

Nero, Richard (DCOZ)

From: Will Couch <couch@foundryarchitects.com>
Sent: Friday, January 18, 2013 10:13 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Dave Benson
Subject: BZA Case 18436 - submission of additional information for Feb 12 hearing
Attachments: BZA Case 18436_Supplemental Economic Evaluation_RENTAL.pdf; BZA Case 18436_ 2703 11th NW construction scope narrative.pdf

To whom it may concern,

You will find attached the requested financial analysis of the 2703 11th St. NW property. This document analyzes the financials of rental units in a two unit and three unit scenario. We believe that this will demonstrate the need for three rental units in order to avoid a severe financial hardship on the Owner. The document consists of 1)profit/loss analysis, 2)contractor scope and price breakdown, and 3)real estate comparables. Also attached is the schematic design scope of work prepared by the Architect.

Please confirm receipt.

Thanks,
Will Couch

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Will Couch AIA, LEED AP
Foundry Architects LLC
2022 Columbia Road NW #511
Washington, DC 20009
202-236-9975

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18436
EXHIBIT NO. 37

2013 JAN 18 AM 10:32
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D.C. OFFICE OF ZONING

Board of Zoning Adjustment
District of Columbia
CASE NO.18436
EXHIBIT NO.37

PROFIT AND LOSS ANALYSIS FOR RENTAL UNITS

Applicant: David Benson

Property: 2703 11th Street NW

BZA case number: 18436

Scenario A: Two Dwelling Units; Rental

Purchase Price	\$515,000.00*
Project cost for two rental units	\$598,324.00**
Design fees	\$40,000.00
Permit fees	\$11,984.00
10% construction contingency	\$59,832.00
Total project cost	\$1,225,140.00
Unit 1 projected monthly rent	\$2,500.00***
Unit 2 projected monthly rent	\$3,200.00***
Unit 1 annual rent (x 10% vacancy)	\$27,000.00
Unit 2 annual rent (x 10% vacancy)	\$32,400.00
Minus 10% maintenance costs	(-\$5,940.00)
Total yearly pre-tax income	\$53,460.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$35,000.00
Total expenses	\$268,400.00
Total expenses + Project cost	\$1,493,540.00
Total annual rent income after tax	\$40,095.00
Years needed to recoup investment	38

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A.

*** Rental rates based upon comps provided by Stages Realtors, See Exhibit B

Scenario B: Three Dwelling Units; Rental

Purchase Price	\$515,000.00*
Project cost for three rental units	\$624,004.00**
Design fees	\$40,000.00
Permit fees	\$12,480.00
10% construction contingency	\$62,400.00
Total project cost	\$1,253,880.00
Unit 1 projected monthly rent	\$1,900.00***
Unit 2 projected monthly rent	\$2,200.00***
Unit 3 projected monthly rent	\$3,200.00***
Unit 1 annual rent (x 10% vacancy)	\$20,520.00
Unit 2 annual rent (x 10% vacancy)	\$23,760.00
Unit 3 annual rent (x 10% vacancy)	\$32,400.00
Minus 10% maintenance costs	(-\$7,668.00)
Total yearly pre-tax income	\$69,012.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$45,000.00
Total expenses	\$278,400.00
Total expenses + Project cost	\$1,532,280.00
Total annual rent income after tax	\$55,210.00
Years needed to recoup investment	28

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A.

*** Sales costs based upon comps provided by Stages Realtors, See Exhibit B

Summary: This analysis demonstrates that the amount of time it would take to pay for the project is drastically reduced by the 3 rental unit scenario (by ten years) and is therefore preferable and necessary for the Owner to recoup his costs on the property in a reasonable time frame.

EXHIBIT A

1

Foundry Architects PLLC
2703 11th Street, NW
Washington, DC 20001

December 17, 2012

Re: Proposal for 2703 11th Street, NW (Project Number #70531)

Dear Participants:

Washington Landmark is pleased to present the enclosed budget (see spreadsheet), and the general conditions for renovation work at the aforementioned project. This proposal is based on information that has been provided.

The total cost for this renovation work at 2703 11th Street, NW Washington, DC; based on this proposal is \$624,004 (Six Hundred and Twenty Four Thousand and Four Dollars).

We must receive a signed copy of this contract before work can begin.

Please contact me if you have any questions or need additional information. We look forward to working with you on this project.

Sincerely,

Karl A. Voglmayr

I hereby contract with Washington Landmark to complete the work described above for project #70531 (written attachment, spreadsheet, and at time of contract acceptance the AIA document A105—2007--Standard Form of Agreement Between Owner and Contractor for a residential or small commercial project). Additions, deletions, and/or modifications to this contract must be agreed to with a separate signature; contract prices will change accordingly.

Agreed to Accepted by: _____ Date _____

Washington Landmark • 4955 Butterworth Place, NW • Washington, DC 20016

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

GENERAL CONDITIONS

Pricing produced by WLC is the property of WLC and shall not be made available or used in any form by any person or organization, without written consent from WLC.

Owner shall direct all inquiries and requests for additional work through WLC offices and not the field personnel or its subcontractors (Phone: 202/332-2700 fax:202/966-2978 or mobile 202/439-7701/2).

Twenty percent (20%) of the contract value is required at signature. The remaining eighty percent (80%) will be due on mutually agreed points in the project, and on a percentage completed basis.

Any additional work will be handled under a change order to this contract. Any additional work requested outside the scope of work as described in the contract must be in writing and agreed upon by both parties, and will be based on a cost (labor and material) plus Ten percent (10%) markup. A Fifty Percent Deposit is required on all signed change orders.

Work will commence 10 working days after receipt of the signed contract and deposit. (We anticipate starting the first of April). (Working days are Monday through Friday; Saturday and Sunday are optional and do not count towards a "working day"). We anticipate a construction schedule of 180 working days (Federal holidays or closure will not count against the construction schedule). Any additional work will be handled under a change order to this contract. Furthermore, for every additional Two Thousand Five Hundred Dollars of signed changes, an additional 5 working days will be added to this contract.

WLC personnel and its subcontractors are to have scheduled (to be approved by the client) access to the site throughout the duration of the project.

We include removal of debris associated with this project to an off-site location.

Mechanical, electrical and plumbing permits and inspections are included in our proposal. Client will obtain building permit.

We exclude the occupancy permit (not needed for single family residences).

We exclude the testing and inspection of existing utilities.

We exclude the capping, closing, abandonment and/or relocation of existing utilities not shown or anticipated.

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

We assume the owner will obtain the necessary easements, right-of-way and permissions from adjacent property owners and/or public authorities, including trash pick-up, parking and utilities access, etc.

We exclude charges for permanent power (Pepco charges).

WLC excludes work associated with the removal, relocation or mitigation of hazardous materials, including PCB's, asbestos, etc.

Our price is based on a preliminary vision and is open to change through the selection of materials by the owner. All materials and labor allowances will be documented by presented receipts, which will change the contract value.

All actual units that are counted as "each" on the spreadsheet (if provided) will be verified reviewed and accounted for in an addendum.

All materials will be free from defects, of good quality, and new unless otherwise required or permitted. All materials that have been assigned a "material allowance" must be approved and authorized prior to installation by owner.

The owner will select from standard colors and standard paint (Benjamin Moore is included).

Washington Landmark Construction excludes Builders Risk Insurance, but includes general liability insurance. Also, the owner can be listed as an additional insured on the general liability policy.

Washington Landmark requests **three** complete and labeled sets of keys to the project. Please verify that the locks and keys function.

Existing site utilities do not interfere with the performance of the work.

Allowance items are indicated in the Specification Division of the spreadsheet or as stated.

The owner shall provide at no cost to the Contractor the following: access to water, and power for tools and lighting. The owner shall provide space for storage and staging of materials and equipment.

One-year warranty on all construction work after the substantial completion (when the space is deemed move-in ready by owner or the owner moves in, whichever comes first) date.

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

Washington Landmark Construction offices will be closed on December 24th (Christmas Eve) and will re-open on January 2nd. These dates will not be counted against the construction schedule.

The entire relation will start, proceed and finish in a spirit of neighborliness and friendliness.

All door, window, tile and paint schedules etc., are to be provided to the contractor in a timely manner.

Washington Landmark Construction requests the right to place a sign at/on the project.

Telephone, Alarm, Cable Television and/or Satellite services to be provided by the owner. This includes the final hook-ups and testing of signal strength and/or picture quality.

Material and services shall be selected thru vendors that are approved by Washington Landmark. If the client wishes to use different vendors of its choosing, responsibility for payment arrangements, will be borne by the client.

Construction bonds are not included.

We have excluded all Pepco Fees.

All exterior Walls to receive one layer of laminated drywall.

This is a full electric building (no gas).

2703 11th Street, NW
Washington, DC 20001
Dated: 12-17-12
#70531

3696 Square Feet Interior Floor Area

Key: LS=Lump Sum;EA=Each; CF=Cubic Feet
MAL=Material Allowance;LF=Linear Feet; LA=Labor Allowance
MLAL=Material and Labor Allowance

Activities

1. Demolition/Set up/Clean

	QTY	UNIT	MATS.	LABOR	SUBS	TOTAL	COMMENT:
Misc. Demolition	1	LS	0	0	5500	5500	
Hauling (dumpsters-trash)	1	LS	0	0	4500	4500	job duration
Excavation for Basement	2090	CF	0.2	2.5	0	5643	
Dirt Removal	10	EA	0	0	450	4500	
Dumping Fee + Truck Lease	1	LS	600	600	200	1500	
Remove/Alter Old Electrical	1	EA	0	0	300	300	
Cap/remove pipes	1	LS	0	0	300	300	22243

2. Concrete/Masonry/Structure

Underpinning	156	LF	50	75	0	19500	
Rebar	1	EA	0	0	2000	2000	
Rebuild Front Stairs + Repour front Walk-way	1	LS	0	0	6000	6000	
Steel Columns	1	EA	500	200	0	700	
Structural elements (Steel W8 x 15)	1	EA	0	0	2500	2500	
Parking Pad	324	SF	7	7	0	4536	Excavation Included
Concrete (Flat) Pour	710	SF	6	6	0	8520	
Masonry Openings	2	EA	0	0	500	1000	44756

3. Exterior/Sitework

Water-proof with sump pump	1	EA	0	0	3500	3500	
Final Clean Yard	1	EA	0	0	200	200	
Front Yard Plantings	1	EA	0	0	500	500	4200

4. Floor/Ceiling/Wall/Roof Framing

Interior Wood Studs 2" x 4"-6"	3800	SF	1.5	1.25	0	10450	
Floor + Ceiling Framing 2"	3825	SF	2	2	0	15300	
Roof Framing	0	SF	3	2	0	0 included	
Plywood subfloor (3/4")	4794	SF	2	1	0	14382	

Bulk-heads/misc. framing	1 LS	0	0	4000	4000	44132
5. Roofing						
Flat Roof-Rubber	1200 SF	3	3	0	7200	
Flat Rubber Roofing (Front)	1 LS	0	0	750	750	
Flashing-Edging	160 LF	7	7	0	2240	
Gutter and Downspout	50 LF	4	6	0	500	10690
6. Siding/Trim						
Exterior Trim at Windows and Doors	35 EA	50	50	0	3500	
Exterior Trim at Rake Board	1 LS	0	0	500	500	4000
7. Exterior Porch + Deck						
Front Rail System	1 EA	0	0	1500	1500	
Repair Deck (New Deck Boards (Trex) + New Rails)	1 LS	0	0	5000	5000	6500
8. Doors/Windows						
Skylight	1 EA	0	0	750	750	
Windows	31 units	550	100	0	20150 MAL	
Exterior Door	6 EA	1500	200	0	10200	
Misc. Hardware	1 LS	1000	0	0	1000 mailslots, door-bumpers,	
Door Hardware	28 MAL	40	35	0	2100	
Entrance Doors	2 EA	0	0	750	1500	
Interior Doors	37 EA	225	100	0	12025	47725
9. Plumbing						
Rough in Plumbing	21 units	250	500	0	15750	
Ground Works	1 EA	0	0	2,000	2000	
Water + Sprinkler Connections @ Street	1 EA	0	0	15,000	15000 MAL	
Sprinkler System	3 EA	0	0	4,000	12000 MAL	
Hot-water Heater	3 EA	500	750	0	3750	48500
Bathrooms						
Bath#1 Sink (Caxton-kohler) + Faucet (Toobi-kohler)	3 EA	278	100	0	1134	
Bath#1 Valve (kohleri) + Drain (Kerdi)	3 EA	500	200	0	2100	
Bath#2 Sink (kohler) + Faucet (kohler)	3 EA	400	100	0	1500	

Bath#2 Valve (kohler) + Tub-Americast-American Standard	3 EA	900	200	0	3300	
Bathroom Toilet (Toto)--guest	3 EA	300	100	0	1200	
Bathroom Toilet (Toto)--master	3 EA	400	100	0	1500	
Toilet Accessories	6 EA	250	200	0	2700	MAL
Bath Fans--QTXEN110	6 EA	132.5	100	100	1495	
Vanity + Tops--install + coordination	6 EA	50	100	800	5700	
Shower Pan (\$775) Creation	3 EA	775	300	0	3225	
Shower Doors	3 units	1000	50	0	3150	
Medicine Cabinets/Mirror	6 EA	300	50	0	2100	MAL
Thresholds	3 EA	100	20	0	360	for shower
Durock	600 SF	1.5	1	0	1500	
Tile (materials)	600 SF	0	0	3600	3600	MAL
Tile (installation)	600 SF	1	6	0	4200	MAL 38764

10. Heating and Cooling

HVAC System-(Duct manipulation of existing system + regi	3 MLAL	0	0	12000	36000	includes grills thru-out
Ducts for fans, dryers, stoves	12 EA	90	60	0	1800	37800

11. Electrical

Panel Manipulation (Circuits)	4 EA	0	0	1500	6000	
Outlets--Connections--new	140 EA	40	40	0	11200	
Switches (three-ways included)	100 EA	20	50	0	7000	
220 V (Dryer, Stove, H2O, Heater, Compressor)	15 EA	100	100	0	3000	
Dimmers	21 EA	30	5	0	735	non-magnetic
Fire Alarm	1 EA	0	0	7500	7500	MAL
ADT Security	3 EA	0	0	100	300	coordination
CTV or Telephone	10 EA	50	50	0	1000	
Doorbells	3 EA	100	100	0	600	
Smoke Detectors	12 EA	50	50	0	1200	38535

Lighting:

Lighting Material Allowance (surface):	30 MAL	75	0	0	2250	
Lighting Material Allowance (recessed):	90 EA	200	0	0	18000	
Install of all lighting	120 EA	30	50		9600	29850

12. Insulation

R-38 at roof + between tenant space ceiling	3294 SF	1	1	0	6588	6588
Wall Insulation--R-19 + Floors	1 LS	0	0 above		o None Contemplated	

13. Interior Walls/Ceilings

Drywall Walls	8,696 SF	0.6	0.65	0	10870	
Drywall Ceilings	5000 SF	0.6	0.7	0	6500	19370
Plaster Repairs/point-up at upstairs HVAC repair etc.	1 LS	0	0	2000	2000	

14. Millwork and Trim

Hand Rails	1 LS	0	0	1000	1000	
Interior Baseboard	1000 LF	5	2	0	7000	19000
Door Openings and Window (casing)	110 Sides	60	40	0	11000	

15. Kitchen/Cabinets/Appliances

Counter	3 EA	0	0	2500	2500 coordination	
Ikea Kitchens	3 EA	2000	1000	0	9000	
Appliances R= \$1000/Stove= \$1200/DW=\$800/MW= \$600	3 EA	4600	250	0	14550 W/D=\$1000	
Backsplash Tile	75 SF	10	10	0	1500	
Sinks + faucet and disposal	3 EA	700	200	0	2700	30250

16. Floor Covering/Stairs

Staircases	2 EA	0	0	1500	3000 new treads and risers	
Basement Tile	1018 SF	5	5	0	10180	
New Hardwood Floors	3400 SF	4	4	0	27200	40380

17. Painting

Interior painting--Basement	1 MLAL	0	0	3000	3000	
Interior painting--First Floor	1 EA	0	0	3000	3000	
Interior painting--Second Floor + Mezzaine	1 EA	0	0	4500	4500	
Exterior Painting	1 EA	0	0	3500	3500	14000

18. Specialities

Closet Rods and Shelves	100 MLAL	10	10	0	2000 Chrome Rods/Plywood Pa	
Rear Fence	36 LF	10	10	0	720	
Garage Door	1 EA	0	0	10000	10000 MAL	12720

Sub-total

520003

520003

Overhead (8%) and Profit (12%)

104000.6

Grand Total:

624003.6

EXHIBIT B

Apartment Conversion					
Unit #1 Monthly Rent Rate	\$2500 (\$30,000 ann.)	x 10% Vac. Rate	\$27,000	Minus 10% Maint.	\$24,300
Unit #2 Monthly Rent Rate	\$3200 (\$36,000 ann.)	x 10% Vac. Rate	\$32,400	Minus 10% Maint.	\$29,160
				Annual Pre-tax Income	\$53,460
Unit #1 Monthly Rent Rate	\$1900 (\$22,800 ann.)	x 10% Vac. Rate	\$20,520	Minus 10% Maint.	\$18,468
Unit #2 Monthly Rent Rate	\$2200 (\$26,400 ann.)	x 10% Vac. Rate	\$23,760	Minus 10% Maint.	\$21,384
Unit #3 Monthly Rent Rate	\$3200 (\$36,000 ann.)	x 10% Vac. Rate	\$32,400	Minus 10% Maint.	\$29,160
				Annual Pre-tax Income	\$69,012

Rental Units Rented with Past 6-Months Located Within .75 Mile Radius			
2543 13th St #2	2	3	\$3,995
1451 Belmont St #111	2	2.5	\$2,990
1030 Fairmont St #102	2	1	\$2,150
1451 Belmont St #418	2	2	\$3,200
1417 Chapin St #404	1	1	\$1,995
1454 Euclid St #3	2	1.5	\$2,995
1366 Monroe St #B	3	3	\$4,500



2543 13TH #2 ST NW #2, WASHINGTON, DC 20009-5201
 List Price: \$3,995 Own: Condo, Rental
 App Reg Date: 24-Jul-2012 Close Date: 24-Aug-2012
 Adv. Sub: COLUMBIA HEIGHTS
 Type: Garden 1-4 Floors Style: Victorian
 Model: #Lvs: 3 #Fpls: 1
 BR: 2 FB: 3 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Nat Gas Avail/Central A/C, Heat Pump(s)/Electric/Public/Public Sewer
 Park: Garage
 Const: Brick
 Showing Information: Appt Contact, Call 1st-Airm Cd, All Days, 10 AM - 7 PM
 Showing Contact: Teresa Burton
 Company: Long & Foster Real Estate, Inc., LNG194
 List Agent: Traci Levine

MLS#: DC7863535
Status: RENTED
 Avail: 7/1/2012
 HOA: C/C: \$0
 Tax Living Area: 1,607
 Total Taxes:
 Close Price: \$3,995
 ADC Map: XXX
 Area:
 Acres: Yr Blt: 1910
 # Gar/Cpt/Assgn: 1 / 1
 List Date: 13-Jun-2012 Upd Date: 02-Aug-2012
 H: (240) 286-7493 DOMM/DOMP: 9/9
 O: (240) 497-1700 F: (240) 497-0350
 H: (301) 765-0161 O: (301) 493-9873 C: (301) 455-0333

Dock Conveys: Vacation: No
 Water Front/View/Access: //

Remarks: Amazing Move-in Ready in Col Heights/U Street Area Georgetown style, 3 LVL RH condo w/2 huge BR Suites, 3 FB's, 3 Outside Decks, Bamboo Flrs, Gourmet Kitchen w/SS Appliances, granite, Gas Stove, Center Island, High Ceilings, recessed Lighting, W/D in Unit, Jacuzzi, Stone Showers, exposed brick walls plus enormous private roof top deck! Pking & Storage Extra \$200/mo-Easy Show/Must Call First
Directions: From Florida Avenue take 13th Street North Three Blocks to Condo Bldg on Right Side just before Euclid Street, NW.



1451 BELMONT ST NW #111, WASHINGTON, DC 20009-4006
 List Price: \$2,990 Own: Condo, Rental
 App Reg Date: 29-Jun-2012 Close Date: 30-Jun-2012
 Adv. Sub: COLUMBIA HEIGHTS
 Type: Mid-Rise 5-8 Floors Style: Colonial
 Model: #Lvs: 2 #Fpls: 0
 BR: 2 FB: 2 HB: 1 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
 Park: Garage, Prk Space Cnvs
 Const: Brick
 Showing Information: 24 Hour Notice, Appt Contact, Lockbox-Sentrilock, Restr Times, , -
 Showing Contact: Melanie Keiper
 Company: Fairfax Realty, Inc., FXR6
 List Agent: Gina Assar

MLS#: DC7864173
Status: RENTED
 Avail: 7/1/2012
 HOA: C/C: \$0
 Tax Living Area: 1,246
 Total Taxes:
 Close Price: \$2,990
 ADC Map: 000
 Area:
 Acres: Yr Blt: 2006
 # Gar/Cpt/Assgn: 1 / 1
 List Date: 14-Jun-2012 Upd Date: 03-Jul-2012
 H: (334) 782-2550 DOMM/DOMP: 13/13
 O: (301) 881-9800 F: (301) 881-2270
 H: (301) 984-5813 O: (301) 984-5813 C:

Dock Conveys: Vacation: No
 Water Front/View/Access: //

Remarks: Spacious bright two level condo-townhouse with two entrances in the sought after Federa. Fantastic roof top terrace and charming patio-garden. Rent includes garage space and rare extra storage. Also for sale DC7818885. Please view photos there MUST MAKE APPOINTMENT WITH TENANT BEFORE USING LOCKBOX
Directions: Out 14th St. Left on Belmont to building on right



1030 FAIRMONT ST NW #102, WASHINGTON, DC 20001-3932
 List Price: \$2,150 Own: Condo, Rental
 App Reg Date: 16-Jul-2012 Close Date: 01-Aug-2012
 Adv. Sub: COLUMBIA HEIGHTS
 Type: Garden 1-4 Floors Style: Contemporary
 Model: #Lvs: 1 #Fpls: 0
 BR: 2 FB: 1 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
 Park: Street
 Const: Brick and Siding
 Showing Information: Lockbox-Comb, Vacant, , -
 Showing Contact: VACANT VACANT
 Company: Coldwell Banker Residential Brokerage, CBRB
 List Agent: Barry Lieberman

MLS#: DC7867574
Status: RENTED
 Avail: 6/19/2012
 HOA: C/C: \$0
 Tax Living Area: 570
 Total Taxes:
 Close Price: \$2,150
 ADC Map: 0000
 Area:
 Acres: Yr Blt: 1900
 # Gar/Cpt/Assgn: / /
 List Date: 18-Jun-2012 Upd Date: 01-Aug-2012
 H: DOMM/DOMP: 29/29
 O: (202) 333-6100 F: (202) 342-9118
 H: (202) 471-5201 O: C: (202) 255-0045

Dock Conveys: Vacation: No
 Water Front/View/Access: //

Remarks: CHARMING 2 BEDROOM 1 BATH IN THE HEART OF COLUMBIA HEIGHTS. SPACIOUS OPEN FLOOR PLAN COMPLETE WITH WOOD FLOORS, UPDATED KITCHEN, AND GREAT LIGHT. MOVE IN FEE SUBJECT TO CHANGE ONCE INFORMED BY MGT CMP. MUST USE CB APPLICATION IN DOC BOX. COMBO LOCK BOX CODE 1964. VACANT
Directions: 11TH STREET TAKE RIGHT TURN ONTO FAIRMONT. PROPERTY LOCATED ON RIGHT SIDE OF STREET.



1451 BELMONT ST NW #418, WASHINGTON, DC 20009-4006
 List Price: \$3,200 Own: Condo, Rental
 App Reg Date: 06-Sep-2012 Close Date: 09-Sep-2012
 Adv. Sub: COLUMBIA HEIGHTS
 Type: Mid-Rise 5-8 Floors Style: Other
 Model: #Lvs: 1 #Fpls: 0
 BR: 2 FB: 2 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
 Park: Garage, Faces Front, Garage Door Opener
 Const: Brick
 Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, , 9 AM - 7 PM
 Showing Contact: Farokh Ram
 Company: DCRE, DCE1
 List Agent: Farokh Ram

MLS#: DC7898774
Status: RENTED
 Avail: 8/6/2012
 HOA: C/C: \$407
 Tax Living Area: 999
 Total Taxes:
 Close Price: \$3,200
 ADC Map: 0000
 Area:
 Acres: Yr Blt: 2006
 # Gar/Cpt/Assgn: 1 / 1
 List Date: 02-Aug-2012 Upd Date: 26-Sep-2012
 H: (703) 981-8446 DOMM/DOMP: 31/31
 O: (202) 588-1405 F: (202) 588-1406
 H: (703) 981-8446 O: (202) 719-9118 C: (703) 981-8446

Dock Conveys: Vacation: No
 Water Front/View/Access: //

Remarks: 2-bdrm 2-bthrm condo beside Meridian Park in Columbia Heights. Close to everything. W to W carpet in living area, wood floor in kitchen. Interior side of bldg w view of quiet grounds. 1 garage space. Close to metro and bus. Fresh paint and new carpet. Granite countertops, gas stove. washer/dryer in unit. Front desk secure bldg. Convenient central city living.

Directions: From downtown DC - North on 15th Street cross Florida Ave. -turn Right on Belmont Street across from Meridian Park to 1451.

Residential Gallery - Agent



1417 CHAPIN ST NW #404, WASHINGTON, DC 20009-4510

List Price: \$1,995 Own: Condo, Rental
App Reg Date: 04-Oct-2012 Close Date: 04-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Duplex Style: Other
Model: #Lvls: 2 #Fpls: 1
BR: 1 FB: 1 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Forced Air, Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Comb, Show Anytime, Vacant, -
Showing Contact: John Pruski
Company: Cathie Gill, Inc., CGL1
List Agent: John Pruski

Total Taxes:
Close Price: \$1,995
ADC Map: 0000
Area:
Acres: Yr Blt: 1905
Gar/Cpt/Assgn: //
List Date: 15-Sep-2012 Upd Date: 10-Oct-2012
H: (202) 213-4744 DOMM/DOMP: 25/25
O: (202) 364-3066 F: (202) 537-3996
H: (202) 213-4744 O: (202) 364-3066 C: (202) 213-4744

MLS#: DC7928141
Status: RENTED

Avail: 9/15/2012
HOA: \$0 C/C: \$0
Tax Living Area: 646

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: This newer 1-BR duplex offers a loft layout with the living space, kitchen, breakfast bar, and balcony on the first level and a bedroom with a gas fireplace and full bath on the second level. The building is within walking distance of 2 Metro stations and a fantastic new roof deck. LB COMBO 3232.

Directions: FLORIDA AVENUE TO 15TH STREET NORTH, RIGHT ON CHAPIN



1454 EUCLID ST NW #3, WASHINGTON, DC 20009-4507

List Price: \$2,995 Own: Condo, Rental
App Reg Date: 09-Nov-2012 Close Date: 09-Nov-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors Style: Victorian
Model: #Lvls: 2 #Fpls: 12
BR: 2 FB: 1 HB: 1 Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Email 1st-Lister, Lockbox-Comb, Show Anytime, Vacant, All Days, -
Showing Contact: Patrick Stoker
Company: Peabody Real Estate LLC, PREB1
List Agent: J. Patrick Stoker

Total Taxes:
Close Price: \$2,995
ADC Map: GPS
Area:
Acres: Yr Blt: 1910
Gar/Cpt/Assgn: //
List Date: 04-Oct-2012 Upd Date: 12-Nov-2012
H: (703) 980-6664 DOMM/DOMP: 37/37
O: (703) 436-6964 F: (703) 991-4000
H: (703) 980-6664 O: (703) 980-6664 C: (703) 980-6664

MLS#: DC7940087
Status: RENTED

Avail: 10/4/2012
HOA: C/C: \$0
Tax Living Area: 908

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: This duplex has been fully renovated and features modern finishes as well as charming original details. The new kitchen has granite, maple cabinets, SSI appliances, under cabinet lighting, an exposed brick backsplash and tons of storage. A fully private 500 sq foot outdoor living space runs along the entire unit. Close to Metro. Instructions in Doc Sec. Code- 2292

Directions: Going north on 14th Street, NW, make a left on Euclid Street, NW (it is 5 blocks before the Columbia Heights Metro Station). The building is on the left before you cross over University Place. (sq ft per public record)



1366 MONROE ST NW #B, WASHINGTON, DC 20010-3452

List Price: \$4,500 Own: Condo, Rental
Close Date:
Adv. Sub: COLUMBIA HEIGHTS
Type: Duplex Style: Contemporary
Model: #Lvls: 2 #Fpls: 0
BR: 3 FB: 3 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Garage, Paved Driveway
Const: Brick
Showing Information: Appt Only-Owner/Contact, Call 1st-Showing Contact, Lockbox-Comb, -
Showing Contact: CSS CSS
Company: Fairfax Realty, Inc., FXR4
List Agent: Chanda Macias

Total Taxes:
Close Price:
ADC Map: A1
Area:
Acres: Yr Blt: 2005
Gar/Cpt/Assgn: 2/1
List Date: 04-Dec-2012 Upd Date: 04-Dec-2012
H: (866) 891-7469 DOMM/DOMP: 0/0
O: (301) 794-9400 F: (301) 794-4420
H: (732) 991-3948 O: (301) 794-9400 C: (732) 991-3948

MLS#: DC7972942
Status: ACTIVE

Avail: 12/31/2012
HOA: C/C: \$0
Tax Living Area: 1,572

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Breathtaking, beautiful and exciting TIVOLI Townhome/Condo in the heart of Columbia Heights NW,DC. walking dist from metro station. 2 Master BRs on the 3rd floor, 9+ cathedral ceiling/palladium windows. Hardwood floors, granite counters and stainless steel appliances. Luxury and convenience at its best. Tons of natural light with garage parking.

Directions: Start out going north on 14th street NW. Turn slight left onto Logan Cir NW. Pass through 1 roundabout. Turn right onto 13th St NW. Turn left onto Monroe St NW.



SITE CONTRUCTION

Site work shall include a new fence at rear alley entrance that will allow for car access. Basis of design: Overhead Garage Door or equal. Provide footings on each side. Provide new concrete pad at basement level for two car parking. Assume that the existing gas service is adequate. There are currently 2 gas meters. We will need a third, and the two existing shall be relocated somewhere in the current basement area.

Electrical service from the street will be upgraded for additional load that the basement unit will create. Two existing electrical panels will be relocated and replaced. A third panel will be installed for the third condominium unit.

Water line to the house will be upsized to accommodate new sprinkler system. Assume that a 3/4" line is currently existing and will have to be replaced with a 1 1/2" line.

DEMOLITION

Basement plumbing, electrical, and gas locations shall be relocated. Existing stair up from basement to main level shall be demolished. Two interior columns shall be removed at basement level. One new window opening in rear will be cut into basement masonry wall. Assume all interior partitions on upper three floors shall be demolished. Existing walls are plaster on lath. All existing electrical and plumbing shall be removed. Existing electrical is cloth wrapped wire.

CONCRETE

Basement shall be underpinned +/- 18". Underpinning shall be concrete, with appropriate reinforcing and footings. Provide a new slab on grade with 4" compacted fill and polyethylene vapor barrier. Below grade walls shall receive perimeter drainage tile all around, including party walls. Basement slab shall be minimum 4" deep, with mesh reinforcing and in-slab flexible tube heating fed by high efficiency gas-fired water boiler for radiant heat. Slab shall have appropriate control joints and be smooth pour to allow for thin set tile application.

Stairs down from sidewalk to basement unit shall be reconfigured and poured new. Provide adequate reinforcing and one metal handrail.

MASONRY

Existing masonry walls, both front and rear, shall be repointed but NOT painted. Areaway under stair up to main level will be repaired with matching infill brick and mortar. Existing stair walls up to main level shall be stripped and repainted.

METALS

Rear deck railings shall be welded metal 1" tubes with 1/4" horizontal infill at 4" OC. Tubes shall be maximum 4'-0" apart. Basement modification shall require a new steel beam (upset) running east-west that is approximately 22' long.



Provide allowance for existing metal coping repair at west elevation. Paint with compatible primer and semi-gloss exterior paint.

WOOD AND PLASTICS

All interior framing shall be wood stud construction. No new bearing walls are anticipated. All walls to be typical 2x4" studs at 16" OC. Assume that each unit will be a two bedroom unit with one bath and open living/dining/kitchen areas.

All existing decks on east side shall be repaired, which will consist of complete reframing of existing footprint and stairs down from main level to parking area.

Decking material repaired decks shall be Trex composite decking, or approved equal.

THERMAL AND MOISTURE PROTECTION

Roof shall be replaced with comparable modified bitumen roof; assume minimum 6 roofing penetrations. Install owner-provided solar panels; assume maximum 75% coverage of panels on roof.

Underside of roof trusses/ joists shall receive a minimum of R38 spray insulation, and all exterior walls shall receive a minimum of R19 spray insulation. Basis of design for insulation: polyurethane based closed cell spray foam insulation. Insulation shall be sprayed to fill all cavities.

DOORS AND WINDOWS

Main exterior doors shall be Masonite Steel Entry door, or equal, with solid wood core. Exact pattern to be determined, but provide at least (1) glass lite per exterior entry door. Main entry doors for main level are to be replaced like kind (2 leaves). Basement shall receive two steel entry doors with one glass lite each. Provide additional metal grate door at street basement entry.

Windows basis of design: Windsor Pinnacle clad primed pine interior and metal clad exterior. Metal clad color and finish by manufacturer. Provide screens at all operable window locations. All windows to be replaced for a total of 37 new windows.

Interior doors shall be pre-hung, single panel solid wood doors by Masonite, or equal. Doors shall be hung on stainless steel 3 knuckle hinges and shall have lever type hardware. Basis of design for typical hardware: Omnia Stainless Steel Door series. Pocket doors shall have Johnson Hardware, or equal, pocket door tracks for 2x4 and 2x6 stud walls (varies per location) and inset finger pull with locking mechanism where scheduled. Exact hardware to be determined in subsequent phase.

Roof shall have (1) fixed, curb-mounted Velux skylight (approximate size 2'x4') to replace existing.



FINISHES / PLUMBING

General:

All walls to be 5/8" drywall – tape and mud all joints, with 3 coats of paint. Basis of design for paint: Benjamin Moore Eco Spec. Provide painted 6" base with shoe mould. No crown moulding at ceiling. All walls scheduled to receive tile finish shall be constructed with appropriate cementitious backing.

Basement:

All basement floors that are not labeled shall receive thinset tile floor. Material allowance for tile \$8/sf.

All other floors (except baths):

All main level floors shall be site-finished ¾" quarter sawn white oak flooring (stain color TBD) on substrate, sanded smooth and finished with at least (3) coats of water-based polyurethane.

Kitchens (all – total of 3):

Basis of design for cabinets shall be Ultracraft (or equal) full overlay doors with concealed hinges. Interior boxes shall be plywood (not MDF) and doors/drawers shall receive lever pulls (TBD). Countertop basis of design: quartz composite material by Caesarstone, 2" thick at face of cabinet. Appliances shall be by owner. Kitchen faucet basis of design: Hansgrohe Axor Citterio Prep Kitchen Faucet w/ Pull Out. Kitchen sink basis of design: Franke single bowl stainless steel series, undermount. Kitchen backsplash allowance: \$12/sf material cost.

Baths (total of 4):

Master bath lavatories basis of design: Kohler Ladena sinks. All lavatory, tub filler, and shower mechanisms/faucets basis of design shall be Kohler Stillness series. Provide allowance for custom wood vanities and natural stone tops at sinks. Toilet shall be Toto Comfort Height low flow series with soft-close lid. Provide allowance for Kohler accessories for (2) towel bars, (2) robe hooks, and (1) toilet tissue holder.

Floors shall be slip resistant porcelain tile with rectified edges (1/8" grout max.) on waterproof liner on plywood substrate. Material allowance for floor tile: \$8/sf. Walls shall be floor to ceiling tile on Durock (or equal) substrate. Material allowance for wall tile \$4/sf. Provide shower liner at walk-in showers (1).

Laundry closet (total of 3):

Provide hookup and vent for total of (3) laundry closets. Provide Bosch Axxis compact washer and dryer series with stacking kits.

SPECIALTIES

Provide direct-vent gas burning see-thru fireplace units (4) at existing masonry chimneys. Provide allowances for flue repair and cleaning at both masonry chimneys.



MECHANICAL

Upper two units shall have their own rooftop mounted compressor and interior fan coil unit. Provide minimum 18 SEER for both. Upper two units shall receive forced air heat. Basement unit shall have concrete pad mounted compressor located in the rear yard. Basement heat shall be provided by radiant slab heating that is powered through heat generated by owner-provided solar panels.

Each unit shall have a dedicated water heater. Water heaters shall be tankless type by Rheem, or equal. Provide separate high efficiency boiler backup for basement floor heating.

ELECTRICAL

Provide light fixture package allowance of \$20,000. Fixtures TBD, but anticipate using dimmable LED fixtures where appropriate. Landscape/exterior lighting allowance: \$1,000.

All electrical outlets and switches shall be out mounting heights as prescribed by universal design guidelines.

All fixtures that are dimmable shall be switched to dimmers, type: Lutron Diva. Where multiple switches occur, switches shall be ganged accordingly. Assume that 90% of fixtures will be on dimmers.

PLUMBING

Provide sump pump at basement that is tied into perimeter drain tile. Assume no sewer excavation is required for underpinning. All new plumbing can be of PVC type.

Entire building shall be fully sprinklered.