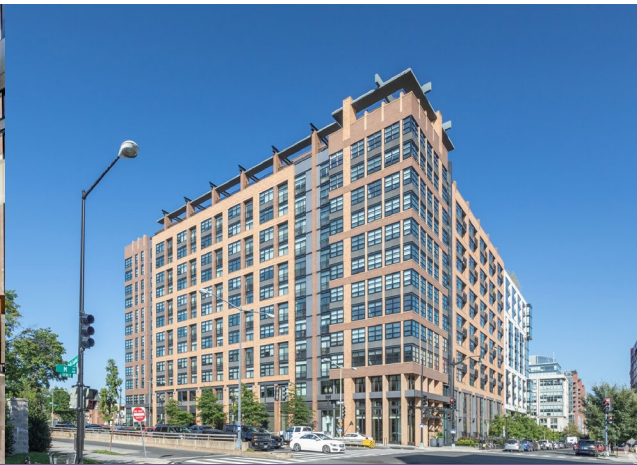
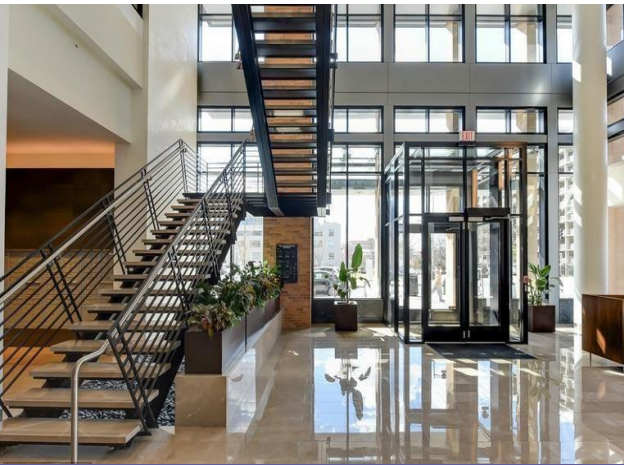

2M Street Apartments | Washington D.C.



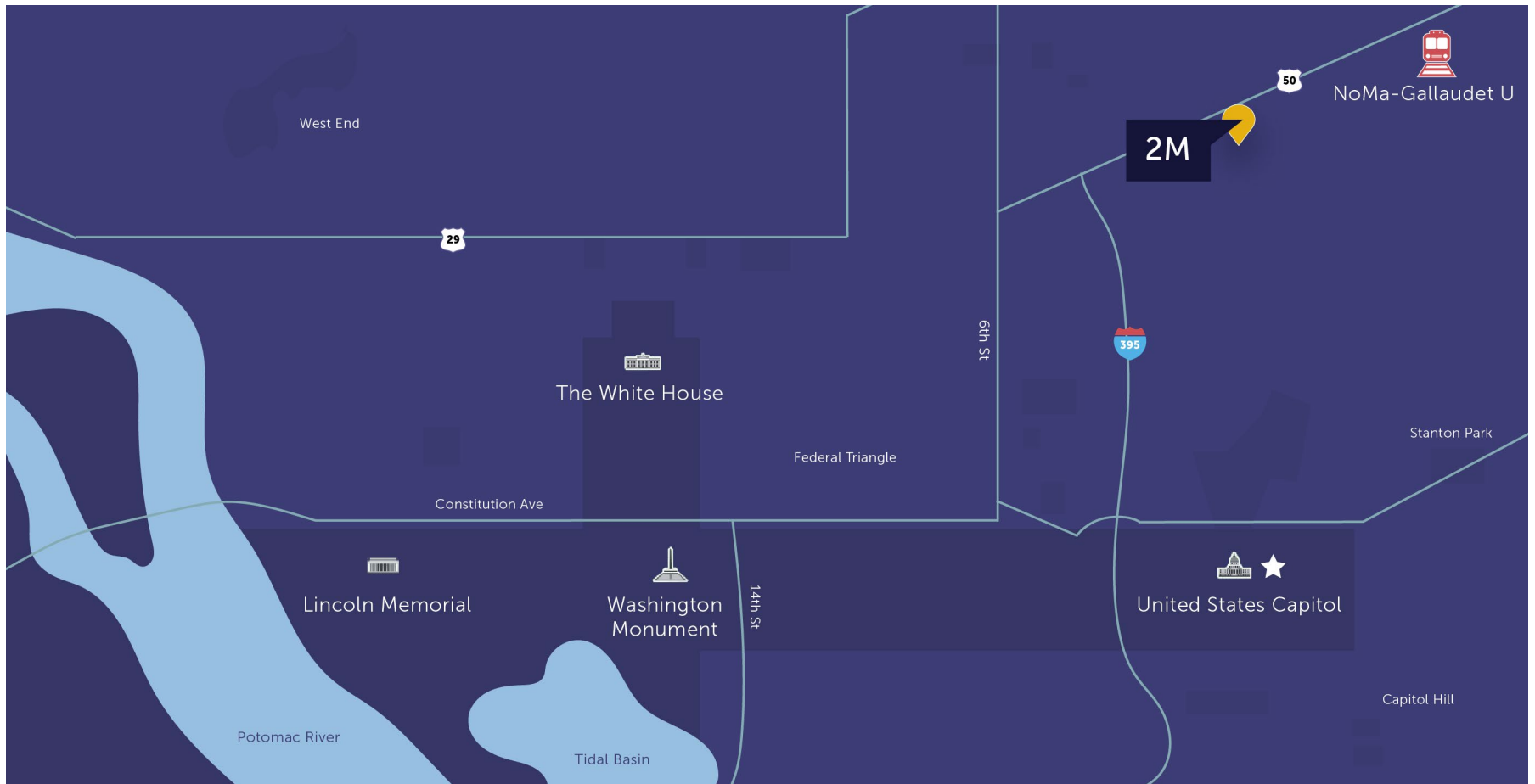
avanath+

Location

2 M St Ne, Washington, D.C. 20002

Washington D.C. Local

- The Subject is approximately 1.8 miles northeast of The White House
- 1.5 miles north of the United States Capitol
- 2.9 miles northeast of the Washington Monument
- 5 miles northeast of the Lincoln Memorial
- 4 miles west of the NoMa-Gallaudet red line station



Location 2 M St Ne, Washington, D.C. 20002

Avanath currently manages nine other properties in the D.C./Maryland/Virginia ("DMV") area totaling 1,319 units.

- The Subject is approximately 11 miles northeast of Acclaim at Alexandria
- 12 miles north of Manor at Victoria Park
- 14 miles west of Acclaim at Lake Largo and Vistas at Lake Largo
- 28 miles west of Victoria Park at Edgewater
- 29 miles east of Acclaim at Sterling
- 30 miles east of Cascades Village
- 35 miles south of Acclaim at Germantown
- 37 miles east of Acclaim at Ashburn



2M Street Apartments Washington D.C.

PROPERTY	2M
LOCATION	2 M St Ne, Washington, D.C. 20002
UNITS	315
YEAR BUILT	2014
ACQUISITION TYPE	mixed income
AFFORDABILITY RESTRICTIONS	30% and 60% of AMI (30% of total units)
AVERAGE RENT	\$2,097
AVERAGE MARKET RENT	\$2,326

UNIT AMENITIES

- stainless steel appliances
- granite countertops
- in-unit washer/dryer
- dishwasher
- air-conditioning
- walk-in closets
- plank flooring

COMMUNITY AMENITIES

FIRST FLOOR

- lobby seating area, front desk (concierge) and large mailroom,
- fitness center
- indoor basketball half-court
- children's craft and playroom
- resident clubroom and coffee station
- courtyard patio with a dog park and seating area

SECOND FLOOR

- a board room and internet café

ROOF LEVEL (12TH FLOOR):

- outdoor patio with an expansive view of DC
- rooftop pool
- seating areas and grilling stations,
- indoor private skyline lounge with catering kitchen



Rooftop



Resident Café

Neighborhood

RESTAURANTS

MENOMALE NOMA

LILY & THE CACTUS

SEOUL SPICE

JOE & THE JUICE

SANDWICHES BY PHILLIP

LAOS IN TOWN

MOE'S SOUTHWEST GRILL

KING ST. OYSTER BAR

SCHOOLS

HOWARD UNIVERSITY

UNIVERSITY OF MARYLAND

THE GEORGE WASHINGTON UNIVERSITY

GEORGETOWN

WALKER-JONES EDUCATION CAMPUS

DUNBAR HIGH SCHOOL

KENDALL DEMONSTRATION ELEMENTARY SCHOOL

GROCERY

SALUMERIA

HARRIS TEETER

TRADER JOE'S

SAFeway

CVS

TRANSIT

NOMA-GALLAUDET U

MOUNT VERNON SQUARE / 7TH ST-CONVENTION CENTER

JUDICIARY SQUARE

UNION STATION

SHAW-HOWARD U

UNION STATION

RONALD REAGAN WASHINGTON NATIONAL

WASHINGTON DULLES INTERNATIONAL

BALTIMORE-WASHINGTON INTERNATIONAL



95

WALK SCORE



96

BIKE SCORE

THANK YOU

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