



THE
OVERLOOK
AT ANACOSTIA

8 New Townhomes
East of the River

TheOverlookAtAnacostia.com

About Overlook



The Overlook at Anacostia is currently under construction and is scheduled to be delivered in December 2021.

Join our growing reservation list for a chance to own one of the townhomes for yourself by visiting www.TheOverlookAtAnacostia.com!





Unparalleled Views **OF DC'S ICONIC MONUMENTS**

The Overlook at Anacostia consists of eight brand-new modern, contemporary townhomes with stunning views of some of the district's most noteworthy sights like the Washington Monument and the Thomas Jefferson Memorial. Located just minutes from the heart of Anacostia, Capitol Hill, and the Navy Yard, these homes are situated in an ideal location for city dwellers looking to be close to it all while also having space to grow and call their own.

Luxury Amenities



Artist rendering only. Please see back for disclaimer.

Each townhome boasts a total of approximately 2,300 square feet with 4 bedrooms and 3.5 bathrooms. Some amazing features include an open floorplan, a spacious deck off the dining area where you can take in the great DC views, stainless steel high-end appliances, and a fully finished basement for entertaining in style!

INSIDE THE OVERLOOK

- 3 Stories of Spacious Living
- Open Floor Plan
- Plenty of Natural Light
- Spectacular Views of DC's Top Monuments
- Fully Finished Basement
- His and Hers Closets in the Primary Suite
- Walk-in Shower
- Energy Efficient-All Electric
- High Ceilings

LUXURY FEATURES

- Stainless Steel Appliances
- Hardwood Floors
- Expansive Deck
- Quartz Countertops
- Tiled Shower
- Contemporary Fixtures



Artist rendering only. Please see back for disclaimer.

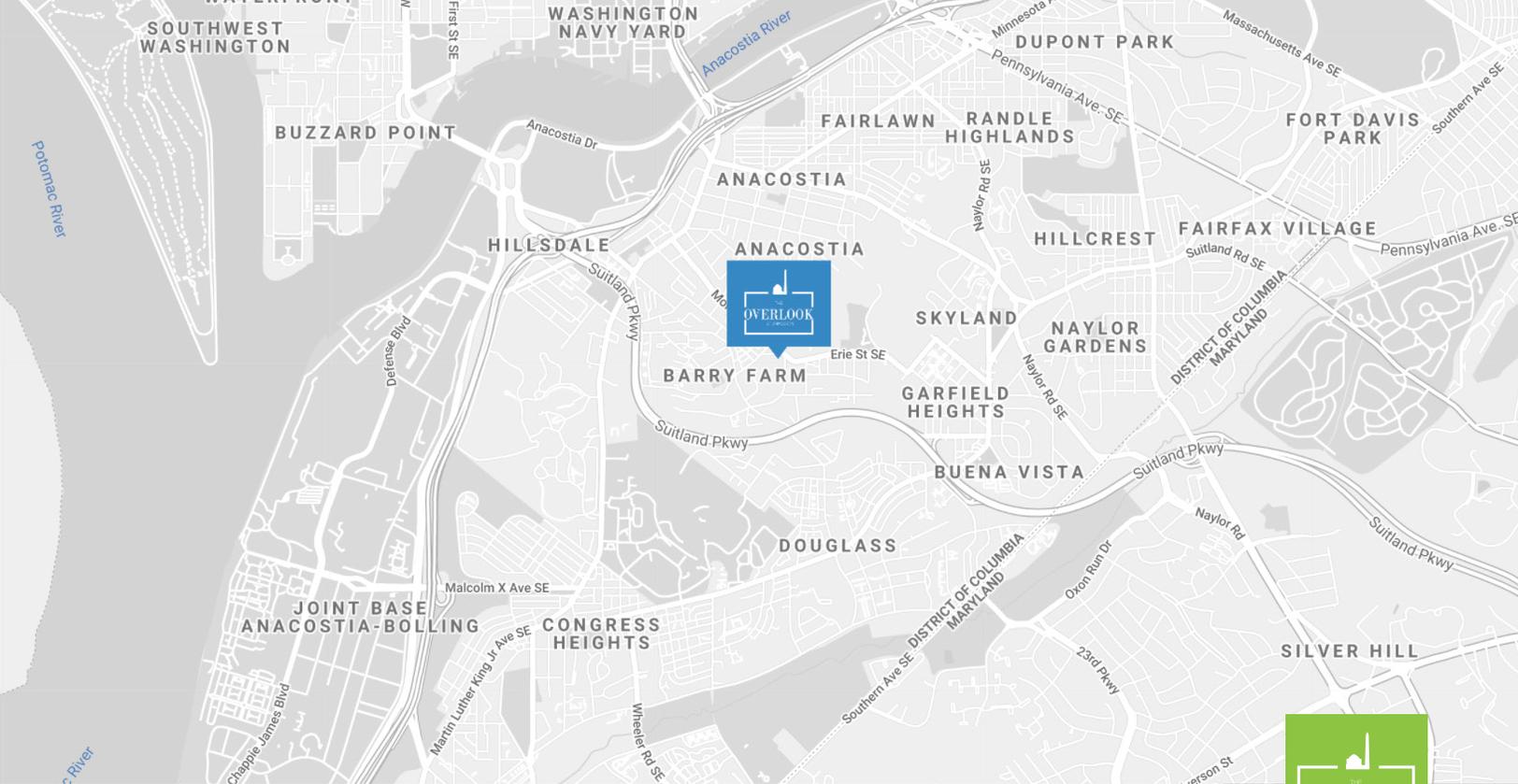
The Neighborhood



Artist rendering only. Please see back for disclaimer.

Beaming with rich African American culture and history, Anacostia (once a settlement of the Nacotchtank, a Native American Algonquian tribe) was known as Uniontown in the mid-1800s, making it one of the District's earliest suburbs and oldest neighborhoods. Many of the original homeowners were employees of the Navy Yard just across the river. Today, Anacostia is a vibrant community known for its celebrated Historic District with over 500 buildings, some of which are national attractions including the home of renowned abolitionist, Frederick Douglass, Cedar Hill, run by the National Park Service, and the newly renovated Smithsonian Anacostia Community Museum.

Looking to have fun in Anacostia? There's plenty of activities and amenities to enjoy in the neighborhood. Watch a performance at the Anacostia Playhouse, grab some old-fashioned skates at DC's only remaining roller rink- Roller Skating Pavilion, enjoy a cup of coffee with friends at Capital One Café at MLK Gateway, or catch a glimpse of local art at the Anacostia Arts Center for an exciting day in the neighborhood.



NEARBY AMENITIES

- Entertainment & Sports Arena
- Kenilworth Aquatic Gardens
- 11th Street Bridge Park
- Fort Stanton Recreation Center
- Martha's Table
- Planet Fitness
- Fort Circle Hiker-Biker Trail
- Anacostia Park
- Big Chair

TRANSIT

- Anacostia Metro
- Congress Heights Metro

RETAIL & RESTAURANTS

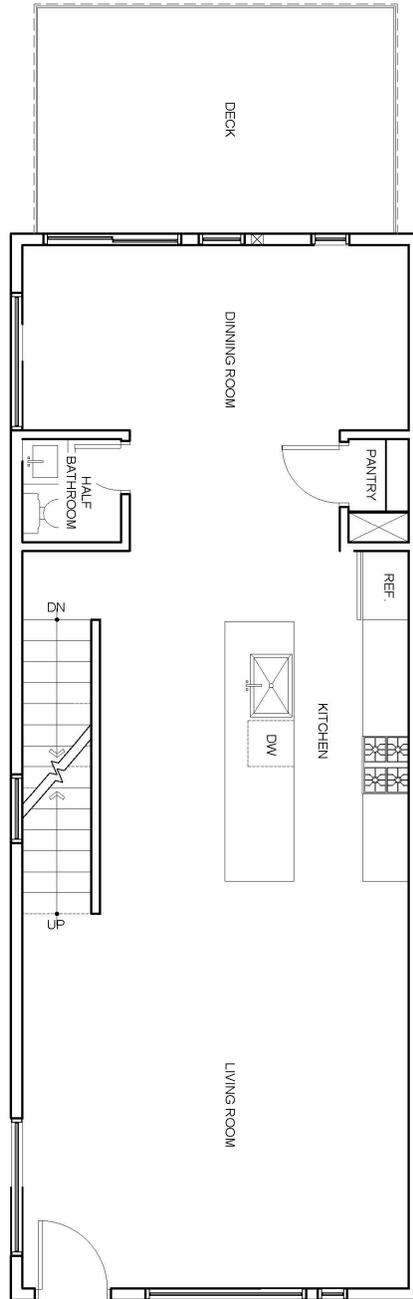
- MLK Gateway
- Busboys and Poets
- Mimi's Ethiopian BBQ
- Thai Orchid's Kitchen
- Moruss Seafood & Crab House
- Giant Food
- Safeway
- CVS
- Starbucks
- Capital One Café

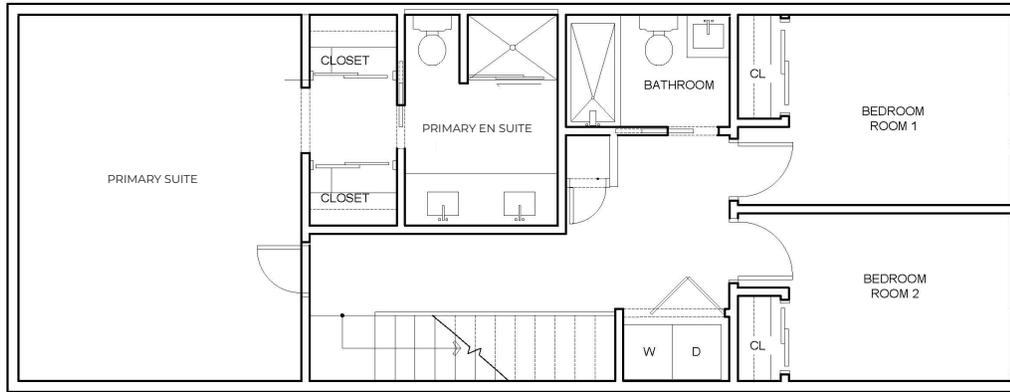
The Community

Floorplans

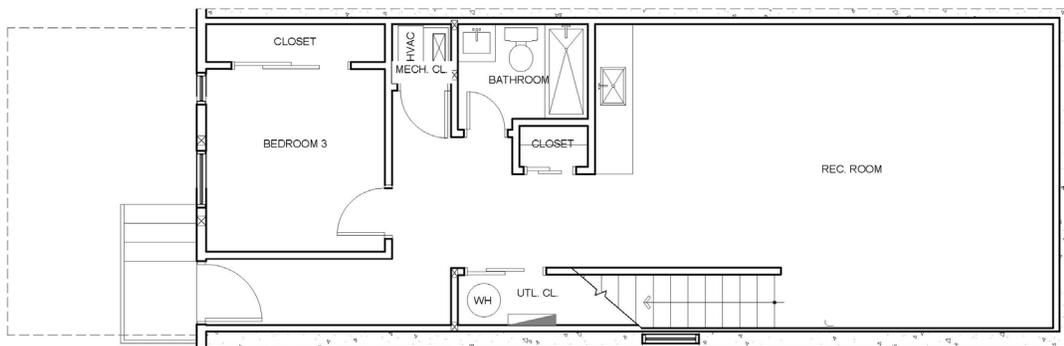


MAIN LEVEL





UPPER LEVEL



LOWER LEVEL



Floorplans

WHO WE ARE

The Menkiti Group is an integrated real estate services company dedicated to transforming lives, careers, and communities through real estate and enhancing the fabric of life in America's urban neighborhoods through the strategic development, management, and sale of residential and commercial property.

Founded in 2004, The Menkiti Group is a minority-owned Certified Business Enterprise headquartered in the District of Columbia. The Menkiti Group also owns and operates Keller Williams Capital Properties, the fastest-growing brokerage in the DC metro region.

TRANSFORMING
LIVES, CAREERS, AND COMMUNITIES
THROUGH REAL ESTATE



WHAT WE DO

We believe great cities are made up of great neighborhoods. We invest in neighborhoods to transform them into vibrant communities. Our focus is on residential and commercial development and investment, residential sales, and commercial brokerage.

Our team has established a reputation for its creative deployment of capital and has cultivated valuable relationships across

economic and cultural divides that have historically hindered the development of urban neighborhoods.

These key partnerships and our talented team deliver on the double bottom-line success of corporate growth and community impact.

DEVELOPMENT | RESIDENTIAL | COMMERCIAL | BROKERAGE

3401 8th St NE, Washington DC 20017 | 202.733.5455 | MenkitiGroup.com



our story

The NCRC Housing Rehab Fund, known as Growth by NCRC, is a national investor-community collaborative providing homeownership opportunities in or for LMI communities and people, with a particular focus on BIPOC communities. We are a single-family housing real estate fund operating in 19 markets. In addition to homeownership, our goals are to create jobs and to provide pre- and post-purchase counseling to homeowners.

our vision

We believe homeownership is an essential part of the American Dream and that every family should be able to own a home, and enjoy the financial benefits that homeownership provides. We create pathways to homeownership.

our mission

Making homeownership possible for more people. Yes, you can afford your own home!

what homeowners say

"I feel as though a life-long dream has been brought to reality. I can now say that through hard work, financial discipline and NCRC accepting my offer, I am a homeowner. I now have a home to pass along to my children and bring my family together during holidays. I am grateful for this opportunity and would like to thank all involved."

- Letisha

objectives

-  Increase availability of affordable homes in low-to-moderate-income neighborhoods and for low-to-moderate-income individuals and families
-  Provide financial counseling to qualified homebuyers
-  Create construction jobs and economic opportunities within those neighborhoods



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\$123MM
INVESTED

764
HOMES INVESTED IN

5117
WORKFORCE PLACEMENTS



THE
OVERLOOK
AT ANACOSTIA



Pursuant to the District of Columbia Inclusionary Zoning program, income-restricted units are available at the development. Please contact the Department of Housing and Community Development at www.dhcd.dc.gov regarding the availability of such units and requirements for registration in the inclusionary Zoning program. The product image(s) shown may represent the range of product, or be for illustration purposes only and may not be an exact representation of the final product.

Each office is independently owned and operated.

