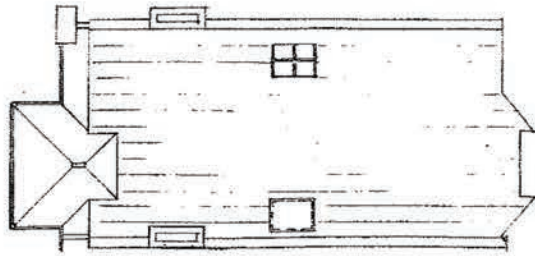
Med Sale \$/Sqft | ZIP: 20009



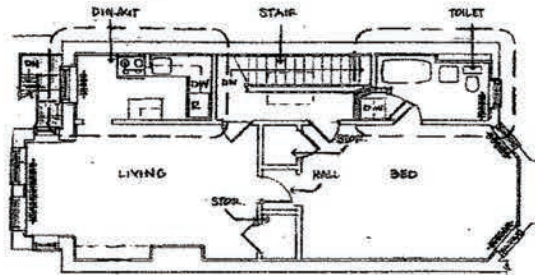
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FLOORPLANS

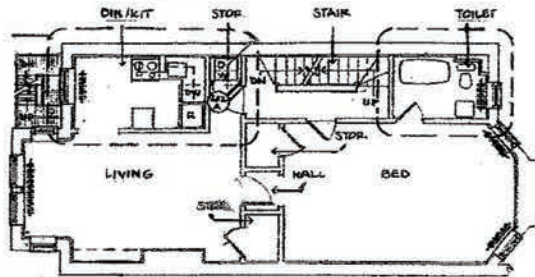
1508 21st Street NW



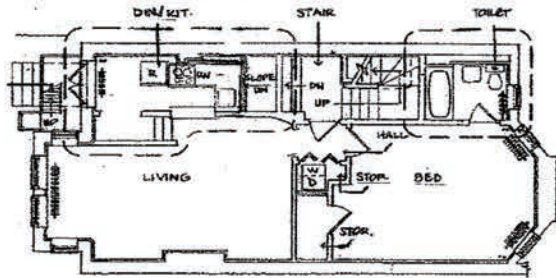
ROOF



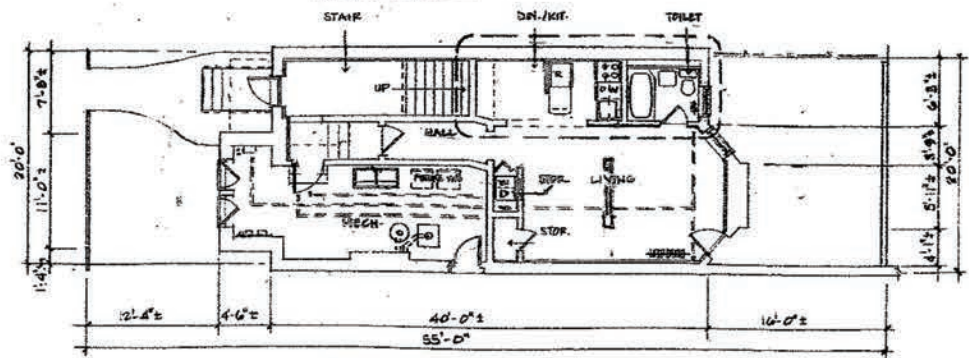
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



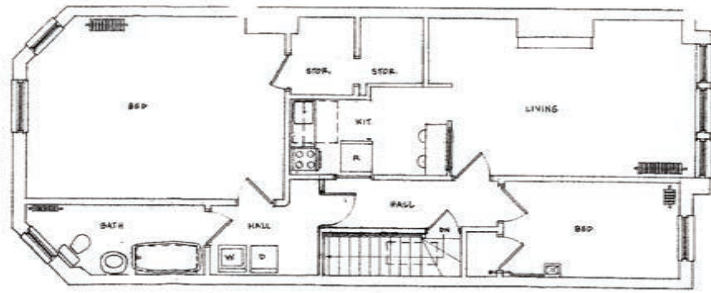
GROUND FLOOR

1508 21ST ST NW
FLOOR PLANS

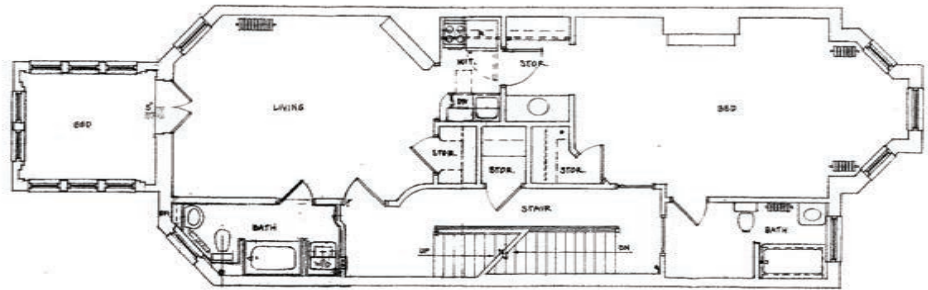
SCALE: 1/8"=1'-0"



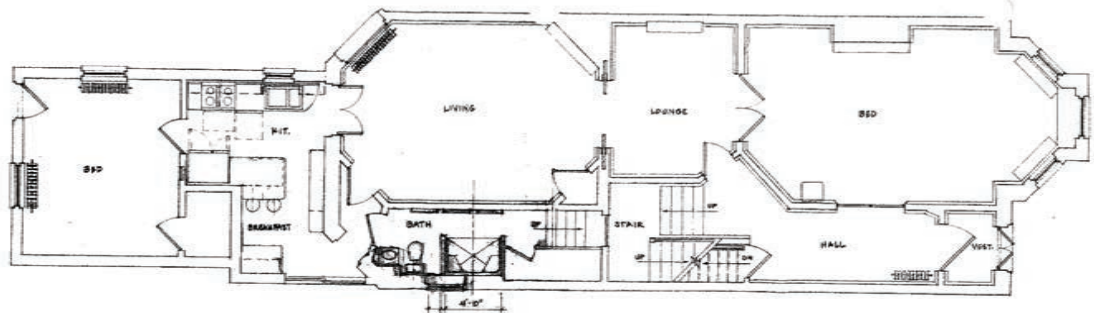
1510 21st Street NW



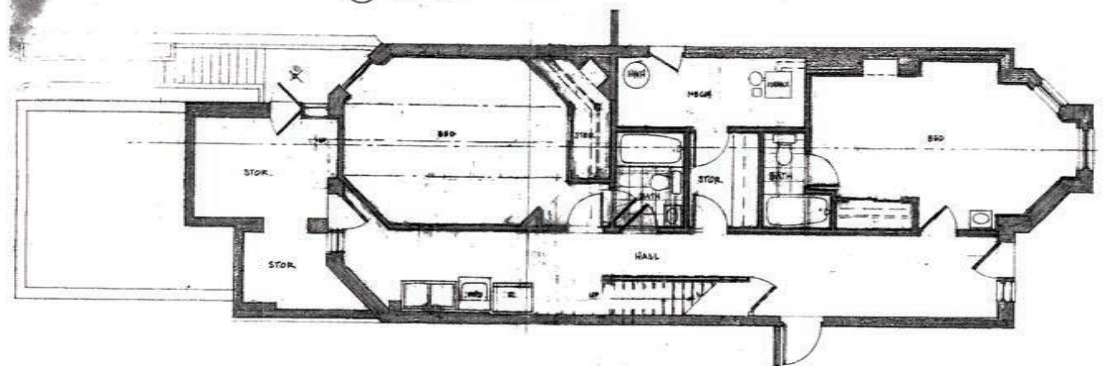
1510 21ST ST NW
FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



1510 21ST ST NW
FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

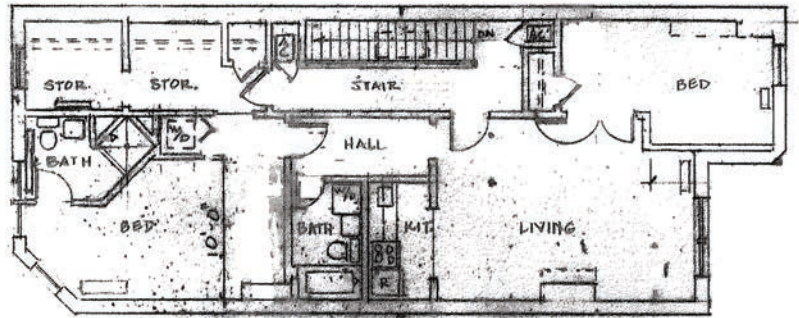


1510 21ST ST NW
FLOOR PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

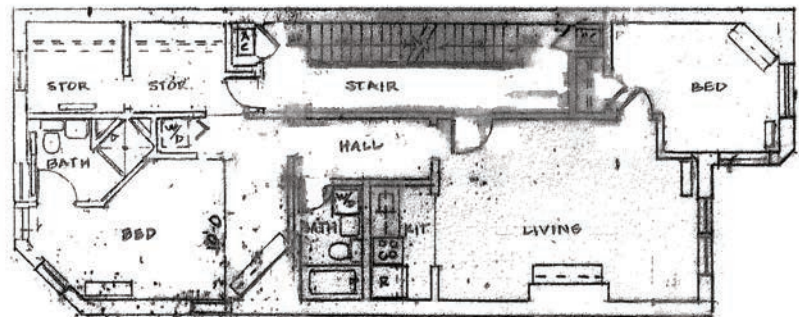


1510 21ST ST NW
FLOOR PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

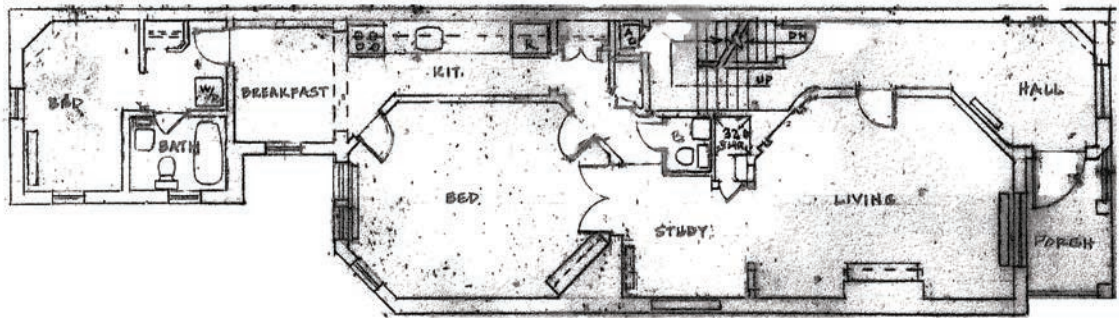
1512 21st Street NW



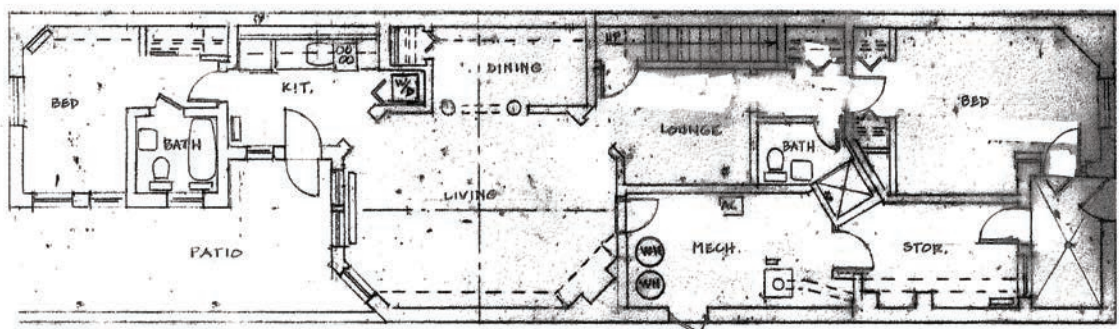
Third Floor



Second Floor



First Floor



Lower level

RENTAL POSSIBILITIES

Whether selling as condos or renting as luxury apartments, opportunity abounds on 21st Street. Here is a sample pro-forma estimate of possible rental returns for the properties:

All projections are estimates based on expertise of local rental properties. Buyers are encouraged to visit nearby properties for comparison, including Archstone Dupont, Post Massachusetts Avenue, and new development at 11 Dupont Circle

Street Number	1508	1510	1512
Square	67	67	67
Lot	29	831	38
Cert of Occ	4 unit Apt	Rmg House 4 3Apt + 2Rm	3 or 6 Unit Apt
Living Area	3504	4878	5100
Condition	Good	Average	Excellent

Potential Income	CURRENT CONDITION		UPGRADED CONDITION (BASIC)		UPGRADED CONDITION (PREMIUM)		
	MONTH	YEAR	MONTH	YEAR	MONTH	YEAR	
1508							
Unit 1 Efficiency		1600	2000	24000	2200	26400	
Unit 2 1BR/1BA		2200	2400	28800	2800	33600	
Unit 3 1BR/1BA		2400	2600	31200	3200	38400	
Unit 4 1BR/1BA		2400	2600	31200	3200	38400	
1510							
Parking 1		200	200	2400	250	3000	
Parking 2		200	200	2400	250	3000	
B1 Room		500	1000	12000	1300	15600	
B2 Room		500	1000	12000	1300	15600	
Unit 1 2BR/1BA		2700	3400	40800	3700	44400	
Unit 2 2BR/2BA		3000	3600	43200	3900	46800	
Unit 3 2BR/1BA		2900	3500	42000	3800	45600	
1512							
Unit 1 2BR/2BA		2800	3200	38400	3600	43200	
Unit 2 2BR/2BA		3300	3500	42000	3900	46800	
Unit 3 2BR/2BA		3500	3700	44400	4500	54000	
Unit 4 2BR/2BA		3500	3700	44400	4600	55200	
TOTAL 13 Units 20BR/16BA		31700	380400	36600	439200	42500	510000
<i>Per foot</i>				2.2875	27.45	2.65625	31.875

Cost of Improvements :
Est.@ \$100/ft: 1300000

Cost of Improvements :
Est.@ \$150/ft: 1950000

Estimated Expenses	MONTH	YEAR	MONTH	YEAR	MONTH	YEAR	
Water		600	7200				
Electric (Common Only)		100	1200				
Gas (heat/water)		1000	12000				
Insurance		417	5000				
Property Taxes		3152	37820				
TOTAL		5268	63220	5268	63220	5268	63220
<i>Per foot</i>		0.329270833	3.95125				

Net Estimated Income 26432 317180 31332 375980 37232 446780

CAPITALIZATION RATE 4.89% 4.83% 5.30%
(Including estimated Improvements)

Additional Square Footage (up to 30,000 total ABOVE GROUND allowed by zoning code, subject to Historic Preservation guidelines)				
Adding 5,000 square feet				
Cost of addition			500000	750000
Additional Rent Income (at est. \$/ft average)	11438	137250	13281	159375
Additional Expenses (at est. \$/ft average)	1646	19756	1646	19756
Net Addl Rent Income	9791	117494	11635	139619
Adj Cap Rate		5.96%		6.38%
Adding 8,000 square feet				
Cost of addition			800000	1200000
Additional Rent Income (at est. \$/ft average)	18300	219600	21250	255000
Additional Expenses (at est. \$/ft average)	8000	31610	8000	31610
Net Addl Rent Income	10300	187990	13250	223390
Adj Cap Rate		6.57%		6.96%

WHAT WILL YOU DREAM FOR DUPONT CIRCLE?

The properties feature unparalleled size, zoning allowances and architectural significance. A sample of their features include:

- A total of 5,090 square feet of lot size, with C2C and R5E zoning, which each allows an FAR of 6 times the lot size
- Current square footage above ground of 13,240, with additional living area below grade.

- Private outdoor areas behind all three properties, with parking that currently accommodates up to five vehicles accessible to 1510 and 1512 21st Street.

The zoning allowances are uniquely accommodating. These are summarized here, but buyers should consult representation for full understanding of allowed use.

C-2-C (1508 21st)

Permits matter-of-right higher density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 80% for residential use and 100% for all other uses, a maximum FAR of 6.0 for residential and 2.0 FAR for other permitted uses, and a maximum height of ninety (90) feet. Rear yard requirements are fifteen (15) feet; one family detached dwellings one family semi-detached dwellings side yard requirements are eight (8) feet.

R-5-E (1510/1512 21st)

Permits matter-of-right high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75% (20% for public recreation and community centers), a maximum FAR of 6.0 for apartment houses and hotels, and 5.0 for other structures, and a maximum height of ninety (90) feet (45 feet for public recreation and community centers). Rear yard requirements are not less than twelve (12) feet.

CALCULATIONS

With matter-of-right allowances of up to six times the lot size in buildable interior square footage above grade, plus possible living area below grade of around 5,000 square feet, the possible square footage is staggering. It should be noted that all development in Dupont Circle is also subject to Historic Approval and may also be subject to ANC oversight as well.

Address	Zoning	Max Ht	Min Rear Yard	Max Lot Occ.	Lot Size	Max FAR	Total FA Allowed	Average \$/Ft New in Dupont	Possible Revenue
1508 21st	C2C	90	15	80%	1100	6	6600		\$4,950,000
1510 21st	R5E	90	12	75%	2100	6	12600	\$750	\$9,450,000
1512 21st	R5E	90	12	75%	1890	6	11340		\$8,505,000
TOTAL					5090		30540		\$22,905,000

All calculations are estimates and should not be relied upon without verification.

SALES BY



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GROUP, LLC**

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Recently rated the #1 team for both units and volume in the entire region, and consistently in the top 1% nationwide, the Bediz Group has earned a sterling reputation among its peers and clients alike.

Group founder, David Bediz, currently sits on both the local and state level REALTOR Boards of Directors. He has been featured in countless television, news and magazine contributions, including District Home Magazine, Washington Times, Washington Post, Washington Business Journal, Northwest Current, FOX5, NewsChannel 8, Channel 4, Washington Blade, HGTV and more.

For a confidential consultation with no obligation, please call, email or visit our website today. We guarantee you'll **experience great real estate!**



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