



MULTIFAMILY INVESTMENT OFFERING · RIVER TERRACE, WASHINGTON, DC 20019

3300–3314 East Capitol Street

Twenty-seven garden apartments in three brick buildings on East Capitol Street NE, held by the same family for decades and offered for the first time.

27

RESIDENTIAL UNITS

3

GARDEN BUILDINGS

81.5%

OCCUPIED (JUL 31,
2026)

23,755 SF

TOTAL LAND AREA

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THE OFFERING

Twenty-seven garden apartments on East Capitol Street

3300–3314 East Capitol Street NE is a concentrated run of three brick garden buildings at eight street addresses, one building on each of three tax lots, on one of Washington’s signature axial boulevards. The units are predominantly one-bedrooms of about 510–535 SF.

The property sits in River Terrace, a residential neighborhood bounded by Benning Road, DC-295, East Capitol Street and the Anacostia River, directly across the East Capitol Street bridge from the RFK Campus.



\$24,039

MONTHLY RENT
(JUL 31, 2026)

\$1,093

AVERAGE IN-PLACE
RENT

\$1,159

AVERAGE OF NINE
2024–26 LEASES

\$1,175

CURRENT ASKING
RENT

INVESTMENT HIGHLIGHTS

- 01 Approachable scale**

Large enough to support professional management, and sized for private capital and small-balance multifamily lenders.
- 02 Documented on-site rents**

Nine leases signed in 2024–2026 range from \$1,090 to \$1,224, against a ZIP 20019 one-bedroom median of \$1,397.
- 03 Lease-up underway**

Non-occupied units are offered at documented on-site rents. Management’s records show one leased in August 2026 at \$1,175.
- 04 Legacy tenancy turnover**

Tenancies begun before 2020 average \$1,030. Turnover can bring those units toward current rents, subject to each unit’s legal rent.
- 05 An East Capitol address**

Among the closest residential addresses to the ~180-acre RFK Campus, directly across the East Capitol Street bridge.
- 06 Zoning with room to grow**

All three lots are RA-1. A map amendment to RA-2, consistent with the Future Land Use Map, would double the permitted floor area ratio.

THE PROPERTY

Three brick buildings on one concentrated run



AT A GLANCE

Units	27, predominantly one-bedroom, about 510–535 SF
Buildings	3 brick garden buildings at 8 street addresses
Land	23,755 SF on three tax lots, all RA-1
Heat & hot water	One gas boiler per building
Electric	Tenant-paid and individually metered
Roofs	3312–3314 replaced; 3300–3302 under a 2016 20-year warranty

ONE-BEDROOM RENTS

Nine leases signed on site in 2024–2026 ran \$1,090–\$1,224, still below the submarket median.

Tenancies begun before 2020

\$1,030

Leases signed 2024–26 (avg.)

\$1,159

Current asking

\$1,175

ZIP 20019 median

\$1,397



Interiors shown are recently turned units and show the finish level of recent turns; floor plan of a representative one-bedroom, not to scale. Rents per management's July 2026 rent roll and September 2026 vacancy list; median per Rentometer, ZIP 20019, September 2026. Unit count per management's rent roll. Rent increases are subject to each unit's legal rent.

LOCATION

On East Capitol Street, across the bridge from the RFK Campus



Conceptual rendering of the planned stadium from the Anacostia waterfront. Sources: DC Office of Planning, RFK Campus Master Plan (transmitted to Council Sept. 24, 2026); Washington Commanders, Aug. 11, 2026. Plans and timelines are subject to change.

THE RFK CAMPUS

Directly across the river via East Capitol Street, the former stadium site is planned as a mixed-use district of housing, shops, restaurants, hotels and public space around the Commanders' new stadium.

~180 acres RFK CAMPUS	65,000 STADIUM SEATS
\$3.7B STADIUM PROJECT	5,500–6,500 PLANNED HOMES
2030 TARGETED OPENING	Up to 200 EVENTS A YEAR

RIVER TERRACE

A defined residential pocket

Bounded by Benning Road, DC-295, East Capitol Street and the Anacostia River, with no through traffic and River Terrace Park at its edge.

Two Metrorail stations

Minnesota Avenue (Orange Line) and Benning Road (Blue and Silver Lines), with Metrobus service along Benning Road.

Outdoor amenities

The Anacostia Riverwalk Trail, Kingman and Heritage Islands, and the historic Langston Golf Course are all nearby.

Corridor investment

DDOT's Benning Road bridges and transportation project, new apartment deliveries on Benning Road and Kenilworth Avenue, and the Benning Market development.



OFFERING PROCESS

How to participate

01

Review

Signed Confidentiality Agreement required for the Offering Memorandum.

02

Tour

Walkthroughs of representative units and common areas, coordinated with management.

03

Propose

No formal asking price. Pricing guidance is available from the broker; proposals are evaluated on price, terms, capital source and certainty of execution.

04

Diligence

Approved proposals receive data room access to leases and financials. Any sale is subject to the District's TOPA process.

EXCLUSIVE CONTACT

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Please direct all inquiries and tour requests to the broker. Do not contact the owner, the property manager or any tenant directly.

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COMPASS

Information is from sources believed reliable but is not guaranteed and should be independently verified. The property is offered subject to prior sale, change in terms or withdrawal without notice. Zoning and development concepts are illustrative and subject to entitlement and feasibility review. Jenn Smira & Co. at Compass.