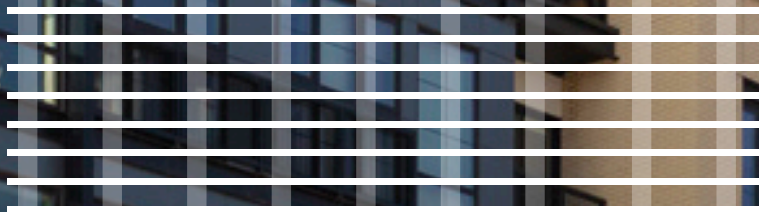




T H E



C O L O N E L



1250 9TH ST NW | WASHINGTON, DC

TROPHY MULTIFAMILY INVESTMENT OPPORTUNITY
IN THE HEART OF WASHINGTON, DC

EXECUTIVE SUMMARY





2015
YEAR BUILT

70
UNITS

7,668 SF
OF RETAIL

98.6%
CURRENT
OCCUPANCY



JLL is pleased to present for sale The Colonel (the “Property”), a best-in-class mixed-use asset featuring 70 residential units and 7,668 SF of premier dining retail including All-Purpose Pizza and Espita Mezcaleria. The Property, built in 2015, boasts attractive unit configurations and an impressive urban amenity package creating an unequalled city vibe.

The Colonel is located in Shaw, arguably DC’s most sought-after residential neighborhood. The Property offers unbeatable access (0.5 miles | less than a 10-minute walk) to Downtown CBD and East End, DC’s most dense employment hub and home to the most prominent employers in the region. The central location places residents at the epicenter of activity in downtown DC. Additionally, the Property is just steps away from critically acclaimed restaurants, vibrant nightlife, and DC’s most popular and famous entertainment venues as well as lifestyle amenities throughout the District including 14th Street Corridor, Chinatown, and City Center.

The Property features a courtyard with a fireplace, a resident lounge, a rooftop deck with firepit, kitchen, and theater, garage parking, and a bike room with controlled access. Units are accented with deluxe features such as exposed brick walls, private balconies, 9’+ ceiling height, hardwood-styled floors, custom cabinetry, in-unit washers/dryers, GE Artistry Appliances, and Blanco & Kohler fixtures.

The Colonel provides the opportunity to invest in a premier, boutique mixed-use asset in the heart of Washington, DC.



Boutique, Trophy Product in DC's Premier Live-Work-Play Neighborhood



Direct access to all DC employment hubs



Top-of-the-market finishes and amenities



1.2MM SF of retail and 13.3MM SF of office within 0.5 miles



Walkers paradise (98) with access to top retail options and premier grocers Giant Food and Whole Foods



One block from the Mt Vernon / 7th St-Convention Center Metro Station – providing access to Green and Yellow Lines

MARKET RATE UNIT MIX SUMMARY

Units	%	Type	SF	Total SF
12	17%	Studio	479	5,749
43	61%	1BR	650	27,952
9	13%	2BR	1,046	9,416
64	91%		674	43,117

AFFORDABLE UNIT MIX SUMMARY

Units	%	Type	SF	Total SF
3	4%	Studio	514	1,541
3	4%	1BR	666	1,997
6	9%		590	3,538
70	100%	Total	667	46,655



STRONGEST RENTER DEMOGRAPHIC PROFILE

Within a quarter-mile of the Property:

- 48.3% population growth over the last 10 years
- 10.4% population growth projected over the next 5 years
- 70.4% have achieved a bachelor's degree or beyond



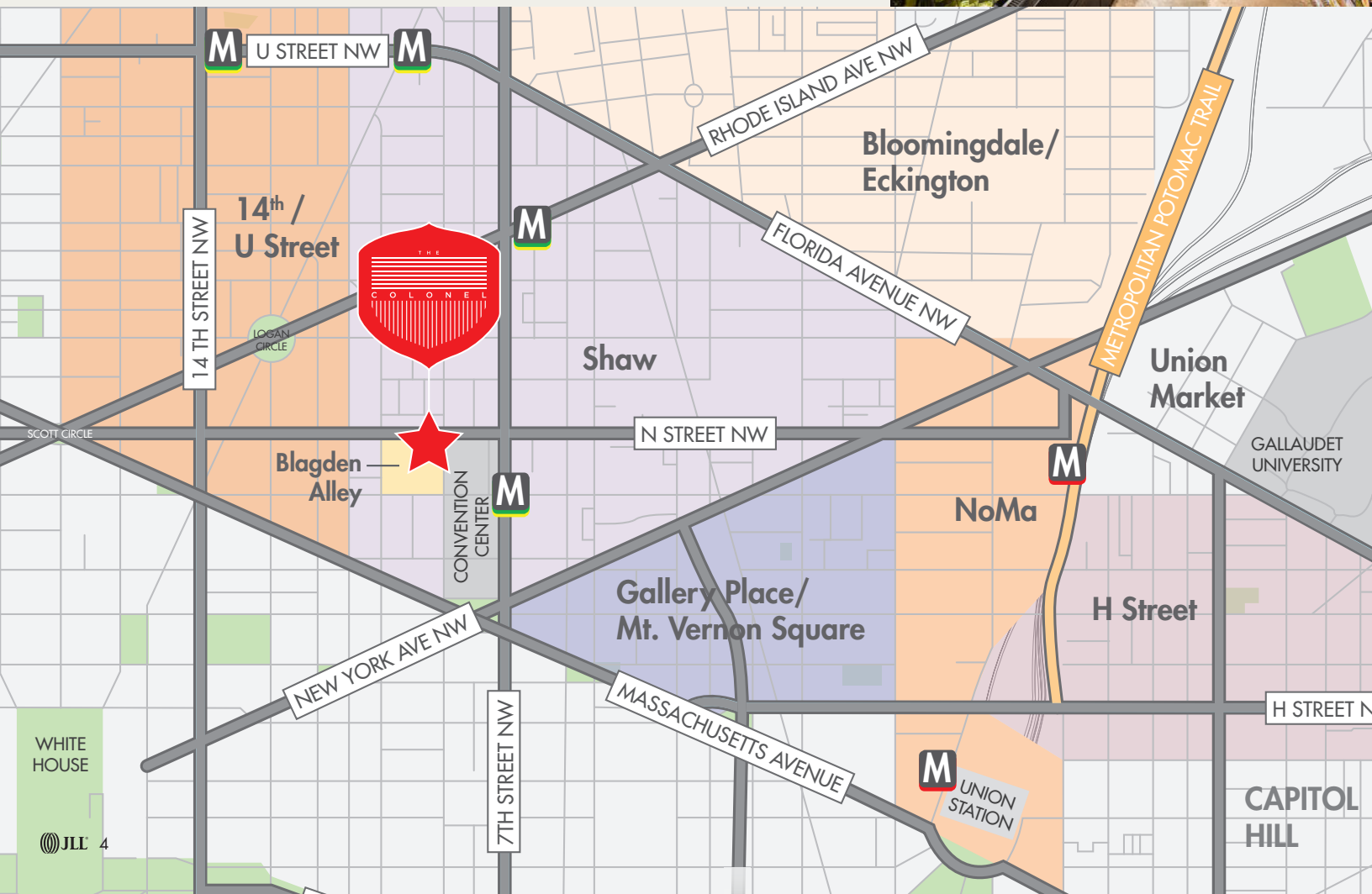
PREMIER SHAW LOCATION - 1.2 MILLION SF OF RETAIL WITHIN A HALF MILE

With a Walk Score of 98, the Property is a "walker's paradise" surrounded by ample amenities, excellent transit connectivity, and easy vehicular access throughout the city. Residents enjoy an exceptional quality of life with immediate access to DC's most popular shops, bars, award winning Michelin Star restaurants, nightlife, and cultural destinations.



UNPARALLELED APARTMENT FUNDAMENTALS

- At high \$3 dollar rents, the Property has consistently achieved rents toward the top of the market.
- High barrier to entry submarket with minimal new supply coming in the near term.
- Proximate access to CBD - the densest employment center in the metro area - with access to employers like Marriott Marquis and Venable, LLP.
- Excellent accessibility to premier grocers such as Whole Foods and Giant as well as top dining options like Espita and All-Purpose Pizza.



DC'S PREMIER LIVE/WORK/PLAY NEIGHBORHOOD DIRECTLY IN THE HEART OF THE CITY



Destination	Distance	Walk Time
Shaw	0.2 mi	4 min
Convention Center Metro Station	0.2 mi	4 min
CBD	0.3 mi	6 min
Shaw-Howard U Metro Station	0.6 mi	12 min
Chinatown / City Center	0.6 mi	12 min
14th Street Corridor	0.7 mi	14 min
U Street Corridor	0.8 mi	16 min
NoMa	1.0 mi	20 min



WALK SCORE
98

COMMUNITY AMENITIES

COURTYARD WITH FIREPLACE



ROOFTOP DECK WITH FIREPIT, KITCHEN, AND THEATER



RESIDENT LOUNGE

GARAGE PARKING

CONTROLLED ACCESS BIKE ROOM



RESIDENCE FEATURES



PRIVATE
BALCONY*

EXPOSED
MASONRY
WALLS



HARDWOOD-
STYLED FLOORS

9' CEILINGS

CUSTOM
CABINETS

IN-UNIT
WASHER/DRYER

GE ARTISTRY
APPLIANCES




BLANCO &
KOHLER PLUMBING
FIXTURES

**only in select units*




**PREMIER
LOCATION IN
HEART OF
THE CITY**



**98
WALK SCORE**



**INCREDIBLE
RENTER
DEMOGRAPHICS**



**DIRECT ACCESS
TO DC'S
EMPLOYMENT HUBS**



**TWO METRO
STATIONS WITHIN
A FEW BLOCKS**

SHAW NEIGHBORHOOD

Shaw has become one of DC's fastest growing submarkets with cultural authenticity, neighborhood charm, character, and the best of the best that DC has to offer. Beginning with the 2004 opening of the 2.3 million SF Walter E. Washington Convention Center, the city began to expand eastward with the most prestigious tenants, both office and retail, signing leases in the immediate neighborhood. Between trendy workout studios, Michelin starred restaurants, local art galleries, and DC's most popular restaurants – Shaw is the premier location perfectly positioned between the city's CBD and the historic 14th and U Street Corridors. Within a mile of the Property, residents can access over 1.5 million SF of retail encompassing a plethora contemporary lifestyle amenities.

Shaw is home to a mix of rich historic buildings and world-class restaurants that blend seamlessly with tasteful luxury apartments and exciting new restaurant concepts. In the 19th century, hundreds of intersecting alleys existed behind DC's blocks of rowhouses. The brick-paved zones were home to stables, workshops, and working-class dwellings. Today, these alleys have become some of the hottest areas in the city for bars, restaurants, shopping, and art. Blagden Alley and Naylor Court are considered the prime examples of this in Shaw and the National Park Service designated them as a historic district.

In addition to the countless neighborhood amenities, downtown DC is also home to over 120 million SF of office space, the majority of which is located within only one mile of the Property. The Colonel offers compelling renter demographics, outstanding accessibility, and a premier location in the heart of the city.










MOUNT VERNON & DC'S POWER BLOCK

Driven by the critical mass of high-end retailers, prestigious employers with high paying jobs, and major developments in recent years, this neighborhood has been revitalized into a walkable, vibrant live/work/play destination.

655 NEW YORK AVE: Landmark trophy office building featuring 768,000 SF of office space and 80,000 SF of retail. The building serves as the workplace for over 3,000 millennials and the headquarters for The Advisory Board Company.

APPLE STORE AT CARNEGIE LIBRARY: Winner at the 2020 American Architecture Awards, the 20,000 SF store location in the repurposed Carnegie Library is a gleaming historic structure set amid modern commercial developments.

WALTER E. WASHINGTON CONVENTION CENTER: Adjacent to the Property, the opening of the 2.3 MSF convention center in 2004 was the catalyst for the revitalization of the neighborhood.

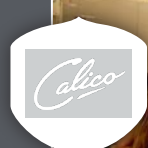
CITYCENTERDC: 2 MSF mixed-use development consisting of two condominium buildings, two rental apartment buildings, two office buildings, a luxury hotel, and public park in downtown Washington, DC.

HEALTH: VIDA Fitness, Orange Theory Fitness, Soul Cycle

DINING: RPM Italian, Farmers and Distillers, Sixth Engine, Silo Restaurant, Busboys and Poets

BLAGDEN ALLEY

Blagden Alley is adjacent to the Property and among the trendiest locations in the Metro Washington, DC area. The cultural center features popular street art and some of DC's newest and highly rated restaurants including:







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**The outbreak of the COVID-19 virus [novel coronavirus] since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

