

# 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.**

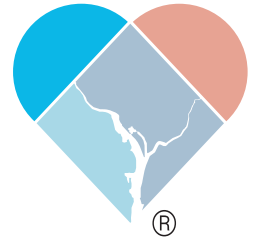
**Lot Dimensions:** 25 ft. x 100 ft.

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

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Cap Rate: ~**6.3%** (Pro Forma, Mixed-use tenancy)  
Pro Forma Gross Operating Income Residential/Commercial: ~**\$360,000**  
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

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

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