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ONLINE REAL ESTATE AUCTION

To The Highest Bidder Over $400,000

NORTHWEST WASHINGTON DC

Petworth Area

THREE UNIT APARTMENT BUILDING

Known As:

3721 9TH STREET NW

Near Quincy Street NW
Washington DC 20010

BIDDING OPENS:
MONDAY, JULY 27, 2026

BIDDING CLOSES:
TUESDAY, JULY 28, 2026
AT 11:00 AM

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

Two story townhome-style building arranged for three apartment units located in the heavily sought-after Petworth neighborhood of Northwest Washington DC. The building is arranged for three 1 bedroom and 1 bath units.

The building presents a value-add investment opportunity requiring renovation and updates, offering investors the ability to reposition the asset and capitalize on the area's strong rental demands. One non-paying tenant currently occupies the top floor unit. The remaining units will be delivered vacant at settlement.

LOCATION:

3721 9th Street NW is located in the Petworth neighborhood of northwest Washington DC. Surrounding neighborhoods include Columbia Heights, Brookland, and Manor Park. The area is known for its tree-lined streets, classic architecture and diverse mix of restaurants, coffee shops and retail space. Also known for its close-knit residential feel, the neighborhood hosts community events centered around art, music, food and healthy living. Around the corner from the building is the Georgia Avenue- Petworth metro stop and several bus lines on both Georgia Avenue and New Hampshire Avenue. The public transportation options provide residents easy commuting routes to all parts of DC and surrounding suburbs. According to the Washington DC public schools locator, the area public schools include Raymond Elementary School, E.L. MacFarland Middle School, and Roosevelt High School. Major employers in the area include government offices and agencies in downtown Washington DC, Catholic University, and Washington VA Medical Center.

LOCATION (continued):

With strong transit connectivity, high rental demand, and continued neighborhood investment, Petworth remains one of Washington, DC's most attractive urban residential markets for multifamily ownership and investment.

Official Tourism Site of Washington DC – https://washington.org/
Petworth Neighborhood – https://washington.org/dc-neighborhoods/petworth
School Finder – https://find.myschooldc.org/

SITE:

Rectangular lot – 0.03 Acre, more or less. The lot is believed to be 18′ x 79′

Alley access through the rear

Parking potential in the rear

All public utilities

ZONING:

Zoned RF-1

According to the Washington DC Zoning Handbook, The purpose of the RF-1 zone is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted.

In the RF-1 Zone, 2 dwelling units may be located within the principal structure or 1 each in the principal structure and an accessory structure.

A building or structure existing before May 12, 1958 in the RF-1 zone may be used for more than 2 dwelling units (Subtitle U, Chapter 3).

The building does not have a certificate of occupancy for the unit configuration.

IMPROVEMENTS:

Two story inside group porchfront brick townhome-style building, constructed in 1925, containing 1,332 square feet of above grade living area and 666 square feet of basement space, according to public tax records. The building is arranged for three 1 bedroom/1 bathroom units. The top floor space is occupied by a non-paying tenant, The remainder of the building will be delivered vacant.

Basement unit is framed as a one bedroom and one bathroom unit. Condition of the unit is unfinished.

First floor unit is arranged for one bedroom in the rear and en-suite bathroom, living area, and kitchen. There is a functioning gas stove, refrigerator and bathroom within the unit.

Second floor unit was unavailable and believed to be the same layout as the first floor unit. Cosmetic renovation is believed to be required.

Building mechanicals include separate meters for the units, new tankless water heaters and air handlers. 125 amp electrical service is available to each unit through the unit's respective panel. Water purification system is installed for the entire building.

NON-PERFORMING TENANT:

The top floor unit is occupied by a non-paying tenant. Tenants have received a notice of offer and sale and did not submit a timely statement of interest to exercise TOPA rights. The listing remains subject to all applicable TOPA regulations and law. Bidders are encouraged to consult counsel to understand TOPA process.

TITLE:

In fee simple; sold free and clear of liens. Washington DC Document Number 2021034507

TAXES:

Published annual real estate taxes are $7,052 based on a full value assessment of $821,380

SUMMARY TERMS OF SALE – PLEASE REFER TO THE CONTRACT FOR THE COMPLETE TERMS OF SALE:

A $40,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. All adjustments, including rent, taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its "AS IS/WHERE IS" "WITH ALL FAULTS" condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules affecting same, if any. The Property will be sold subject to violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and District law. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, sample contract, and online bidding:
https://ajbillig.com/auction/3721-9th-street-nw/

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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check <u>for the difference</u> on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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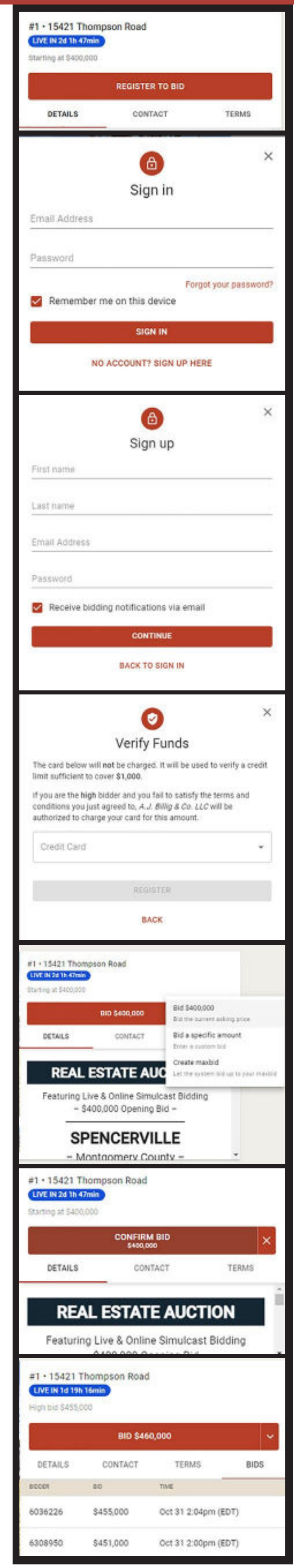
INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
   a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
   b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs



*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.