



# 1123**eleven** | SYNOPSIS

1123 11 street nw **wdc 20001**

**Lot:** 0075 / **Square:** 0341

Year Built: **1900**

**Year Remodeled** 2008

**Design by:** Norman Smith Architecture

**Developed by:** TDG

Lot Size: **2,500 sq.ft.**

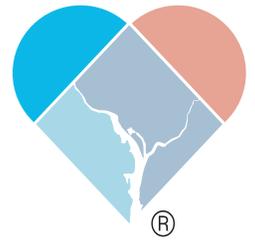
**Lot Dimensions:** 25 ft. x 100 ft.

GBA: **11,500 sq.ft.** (Gross Building Area)

**As-Built:** 7 residential apartments over 6 floors + 2 rooftop terraces

**Offering:** up to ~3,400 sq.ft. of rentable commercial space over 2 floors

eleven



Cap Rate: ~**6.86%** (Pro Forma, Mixed-use tenancy)  
Pro Forma Gross Operating Income Residential/Commercial: ~**\$360,000**  
Pro Forma Operating Expenses: ~**\$48,000**

Cap Rate: ~**5.56%** (Pro Forma, 100% Residential)  
Pro Forma Gross Operating Income All Residential ~**\$300,000**  
Pro Forma Operating Expenses: ~**\$48,000**

Actual Gross Operating Income 2018: ~**\$334,000** (100% Residential)  
Actual Gross Operating Income 2017: ~**\$330,000** (100% Residential)

Zoning: **D-1-R**

Allowable FAR: **6**

As-Built FAR: ~**3.7**

Maximum Allowable Height: **90 ft.** (+ 20 ft. penthouse)

As-Built Height: ~**60 ft.** (not including 8.5 ft. mechanical penthouse)

- D-1-R zoning permits limited commercial use on or below the ground floor
- Registered as a condominium
- Can be delivered vacant

# 1123eleven | SYNOPSIS

**Endnotes:** <sup>1</sup>Operating Expenses: Property Taxes, Water/Sewer, Insurance, Pest Control

**Disclaimer:** The statements contained herein do not form any part of any offer or contract and are issued without responsibility on the part of Washingtobia Real Estate Llc. or its clients. All descriptions, dimensions, and necessary permissions for use and occupation or any other details including financial figures and projections are given in good faith and are believed to be credible, but are not to be relied upon as statements or representations of fact; any intending purchaser must satisfy themselves as to the correctness of each statement made.



Sales by:

**Washingtopia**®

202.810.1020

agency@washingtopia.com

www.washingtopia.com

[www.1123eleven.com](http://www.1123eleven.com)