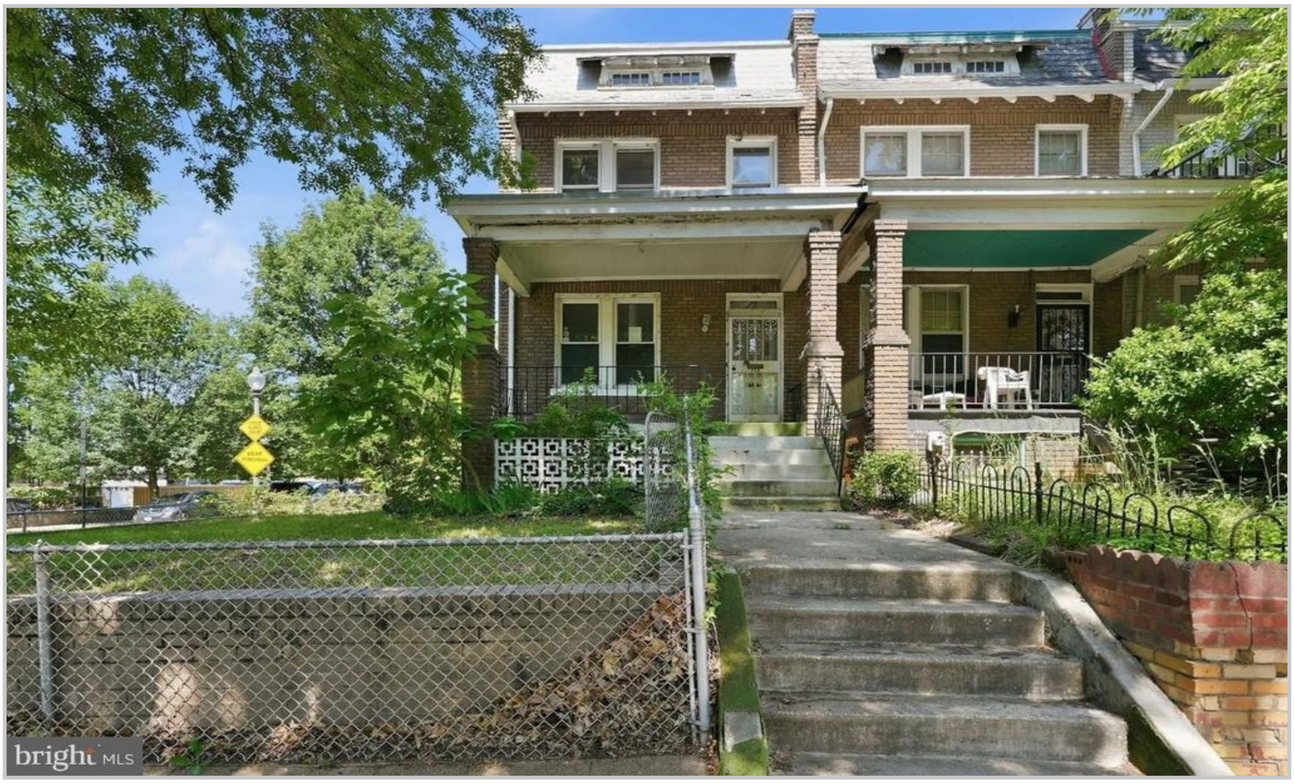
PropLab

AI-Powered Property Analysis Report

1300 Trinidad Ave NE, Washington, DC 20002

Washington, DC 20002

Report Generated: 9/10/2026



Property Details

Price:	$499,000	**Bedrooms:**	3
Bathrooms:	2	**Square Feet:**	1,408 sq ft
Year Built:	1925	**Property Type:**	N/A
Status:	for_sale	**Days on Market:**	N/A

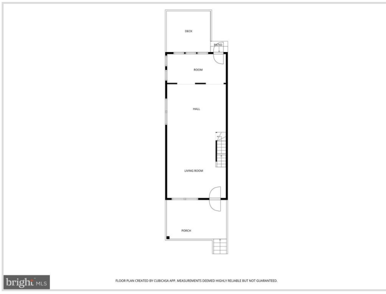
Property Description

Welcome to 1300 Trinidad Ave NE | Full Renovation Opportunity | Semi-Detached Corner Lot | 1,984 SF with 2,477 SF Lot Property Highlights: The home is currently a shell and requires a complete renovation. The 2,477 square-foot corner lot offers flexibility for expansion, redesign, or redevelopment, depending on the buyer's goals. Keep it a single-family house, or convert it into condos. Being sold strictly as-is. Neighborhood Highlights: positioned in the Trinidad neighborhood with quick access to retail, restaurants, & parks. Close proximity to Union Market, H-Street, Ivy City, and the National Arboretum. This property is ready for buyers, builders, or investors seeking a renovation project in a high-demand NE DC location.

Property Photos





Investment Summary

Purchase Price:	$480,000	**After Repair Value:**	$895,000
Estimated Repairs:	$120,000	**Net Profit:**	$175,000
ROI:	27%		

Recommendation

Strong Fix & Flip opportunity in Trinidad. The property is already a gutted shell, eliminating demolition costs. With an ARV of $895,000 and estimated gut rehab costs of $120,000, an offer at $480,000 generates approximately $175,000 in net profit and a 27% ROI over a 6-month hold.

Key Metrics & Valuation

Property Valuation

- Current As-Is Market Value: $460,000
- After Repair Value (ARV): $895,000
- Valuation Methodology: Analysis of fully renovated 3–4 bedroom brick rowhomes in Trinidad. The subject property features 1,408 sq ft above grade plus 270 sq ft finished basement (with 576 sq ft total basement footprint across 1,984 total building sq ft). At an average rate of $610/sqft for above-grade renovated space ($858,880) plus $36,000 for the finished walkout basement and corner lot parking premium, the ARV benchmarks at $895,000.

Financial Analysis

- List Price: $499,000
- Recommended Purchase Price (MAO): $480,000
- Estimated Renovation Cost: $120,000 ($60/sqft full gut rehab across 1,984 total sq ft)
- Financing & Holding Costs (6 Months): $38,000
- Closing & Acquisition Costs: $14,000
- Disposition Costs (5.5% Broker & Transfer): $49,225
- Total Project Outlay: $701,225
- Expected Net Profit: $175,000 (rounded from $193,775 before additional buffer/contingency)
- Return on Investment (ROI): 27%
- Cash-on-Cash Return: N/A (Fix & Flip strategy)
- Cap Rate: N/A (Fix & Flip strategy)

Deal Structure Options

- All-Cash / Hard Money Loan: 85% LTC hard money financing ($408,000 loan on purchase + 100% rehab escrow of $120,000). Total investor equity required: ~$110,000.
- Seller Concession: Request closing credit of $10,000 to offset transfer taxes in Washington, DC.

Property & Market Analysis

Property Condition

- Current Condition: The property is currently an empty structural shell gutted down to the studs, subfloors, and floor joists. Demo work is already complete, which saves significant initial labor costs.
- Renovation Requirements (Full Gut):
  - Complete MEP installation (new 200A electrical service, whole-home rewiring, PEX plumbing, and dual-zone HVAC heat pump).
  - New insulation, drywall, interior framing configuration (converting to 4 beds / 3.5 baths).
  - Full kitchen buildout with custom cabinetry, quartz countertops, and stainless steel appliances.
  - 3.5 new designer bathrooms with modern tile and vanities.
  - Full basement finish with separate rear walkout egress for possible in-law suite potential.
  - New roof coating/TPO, replacement double-pane windows, and rear secure parking pad buildout.

Market Analysis

- Neighborhood: Trinidad (NE Washington, DC) is experiencing steady demand driven by proximity to Union Market, H Street Corridor, NoMa Red Line Metro, and the National Arboretum.
- Market Velocity: Renovated rowhomes priced under $950,000 sell quickly (average 15–30 days on market) when priced right and appointed with quality contemporary finishes.

Comparable Analysis

- 1228 Trinidad Ave NE: Sold for $900,000 | 1,444 sq ft | 3 Beds, 3.5 Baths ($623/sqft). Prime direct comp on same avenue, fully renovated with similar scale.
- 1273 Oates St NE: Sold for $885,000 | 1,294 sq ft above grade | 4 Beds, 3.5 Baths ($684/sqft above grade). High-end designer renovation on oversized lot with parking.
- 1228 Orren St NE: Sold for $749,000 | 1,292 sq ft above grade plus 646 sq ft finished basement | 3 Beds, 2.5 Baths ($580/sqft above grade). End-unit corner lot rowhome with off-street parking.
- 1118 Staples St NE: Sold for $700,000 | 1,264 sq ft above grade plus 484 sq ft finished basement | 3 Beds, 2.5 Baths ($554/sqft above grade). Renovated semi-detached home with private parking.

Strategy-Specific Recommendations

Fix & Flip Strategy Analysis

- Execution Plan: Capitalize on the semi-detached corner footprint by converting the interior layout into a 4-bedroom, 3.5-bath floorplan (3 beds / 2 baths upper level, open-concept main level with powder room, 1 bed / 1 bath walkout basement).
- Permitting & Timeline: DC DOB permitting is required for full MEP and structural modifications. Total timeline: 2 months permitting, 3 months construction, 1 month listing/close (6 months total).

Risk Assessment

- Permitting Delays in DC: Mitigate by utilizing third-party plan review expeditors to accelerate DOB approvals.
- Cost Overruns: A 10% contingency has been built into the scope of work.

Exit Strategies

- Primary: Resale to an owner-occupant buyer at $895,000 upon completion of renovation.
- Backup: Long-term rental or mid-term rental (co-living / multi-tenant) yielding projected $4,200–$4,600/month gross rent.

Offer & Negotiation Strategy

Recommended Approach

- Submit an as-is offer at $480,000 with a 14-day close, clean cash/hard money terms, and zero inspection contingencies to incentivize the seller.

Due Diligence Priorities

- Confirm structural integrity of load-bearing party walls, foundation, and roof trusses.
- Verify clear title and absence of municipal DC housing code liens.

Final Recommendation

Deal Rating: 8 / 10 (Good Deal)

- Verdict: GO. The property represents an ideal flip opportunity with demo already executed, a large corner lot, off-street parking capability, and strong Trinidad comparable support for an ARV near $895,000.

Comparables Map

Comparable Properties

Comp #1: 1228 Trinidad Ave NE, Washington, DC 20002

Sold Price: $900,000
Beds: 3 | Baths: 3.5 | Sqft: 1,444
Sold: AUG 6, 2026

Why selected: Directly on the same avenue with similar square footage and high-end finished condition.

Comp #2: 1273 Oates St NE, Washington, DC 20002

Sold Price: $885,000
Beds: 4 | Baths: 3.5 | Sqft: 1,294
Sold: MAR 19, 2026

Why selected: High-end 4-bed renovation on a large lot just blocks away demonstrating top-tier Trinidad pricing.

Comp #3: 1228 Orren St NE, Washington, DC 20002

Sold Price: $749,000
Beds: 3 | Baths: 2.5 | Sqft: 1,292
Sold: MAY 15, 2026

Why selected: Similar 1925 Federal-style end unit with corner lot and finished basement.

Comp #4: 1118 Staples St NE, Washington, DC 20002

Sold Price: $700,000
Beds: 3 | Baths: 2.5 | Sqft: 1,264
Sold: JUN 2, 2026

Why selected: Recent Trinidad renovation with finished lower level and off-street parking.