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July 2, 2013

Chairman Lloyd Jordan
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

18562
37

Re: **Application No. 18562 – 1538 New Jersey Avenue NW (Square 510, Lot 53)**
Supplemental Submission of the Applicant

Chairman Jordan and Honorable Members of the Board

On behalf of Applicant 1538 New Jersey Avenue, LLC, enclosed please find the Supplemental Submission for the above-referenced application. At the conclusion of the hearing on June 11, 2013, the Board of Zoning Adjustment (the "Board") requested additional documents provided herein. A decision date was scheduled by the Board for July 9, 2013.

In light of comments from the Board at the hearing, the Applicant has voluntarily reduced the size of the project from 7 units to 6 units. See Revised Plans (6 Units) at Exhibit A. The envelope of the building remains the same and the decrease in the number of units does not change the requested relief. The project remains permitted as a matter of right but for the lot area relief requested. The intention for the modification is solely to decrease the degree of deviation from the lot area requirement. The Applicant understands that the degree of relief is always a factor in the Board's analysis for area variance relief. The Applicant is hopeful that reducing the degree of relief requested mitigates some of the concerns voiced by the Board.

The Applicant includes with this Supplemental Submission documentation of the financial feasibility analysis provided to the Board at the hearing, including a consistent comparison between a newly constructed single family house, flat, 3-unit, 5-unit, or 6-unit structure. The Prehearing Statement demonstrated the financial infeasibility of rehabilitating a flat and three-unit structure. This additional information responds to the Office of Planning's concern that the different scenarios did not correlate. The proformas in this Supplemental Submission show the financial infeasibility of substantial demolition and new construction for each of the five alternatives, including a single family house. The fact remains, however, that whether the Applicant rehabilitates the existing structure or substantially demolishes and rebuilds a new structure, fewer than 6-units results in a financially infeasible structure. See Exhibits B, C, and D.

In response to other questions from the Office of Planning, the Board also requested that the Applicant support its comparison at the hearing of renting the units to sale of the units with a proforma. As demonstrated by the supporting documentation below, the proposed 6-unit project results in a reasonable return while the various alternatives, whether rented or sold as condominiums, result in financially infeasible projects. See Exhibits B, C, and D. The condominium sale proforma includes additional renovation costs to improve finishes and upgrade amenities, which are necessary for the units to be marketable for sale in Shaw. Additional costs include condominium conversion costs, commissions, conversion fees, and additional transfer and recordation tax. Furthermore, as confirmed by the Applicant's well-qualified real estate agent, the location of the structure on a wide, busy street such as New Jersey Avenue directly across the street from a visually unappealing, mostly vacant commercial space has a more significant negative impact on sales prices than rental rates. See Exhibit E.

At the hearing, Rose Carter, a nearby resident, testified with questions about trash pick-up, parking, and the number of units. The Applicant reached out to and spoke with Ms. Carter. Now she enthusiastically supports the project. In addition to the 3 letters in support of the Application submitted previously, please see an additional Letter of Support from Ms. Carter. See Exhibit F.

In response to the Board's request, and in light of the additional community support since the hearing, the Applicant has included with this Supplemental Submission the following additional documents:

Exhibit A: Revised Plans (6-Units)

Exhibit B: Profit & Loss Analysis/Const. Budget Newly Constructed/Rental and Condominium

Exhibit C: Profit & Loss Analysis/Const. Budget Renovation/Sale as a Single Family Home

Exhibit D: MRIS Sales Comps

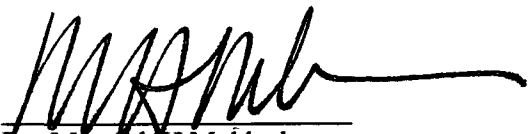
Exhibit E: Real Estate Agent Opinion Letter

Exhibit F: Additional Neighbor Letter in Support from Rosa Carter

Thank you for your attention to this matter

Sincerely,

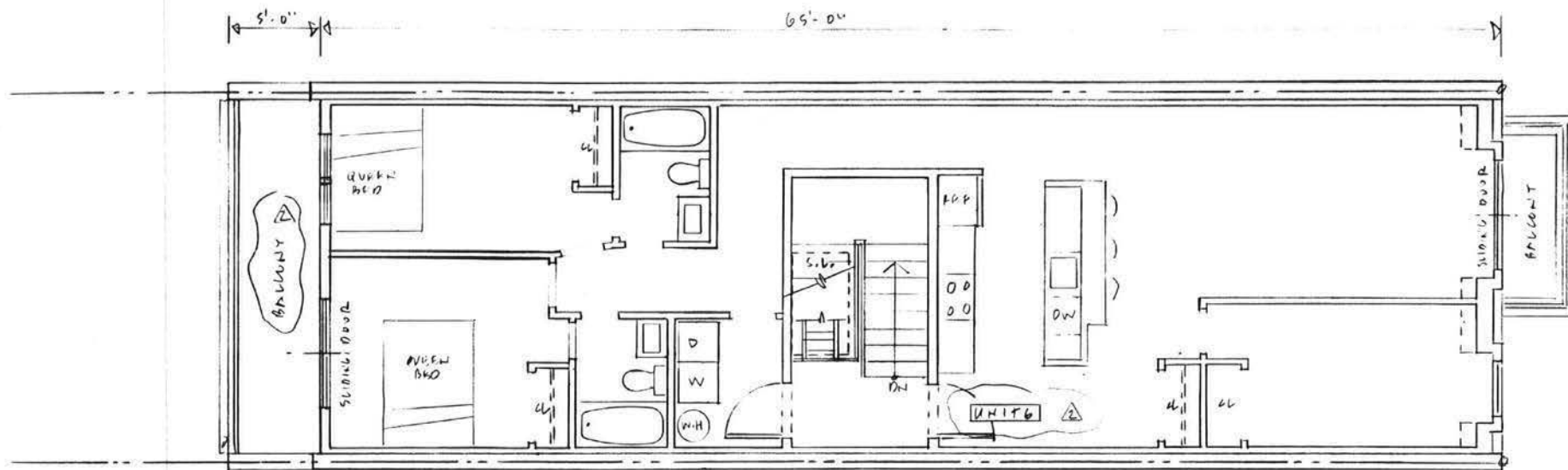
GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By Meredith H. Moldenhauer

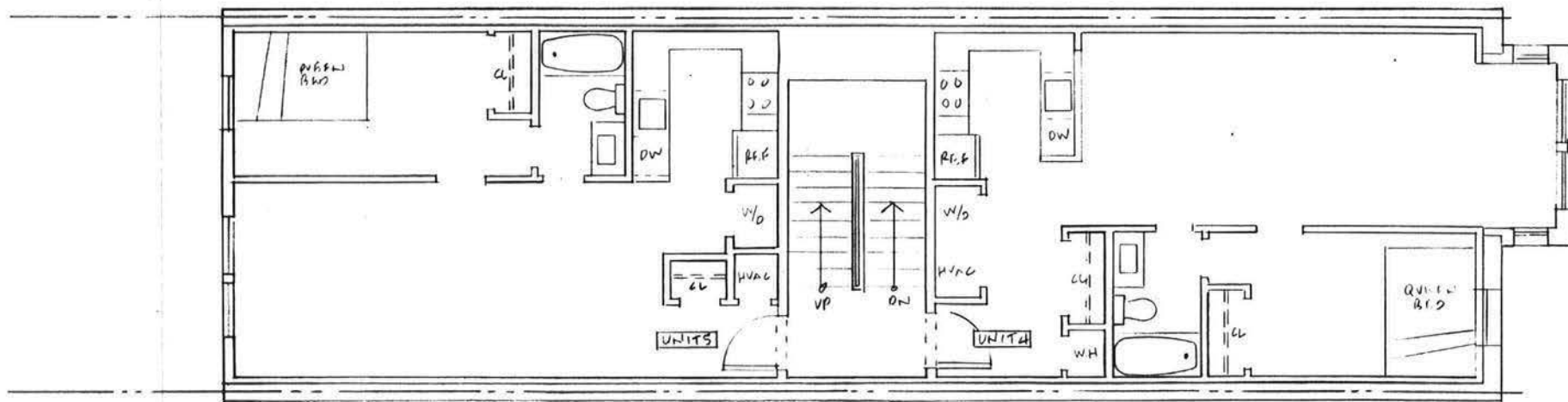
Enclosures

Cc Advisory Neighborhood Commission 6E
c/o Rachelle P. Nigro, Chair (via email)
Single Member District Representative, Kevin Chapple (via email)
Arthur Jackson, Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

EXHIBIT A



THIRD FLOOR PLAN
SCALE: 1/4"



SECOND FLOOR PLAN
SCALE: 1/4"

1538 NEW JERSEY AVENUE NW
HUGO ROSEN @

1-30-13
3-1-13
6-17-13 A

EXHIBIT B

Profit Loss Analysis (All Newly Constructed): Rental and Condominium

Applicant 1538 New Jersey Avenue LLC
Property 1538 New Jersey Avenue, NW

2 Units (2 Two-Bed Units)		3 Units (3 One-Bed Units)		5 Units (3 One-Bed/2 Two-Bed)		6 Units (5 One-Bed/1 Two-Bed)	
General Conditions	\$ 16,000	General Conditions	\$ 16,000	General Conditions	\$ 16,000	General Conditions	\$ 16,000
Site Work	\$ 23,000	Site Work	\$ 31,000	Site Work	\$ 31,000	Site Work	\$ 31,000
Concrete and Foundations	\$ 14,000	Concrete and Foundations	\$ 17,000	Concrete and Foundations	\$ 17,000	Concrete and Foundations	\$ 17,000
Excavation	\$ -	Excavation	\$ -	Excavation	\$ 13,000	Excavation	\$ 13,000
Sprinkler System	\$ 10,000	Sprinkler System	\$ 12,000	Sprinkler System	\$ 12,000	Sprinkler System	\$ 12,000
Masonry	\$ 8,000	Masonry	\$ 12,000	Masonry	\$ 12,000	Masonry	\$ 12,000
Metals	\$ 9,000	Metals	\$ 11,000	Metals	\$ 11,000	Metals	\$ 11,000
Woods and Plastics	\$ 32,000	Woods and Plastics	\$ 36,000	Woods and Plastics	\$ 42,000	Woods and Plastics	\$ 50,000
Thermal and Moisture Protection	\$ 18,000	Thermal and Moisture Protection	\$ 22,000	Thermal and Moisture Protection	\$ 30,000	Thermal and Moisture Protection	\$ 30,000
Doors and Windows	\$ 12,000	Doors and Windows	\$ 16,000	Doors and Windows	\$ 25,000	Doors and Windows	\$ 27,000
Finishes	\$ 25,000	Finishes	\$ 30,000	Finishes	\$ 46,000	Finishes	\$ 60,000
Equipment	\$ 12,000	Equipment	\$ 15,000	Equipment	\$ 33,000	Equipment	\$ 45,000
Furnishings	\$ 20,000	Furnishings	\$ 26,000	Furnishings	\$ 40,000	Furnishings	\$ 50,000
Mechanical & Plumbing	\$ 52,000	Mechanical & Plumbing	\$ 59,000	Mechanical & Plumbing	\$ 82,000	Mechanical & Plumbing	\$ 95,000
Electrical	\$ 30,000	Electrical	\$ 35,000	Electrical	\$ 47,000	Electrical	\$ 52,000
Hard Cost Contingency	\$ 14,000	Hard Cost Contingency	\$ 19,000	Hard Cost Contingency	\$ 23,000	Hard Cost Contingency	\$ 28,000
Hard Costs	\$ 295,000	Hard Costs	\$ 357,000	Hard Costs	\$ 480,000	Hard Costs	\$ 549,000
Soft Costs	\$ 105,000	Soft Costs	\$ 109,000	Soft Costs	\$ 135,000	Soft Costs	\$ 148,000
Total Hard and Soft Costs	\$ 400,000	Total Hard and Soft Costs	\$ 466,000	Total Hard and Soft Costs	\$ 615,000	Total Hard and Soft Costs	\$ 697,000

EXHIBIT C

Profit Loss Analysis: Renovation/Sale as a Single Family Home

Single Family House		
Purchase Price	\$	399,900
Closing Costs	\$	23,046
Hard Construction Costs	\$	316,000
Soft Cost Estimate	\$	105,000
Total Project Cost	\$	843,946
Debt	\$	632,960
Equity	\$	210,987
Sale		
Sales Proceeds*	\$	806,975
Sales Costs	\$	64,558
Net Sales Proceeds	\$	742,417
Profit	\$	(101,529)

* Average of the highest 4 sales in the neighborhood

Construction Budget: Renovation/Sale as a Single Family Home

Single Family House

General Conditions	\$ 16,000
Site Work	\$ 23,000
Concrete and Foundations	\$ 14,000
Excavation	\$ -
Sprinkler System	\$ 10,000
Masonry	\$ 8,000
Metals	\$ 9,000
Woods and Plastics	\$ 32,000
Thermal and Moisture Protection	\$ 18,000
Doors and Windows	\$ 12,000
Finishes	\$ 45,000
Equipment	\$ 20,000
Furnishings	\$ 20,000
Mechanical & Plumbing	\$ 45,000
Electrical	\$ 30,000
Hard Cost Contingency	\$ 14,000
Hard Costs	\$ 316,000
Soft Costs	\$ 105,000
Total Hard and Soft Costs	\$ 421,000

EXHIBIT D

Matrix Search Criteria

6/10/2013 at 2:58 pm

County is 'Washington, DC'

Status is 'Sold'

Ownership is 'Condo'

CloseDate is 6/10/2012+

Latitude, Longitude is around 38.91, -77.02

Mark Griffin

Mark G Griffin

Home: (202) 530-7157 Agent Office: (202) 939-0936 Cell:

Fax:

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Email: mgriffin@washlaw.com



Residential Listings Summary Report

Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	Adv Sub	Style/Type	TLA
Sold	DC8019126	1510 6Th St Nw #3, Washington	\$895,900	2	2	0	2.00	0	0	N	0.00	113	27/27	Shaw	Garden 1-4 F/Contempora	3 605
Sold	DC7927142	515 Q St Nw #3, Washington	\$599,900	2	2	0	1.00	0	0	N	0.00	1	4/4	Shaw	Penthouse/Contemporary	
Sold	DC7898262	507 O St Nw #4 Washington	\$589,512	2	2	1	2.00	1	0	Y	0.00	113	7/7	Shaw	Townhouse/Contemporar	1,696
Sold	DC7922988	515 Q St Nw #1 Washington	\$549,900	2	2	0	1.00	0	0	N	0.00	1	3/3	Shaw	Detached/Contemporary	
Sold	DC7939842	501 Rhode Island Ave Nw #2 Was	\$575,000	2	2	1	2.00	0	0	N	0.00	1	35/35	Shaw - Howard	Attach/Row H/Colonial	
Sold	DC7969031	1427 5Th St Nw #3 Washington	\$499,000	2	2	0	2.00	0	0	N	0.00	113	2/2	Shaw / Old City #2	Garden 1-4 F/Traditional	
Sold	DC7939837	501 Rhode Island Ave Nw #1, Was	\$499,000	2	2	1	2.00	0	0	N	0.00	1	58/58	Shaw - Howard	Attach/Row H/Colonial	
Sold	DC7996833	522 R St Nw #2, Washington	\$499,000	2	1	1	3.00	0	0	N	0.00	133	12/12	Old City #2	Garden 1-4 F/Colonial	
Sold	DC8006014	809813 6Th St Nw #44 Washingto	\$489,000	2	2	0	1.00	0	0	N	0.00	8	0/130	Central	Mid-Rise 5-8/Contempora	1 005
Sold	DC7922655	1639-1643 6Th St Nw #4 Washing	\$460,000	2	2	0	2.00	0	0	N	0.00	75	13/13	Old City #2	Garden 1-4 F/Contempora	934
Sold	DC8046694	449 R St Nw #100 Washington	\$434,000	2	2	0	1.00	0	0	N	0.00	6	6/6	Old City #2	Garden 1-4 F/Contempora	882
Sold	DC7967761	224 Q St Nw #A, Washington	\$369,000	2	2	0	1.00	0	0	N	0.00	113	44/120	Old City #2	Attach/Row H/Colonial	840
Sold	DC7913434	440 Rhode Island Ave Nw #T-104 W	\$359,900	2	2	0	1.00	0	0	N	0.00	4	13/13	Old City #2	Garden 1-4 F/Contempora	
Sold	DC8022230	605 Rhode Island Ave Nw #1, Was	\$329,900	2	1	1	1.00	1	0	Y	0.00	113	6/6	Shaw	Attach/Row H/Victorian	817
Sold	DC7970546	449 R St Nw #12 Washington	\$314,900	1	1	0	1.00	0	0	N	0.00	6	54/54	Shaw	Garden 1-4 F/Contempora	582
Sold	DC7850331	522 R St Nw #1, Washington	\$299,999	1	1	0	1.00	0	0	N	0.00	133	59/92	Shaw	Garden 1-4 F/Contempora	1 608
Sold	DC7944990	1512 Marion St Nw #201 Washingt	\$289,555	1	1	0	1.00	0	0	N	0.00	63	9/9	Old City #2	Garden 1-4 F/Contempora	468
Sold	DC7972838	207 R St Nw #7 Washington	\$290,000	2	1	0	1.00	1	0	N	0.00	90	17/73	Old City #2	Garden 1-4 F/Colonial	833
Sold	DC7965031	1512 Marion St Nw #103 Washingt	\$249,000	1	1	0	1.00	0	0	N	0.00	63	87/87	Old City #2	Garden 1-4 F/Contempora	404

Courtesy of: Mark Griffin
Home (202) 530-7157 Office (202) 939-0936
Cell Email: mgriffin@washlaw.com
Company Mark G Griffin
Office Fax:

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Information is believed to be accurate, but should not be relied upon without verification
Accuracy of square footage, lot size and other information is not guaranteed.



Residential Book - Customer (9 UP)



1510 6TH ST NW #3 \$895,900
WASHINGTON, DC 20001-2421 DC8019126
Garden 1-4 Floors, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: TBD
Acres: HOA/Condo: / \$288.00
Int Sqft: 1,600 DOMM/DOMP: 27/27
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
TTR SOTHEBY'S INTERNATI Taxes: \$3,907
Close Date: 31-May-2013 Close Price: \$840,000



515 Q ST NW #3 \$599,900
WASHINGTON, DC 20001 DC7927142
Penthouse, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: UNKNOWN
Acres: HOA/Condo: / \$230.00
Int Sqft: 1,250 DOMM/DOMP: 4/4
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
M SQUARED REAL ESTATE I Taxes:
Close Date: 11-Oct-2012 Close Price: \$611,350



507 O ST NW #4 \$589,512
WASHINGTON, DC 20001-3423 DC7898262
Townhouse, Contemporary **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: GPS
Acres: HOA/Condo: / \$191.00
Int Sqft: 1,700 DOMM/DOMP: 7/7
Adv Sub: SHAW
Bsmt Type: Connecting Stairway, Daylight, Pa
Heat: Natural Gas, Central
DISTRICT ONE PROPERTIES Taxes: \$5,036
Close Date: 29-Nov-2012 Close Price: \$589,512



515 Q ST NW #1 \$549,900
WASHINGTON, DC 20001 DC7922986
Detached, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: UNKNOWN
Acres: HOA/Condo: / \$258.00
Int Sqft: 1,400 DOMM/DOMP: 3/3
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
M SQUARED REAL ESTATE I Taxes:
Close Date: 22-Oct-2012 Close Price: \$585,000



501 RHODE ISLAND AVE NW #2 \$575,000
WASHINGTON, DC 20001 DC7939842
Attach/Row Hse, Colonial **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: 040-G
Acres: HOA/Condo: \$0.00 / \$193.87
Int Sqft: 1,380 DOMM/DOMP: 35/35
Adv Sub: SHAW - HOWARD
Bsmt Type:
Heat: Natural Gas, Forced Air
TTR SOTHEBY'S INTERNATI Taxes:
Close Date: 13-Dec-2012 Close Price: \$574,000



1427 5TH ST NW #3 \$499,000
WASHINGTON, DC 20001-2401 DC7969031
Garden 1-4 Floors, Traditional **SOLD**
BR/FB/HB: 2/2/0 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: XXXX
Acres: HOA/Condo: / \$159.00
Int Sqft: 1,000 DOMM/DOMP: 2/2
Adv Sub: SHAW / OLD CITY
Bsmt Type:
Heat: Natural Gas, Central
WASHINGTON FINE PROPER Taxes: \$3,668
Close Date: 21-Dec-2012 Close Price: \$550,000



501 RHODE ISLAND AVE NW #1 \$499,000
WASHINGTON, DC 20001 DC7939837
Attach/Row Hse, Colonial **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: 040-G
Acres: HOA/Condo: / \$179.66
Int Sqft: 1,340 DOMM/DOMP: 58/58
Adv Sub: SHAW - HOWARD
Bsmt Type:
Heat: Electric, Forced Air
TTR SOTHEBY'S INTERNATI Taxes:
Close Date: 28-Dec-2012 Close Price: \$494,000



522 R ST NW #2 \$499,000
WASHINGTON, DC 20001-2487 DC7996933
Garden 1-4 Floors, Colonial **SOLD**
BR/FB/HB: 2/1/1 Lvl: 3 Fpls: 0 Yr Blt: 1880
Gar/Cpt/Assgn: // ADC Map: XXXXX
Acres: HOA/Condo: / \$389.00
Int Sqft: 0 DOMM/DOMP: 12/12
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
KELLER WILLIAMS REALTY Taxes: \$0
Close Date: 14-Mar-2013 Close Price: \$489,000



809813 6TH ST NW #44 \$489,000
WASHINGTON, DC 20001 DC8006014
Mid-Rise 5-8 Floors, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2005
Gar/Cpt/Assgn: // ADC Map: GOOGLE
Acres: HOA/Condo: / \$390.00
Int Sqft: 1,005 DOMM/DOMP: 0/130
Adv Sub: CENTRAL
Bsmt Type:
Heat: Electric, Natural Gas, Forced Air
KELLER WILLIAMS REALTY Taxes: \$3,992
Close Date: 28-Feb-2013 Close Price: \$470,000



Residential Book - Customer (9 UP)



1639-1643 6TH ST NW #4
WASHINGTON, DC 20001-2428
Garden 1-4 Floors, Contemporary
BR/FB/HB: 2/2/0 Lvlis: 2 Fpls: 0 Yr Blt: 1938
Gar/Cpt/Assgn: // ADC Map: CHIC
Acres: HOA/Condo: / \$292.00
Int Sqft: 1,000 DOMM/DOMP: 13/13
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Electric, Energy Star Heating System
EVERS & COMPANY REAL E Taxes: \$2,884
Close Date: 19-Oct-2012 Close Price: \$460,000



449 R ST NW #100
WASHINGTON, DC 20001-2042
Garden 1-4 Floors, Contemporary
BR/FB/HB: 2/2/0 Lvlis: 1 Fpls: 0 Yr Blt: 2007
Gar/Cpt/Assgn: // ADC Map: 040-B
Acres: HOA/Condo: \$0.00 / \$232.00
Int Sqft: 882 DOMM/DOMP: 6/6
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Electric, Heat Pump(s)
CONTINENTAL PROPERTIES Taxes: \$2,785
Close Date: 10-May-2013 Close Price: \$458,000



224 Q ST NW #A
WASHINGTON, DC 20001-1955
Attach/Row Hse, Colonial
BR/FB/HB: 2/2/0 Lvlis: 1 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 976E2
Acres: HOA/Condo: / \$200.00
Int Sqft: 840 DOMM/DOMP: 44/120
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
RE/MAX ALL PRO Taxes: \$2,575
Close Date: 22-Feb-2013 Close Price: \$363,000



440 RHODE ISLAND AVE NW #T-10
WASHINGTON, DC 20001-1873
Garden 1-4 Floors, Contemporary
BR/FB/HB: 2/2/0 Lvlis: 1 Fpls: 0 Yr Blt: 2009
Gar/Cpt/Assgn: // ADC Map: 0508//2022
Acres: HOA/Condo: / \$199.00
Int Sqft: 918 DOMM/DOMP: 13/13
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Other, Central
COLDWELL BANKER RESIDI Taxes: \$0
Close Date: 05-Nov-2012 Close Price: \$357,000



605 RHODE ISLAND AVE NW #1
WASHINGTON, DC 20001-2053
Attach/Row Hse, Victorian
BR/FB/HB: 2/1/1 Lvlis: 1 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: UNKNOWN
Acres: HOA/Condo: / \$219.00
Int Sqft: 817 DOMM/DOMP: 6/6
Adv Sub: SHAW
Bsmt Type: Improved, Sump Pump
Heat: Electric, Heat Pump(s)
COLDWELL BANKER RESIDI Taxes: \$2,517
Close Date: 10-May-2013 Close Price: \$340,000



449 R ST NW #12
WASHINGTON, DC 20001-1962
Garden 1-4 Floors, Contemporary
BR/FB/HB: 1/1/0 Lvlis: 1 Fpls: 0 Yr Blt: 2007
Gar/Cpt/Assgn: // ADC Map: GREAT!
Acres: HOA/Condo: / \$153.00
Int Sqft: 582 DOMM/DOMP: 54/54
Adv Sub: SHAW
Bsmt Type:
Heat: Electric, Forced Air
LINDSAY REISHMAN REAL E Taxes: \$1,949
Close Date: 19-Feb-2013 Close Price: \$295,000



522 R ST NW #1
WASHINGTON, DC 20001-2433
Garden 1-4 Floors, Contemporary
BR/FB/HB: 1/1/0 Lvlis: 1 Fpls: 0 Yr Blt: 1880
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: HOA/Condo: / \$175.00
Int Sqft: 600 DOMM/DOMP: 59/92
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
WASHINGTON FINE PROPER Taxes: \$3,194
Close Date: 14-Sep-2012 Close Price: \$282,500



1512 MARION ST NW #201
WASHINGTON, DC 20001-3416
Garden 1-4 Floors, Contemporary
BR/FB/HB: 1/1/0 Lvlis: 1 Fpls: 0 Yr Blt: 1950
Gar/Cpt/Assgn: // ADC Map: 000
Acres: HOA/Condo: / \$344.97
Int Sqft: 500 DOMM/DOMP: 9/9
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Electric, Heat Pump(s)
COLDWELL BANKER RESIDI Taxes: \$0
Close Date: 29-Nov-2012 Close Price: \$282,000



207 R ST NW #7
WASHINGTON, DC 20001-1913
Garden 1-4 Floors, Colonial
BR/FB/HB: 2/1/0 Lvlis: 1 Fpls: 1 Yr Blt: 1923
Gar/Cpt/Assgn: // ADC Map: 0000000
Acres: HOA/Condo: / \$310.00
Int Sqft: 833 DOMM/DOMP: 17/73
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Other, Heat Pump(s)
EXIT BENNETT REALTY Taxes: \$2,414
Close Date: 24-May-2013 Close Price: \$280,000

Courtesy of: Mark Griffin

Home: (202) 530-7157
Cell:
Company: Mark G Griffin
Office:
Office: (202) 939-0936
Email: mgriffin@washlaw.com
Fax:

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



Matrix Search Criteria

6/10/2013 at 2:54 pm

County is 'Washington, DC'

Status is 'Sold'

Type is not 'Duplex'

Ownership is not 'Condo'

CloseDate is 6/10/2012+

Latitude, Longitude is around 38.91, -77.02

Mark Griffin

Mark G Griffin

Home: (202) 530-7157 Agent Office: (202) 939-0936 Cell:

Fax:

Broker Office:

Website: www.washlaw.com

Email: mgriffin@washlaw.com

Residential Listings Summary Report



Page 1 of 1
10-Jun-2013
2:54 pm

Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Semt	Acres	Age	DOMP	Adv Sub	Style/Type	TLA
Sold	DC8040562	1420 5Th St NW, Washington	\$970,000	4	3	1	3 00	0	0	Y	0.04	113	6/6	Old City #2	Attach/Row H/Victorian	1,828
Sold	DC8059433	201 P St NW, Washington	\$759,900	4	2	1	3 00	0	0	Y	0.04	107	2/2	Old City #2	Attach/Row H/Victorian	2,107
Sold	DC7845167	1509 Marion St NW, Washington	\$689,000	5	3	0	3.00	2	0	Y	0.06	113	5/5	Shaw	Semi-Detache/Victorian	2,910
Sold	DC8019516	455 Q St NW, Washington	\$749,000	3	2	1	2 00	0	1	N	0.03	113	3/3	Old City #2	Attach/Row H/Victorian	1,330
Sold	DC7964912	135 P St NW, Washington	\$749,000	4	3	1	3 00	0	2	Y	0.04	107	34/34	Old City #2	Attach/Row H/Victorian	1,706
Sold	DC7954281	1608-12 Ma Marion St NW, Washing	\$649,000	2	2	0	2 00	2	0	N	0.04	113	6/6	Old City #2	Semi-Detache/Victorian	2,080
Sold	DC7904619	1610 6Th St NW, Washington	\$685,000	3	3	1	3 00	0	0	Y	0.00	113	5/5	Shaw	Semi-Detache/Victorian	1,360
Sold	DC7822314	1518 6Th St NW, Washington	\$689,000	3	2	1	2 00	0	0	N	0.04	113	13/13	Old City #2	Semi-Detache/Federal	840
Sold	DC7869322	1805 4Th St NW, Washington	\$650,000	4	2	1	3 00	2	0	Y	0.03	107	6/6	Ledroit Park	Attach/Row H/Victorian	1,304
Sold	DC7961996	1531 6Th St NW, Washington	\$685,000	3	2	1	2 00	2	0	N	0.04	123	15/15	Old City #2	Attach/Row H/Victorian	1,884
Sold	DC7951768	1604 3Rd St NW, Washington	\$649,900	4	3	1	3 00	0	0	Y	0.03	99	50/50	Old City #2	Attach/Row H/Other	1,530
Sold	DC7961012	133 Bates St NW, Washington	\$649,900	3	2	1	2 00	1	0	N	0.04	108	86/86	Old City #2	Attach/Row H/Federal	1,786
Sold	DC8022987	1501 6Th St NW, Washington	\$625,000	3	2	0	3 00	0	0	Y	0.01	123	16/16	Old City #2	Semi-Detache/Traditional	1,251
Sold	DC7855480	226 Florida Ave NW, Washington	\$599,900	3	3	1	3 00	1	0	Y	0.02	102	26/26	Old City #2	Attach/Row H/Victorian	1,442
Sold	DC7977672	1407 New Jersey Ave NW, Washing	\$589,999	3	2	1	3 00	0	0	Y	0.02	113	10/10	Old City #2	Attach/Row H/Victorian	1,108
Sold	DC7815479	118 Bates St NW, Washington	\$592,000	5	2	1	2 00	1	0	N	0.04	89	29/29	Shaw	Attach/Row H/Federal	1,972
Sold	DC7870992	444 S St NW, Washington	\$539,000	3	2	1	3 00	1	0	Y	0.01	113	6/6	Shaw	Attach/Row H/Victorian	1,080
Sold	DC7914486	220 Q St NW, Washington	\$595,000	3	2	1	3 00	0	0	Y	0.04	113	16/16	Shaw/Old City #2	Attach/Row H/Federal	1,988
Sold	DC7888369	1607 Marion St NW, Washington	\$574,998	2	2	1	3 00	1	0	Y	0.02	113	6/6	Old City #2	Attach/Row H/Victorian	1,160
Sold	DC8007095	1536 1St St NW, Washington	\$570,000	3	1	1	3 00	0	0	Y	0.03	106	5/5	Shaw	Attach/Row H/Victorian	1,488
Sold	DC7996741	1535 5Th St NW, Washington	\$499,555	2	2	1	2 00	0	0	N	0.03	113	7/7	Shaw	Attach/Row H/Contempor	1,308
Sold	DC7887596	1525 6Th St NW, Washington	\$550,000	3	2	1	2 00	0	0	N	0.03	133	72/72	Old City #2	Semi-Detache/Federal	1,132
Sold	DC8024237	1633 New Jersey Ave NW, Washing	\$499,000	2	1	0	2 00	1	0	N	0.02	113	6/6	Old City #2	Attach/Row H/Federal	827
Sold	DC7857111	420 Warner St NW, Washington	\$529,000	3	3	0	3 00	0	0	Y	0.04	113	6/6	Shaw-Logan	Attach/Row H/Federal	1,850
Sold	DC7860535	420 Q St NW, Washington	\$489,990	3	2	0	3 00	0	0	Y	0.02	103	4/4	Old City #2	Townhouse/Victorian	1,328
Sold	DC8011988	1421 3Rd St NW, Washington	\$449,000	3	2	1	2 00	0	0	N	0.02	106	7/7	Old City #2	Attach/Row H/Federal	1,320
Sold	DC7860604	418 Q St NW, Washington	\$469,990	2	3	0	3 00	0	0	Y	0.02	103	4/4	Old City #2	Townhouse/Victorian	1,176
Sold	DC7924423	1708 New Jersey Ave NW, Washing	\$489,000	3	1	1	2 00	0	0	N	0.02	113	6/6	Shaw	Attach/Row H/Traditional	1,344
Sold	DC7862187	1604 New Jersey Ave NW, Washing	\$489,000	4	1	1	4 00	1	0	Y	0.01	113	5/5	Shaw	Attach/Row H/Federal	1,332
Sold	DC7946141	1538 6Th St NW, Washington	\$465,000	3	1	0	3 00	0	0	N	0.02	113	9/9	Old City #2	Attach/Row H/Federal	1,210
Sold	DC7994983	1513 4Th St NW, Washington	\$450,000	4	2	0	3 00	0	0	N	0.03	113	5/155	Shaw	Attach/Row H/Federal	1,809
Sold	DC7943836	1611 5Th St NW, Washington	\$449,000	2	1	0	2 00	0	0	N	0.02	113	7/7	Shaw	Attach/Row H/Federal	1,080
Sold	DC7934393	113 P St NW, Washington	\$449,900	4	2	0	3 00	0	0	Y	0.03	106	28/28	Shaw-Truxton Circle	Attach/Row H/Victorian	1,308
Sold	DC8041878	406 Richardson Pl NW, Washington	\$364,900	2	1	1	2 00	0	0	N	0.03	113	13/13	Old City #2	Attach/Row H/Federal	876
Sold	DC7923912	1724 6Th St NW, Washington	\$449,900	2	1	0	2 00	1	0	N	0.04	133	78/248	Old City #2	Attach/Row H/Colonial	1,127
Sold	DC7888832	133 Bates St NW, Washington	\$424,000	3	2	1	2 00	1	0	N	0.04	108	20/20	Old City #2	Attach/Row H/Federal	1,786
Sold	DC7977680	1431 3Rd St NW, Washington	\$399,000	3	1	1	3 00	0	0	Y	0.03	106	7/7	Old City #2	Townhouse/Other	1,664
Sold	DC7938842	1714 5Th St NW, Washington	\$425,000	3	1	0	3 00	0	0	Y	0.02	113	0/0	Old City #2	Semi-Detache/Victorian	1,932
Sold	DC7922418	213 Bates St NW, Washington	\$339,990	3	1	1	2 00	0	0	N	0.04	108	2/2	Old City #2	Attach/Row H/Federal	1,716
Sold	DC8067563	204 Bates St NW, Washington	\$325,000	3	2	1	2 00	1	0	N	0.04	103	0/0	Old City #2	Attach/Row H/Federal	2,050
Sold	DC7748214	1653 New Jersey Ave NW, Washing	\$350,000	2	1	0	2 00	0	0	N	0.03	113	62/62	Old City #2	Townhouse/Colonial	974
Sold	DC7838279	1803 4Th St NW, Washington	\$450,000	7	2	0	3 00	0	0	Y	0.03	107	0/0	Ledroit Park	Attach/Row H/Colonial	1,920

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Residential Book - Customer (9 UP)



1420 5TH ST NW \$970,000
WASHINGTON, DC 20001-2402 DC8040562
Attach/Row Hse, Victorian SOLD
BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: N/A
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 6/6
Adv Sub: OLD CITY #2
Bsmt Type: Connecting Stairway, Full, Fully Fi
Heat: Natural Gas, Forced Air
JOHN C. FORMANT REAL ES Taxes: \$4,180
Close Date: 02-May-2013 Close Price: \$967,000

201 P ST NW \$759,900
WASHINGTON, DC 20001-1927 DC8059433
Attach/Row Hse, Victorian SOLD
BR/FB/HB: 4/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1906
Gar/Cpt/Assgn: // ADC Map: 0
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 2/2
Adv Sub: OLD CITY #2
Bsmt Type: Fully Finished
Heat: Natural Gas, Forced Air
REALTYFORCE, INC. Taxes: \$33,381
Close Date: 20-May-2013 Close Price: \$775,000

1509 MARION ST NW \$689,000
WASHINGTON, DC 20001-3415 DC7845167
Semi-Detached, Victorian SOLD
BR/FB/HB: 5/3/0 Lvlis: 3 Fpls: 2 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: NA
Acres: 0.06 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 5/5
Adv Sub: SHAW
Bsmt Type: Connecting Stairway, Fully Finishe
Heat: Natural Gas, Central
DCRE Taxes: \$5,384
Close Date: 09-Aug-2012 Close Price: \$755,000



455 Q ST NW \$749,000
WASHINGTON, DC 20001-2443 DC8019516
Attach/Row Hse, Victorian SOLD
BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: 1// ADC Map: GOOGLE
Acres: 0.03 HOA/Condo: /
Int Sqft: 1,330 DOMM/DOMP: 3/3
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
DCRE Taxes: \$3,524
Close Date: 29-Mar-2013 Close Price: \$755,000

135 P ST NW \$749,000
WASHINGTON, DC 20001-1115 DC7964912
Attach/Row Hse, Victorian SOLD
BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1906
Gar/Cpt/Assgn: 2// ADC Map: 000-000
Acres: 0.04 HOA/Condo: /
Int Sqft: 2,444 DOMM/DOMP: 34/34
Adv Sub: OLD CITY #2
Bsmt Type: Fully Finished, Heated, Outside En
Heat: Natural Gas, Forced Air
WASHINGTON FINE PROPER Taxes: \$3,694
Close Date: 18-Jan-2013 Close Price: \$700,000

1608-1/2 MA MARION ST NW \$649,000
WASHINGTON, DC 20001-3418 DC7954281
Semi-Detached, Victorian SOLD
BR/FB/HB: 2/2/0 Lvlis: 2 Fpls: 2 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: SEE MAPS
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 6/6
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
RE/MAX ALLEGIANCE Taxes: \$4,741
Close Date: 04-Jan-2013 Close Price: \$691,000



1610 6TH ST NW \$685,000
WASHINGTON, DC 20001-2429 DC7904619
Semi-Detached, Victorian SOLD
BR/FB/HB: 3/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: N/A
Acres: 0.00 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 5/5
Adv Sub: SHAW
Bsmt Type: Connecting Stairway, Front Entran
Heat: Natural Gas, Forced Air
JOHN C. FORMANT REAL ES Taxes: \$3,544
Close Date: 27-Sep-2012 Close Price: \$680,000

1518 6TH ST NW \$689,000
WASHINGTON, DC 20001-2421 DC7822314
Semi-Detached, Federal SOLD
BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 10B12
Acres: 0.04 HOA/Condo: /
Int Sqft: 1,400 DOMM/DOMP: 13/13
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$2,879
Close Date: 15-Jun-2012 Close Price: \$667,000

1805 4TH ST NW \$650,000
WASHINGTON, DC 20001-1816 DC7869322
Attach/Row Hse, Victorian SOLD
BR/FB/HB: 4/2/1 Lvlis: 3 Fpls: 2 Yr Blt: 1906
Gar/Cpt/Assgn: // ADC Map: 3095 0029
Acres: 0.03 HOA/Condo: /
Int Sqft: 1,956 DOMM/DOMP: 6/6
Adv Sub: LEDROIT PARK
Bsmt Type: Connecting Stairway, Daylight, Fu
Heat: Electric, Natural Gas, Central, Forced A
TTR SOTHEBY'S INTERNATH Taxes: \$3,145
Close Date: 30-Jul-2012 Close Price: \$660,000

Courtesy of: Mark Griffin

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Residential Book - Customer (9 UP)



1531 6TH ST NW \$685,000
WASHINGTON, DC 20001-2420 DC7961996
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 2 Yr Blt: 1890
Gar/Cpt/Assgn: // ADC Map: 10B12
Acres: 0.04 HOA/Condo: \$0.00 /
Int Sqft: 1,884 DOMM/DOMP: 15/15
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
FAIRFAX REALTY, INC. Taxes: \$4,819
Close Date: 21-Dec-2012 Close Price: \$650,000



1604 3RD ST NW \$649,900
WASHINGTON, DC 20001-1902 DC7951768
Attach/Row Hse, Other **SOLD**
BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1914
Gar/Cpt/Assgn: // ADC Map: XX
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 50/50
Adv Sub: OLD CITY #2
Bsmt Type: Fully Finished
Heat: Natural Gas, Forced Air
REALTYFORCE, INC. Taxes: \$3,254
Close Date: 31-Jan-2013 Close Price: \$630,500



133 BATES ST NW \$649,900
WASHINGTON, DC 20001-1113 DC7961012
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1905
Gar/Cpt/Assgn: // ADC Map: 040-A
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 86/86
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
REALTY EXECUTIVES PREM Taxes: \$3,320
Close Date: 22-Mar-2013 Close Price: \$612,500



1501 6TH ST NW \$625,000
WASHINGTON, DC 20001-2420 DC8022987
Semi-Detached, Traditional **SOLD**
BR/FB/HB: 3/2/0 Lvlis: 3 Fpls: 0 Yr Blt: 1890
Gar/Cpt/Assgn: // ADC Map: 1111
Acres: 0.01 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 16/16
Adv Sub: OLD CITY #2
Bsmt Type: English, Front Entrance, Full
Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$3,495
Close Date: 30-Apr-2013 Close Price: \$600,000



226 FLORIDA AVE NW \$599,900
WASHINGTON, DC 20001-1802 DC7855480
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 3/3/1 Lvlis: 3 Fpls: 1 Yr Blt: 1911
Gar/Cpt/Assgn: // ADC Map: ...
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 26/26
Adv Sub: OLD CITY #2
Bsmt Type: Full, Fully Finished, Heated, Impro
Heat: Natural Gas, Forced Air
REALTY RESOURCE Taxes: \$2,909
Close Date: 08-Aug-2012 Close Price: \$599,900



1407 NEW JERSEY AVE NW \$589,999
WASHINGTON, DC 20001-2413 DC7977672
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: UNKNWN
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 10/10
Adv Sub: OLD CITY #2
Bsmt Type: Daylight, Partial, Front Entrance, H
Heat: Central, Electric, 90% Forced Air, Heat
RE/MAX METROPOLITAN RE Taxes: \$2,818
Close Date: 30-Jan-2013 Close Price: \$590,000



118 BATES ST NW \$592,000
WASHINGTON, DC 20001-1114 DC7815479
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 5/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1924
Gar/Cpt/Assgn: // ADC Map: 040-A
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 29/29
Adv Sub: SHAW
Bsmt Type:
Heat: Electric, Natural Gas, Forced Air, Heat
W.C. & A.N. MILLER, REALT Taxes: \$3,786
Close Date: 06-Jul-2012 Close Price: \$585,000



444 S ST NW \$539,000
WASHINGTON, DC 20001-5124 DC7870992
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 000
Acres: 0.01 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 6/6
Adv Sub: SHAW
Bsmt Type: Fully Finished, Sump Pump
Heat: Natural Gas, Central, Forced Air
STAGES PREMIER Taxes: \$4,758
Close Date: 27-Jul-2012 Close Price: \$585,000



220 Q ST NW \$595,000
WASHINGTON, DC 20001-1955 DC7914486
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 16/16
Adv Sub: SHAW/OLD CITY #
Bsmt Type: Cellar, Improved, Partial, Shelving
Heat: Natural Gas, Central, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$3,709
Close Date: 17-Oct-2012 Close Price: \$582,500

Courtesy of: Mark Griffin

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Residential Book - Customer (9 UP)



1607 MARION ST NW \$574,998
WASHINGTON, DC 20001-3417 DC7888369
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 2/2/1 Lvl: 3 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0001
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 6/6
Adv Sub: OLD CITY #2
Bsmt Type: Fully Finished
Heat: Electric, Heat Pump(s)
LONG & FOSTER REAL EST/ Taxes: \$3,165
Close Date: 14-Aug-2012 Close Price: \$574,998



1536 1ST ST NW \$570,000
WASHINGTON, DC 20001-1147 DC8007095
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 3/1/1 Lvl: 3 Fpls: 0 Yr Blt: 1907
Gar/Cpt/Assgn: // ADC Map: 45675467
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 5/5
Adv Sub: SHAW
Bsmt Type: Connecting Stairway, Daylight, Pa
Heat: Natural Gas, Central, Forced Air
JOHN C. FORMANT REAL ES Taxes: \$2,534
Close Date: 22-Mar-2013 Close Price: \$565,000



1535 5TH ST NW \$499,555
WASHINGTON, DC 20001-2403 DC7996741
Attach/Row Hse, Contemporary **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.03 HOA/Condo: /
Int Sqft: 1,200 DOMM/DOMP: 7/7
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
COLDWELL BANKER RESIDI Taxes: \$3,555
Close Date: 28-Feb-2013 Close Price: \$547,500



1525 6TH ST NW \$550,000
WASHINGTON, DC 20001-2420 DC7887596
Semi-Detached, Federal **SOLD**
BR/FB/HB: 3/2/1 Lvl: 2 Fpls: 0 Yr Blt: 1880
Gar/Cpt/Assgn: // ADC Map: 040-B
Acres: 0.03 HOA/Condo: /
Int Sqft: 1,460 DOMM/DOMP: 72/72
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
MCENEARNEY ASSOCIATES Taxes: \$3,701
Close Date: 30-Nov-2012 Close Price: \$545,000



1633 NEW JERSEY AVE NW \$499,000
WASHINGTON, DC 20001-2407 DC8024237
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 000
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 6/6
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$2,292
Close Date: 26-Apr-2013 Close Price: \$536,000



420 WARNER ST NW \$529,000
WASHINGTON, DC 20001-2410 DC7857111
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/3/0 Lvl: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.04 HOA/Condo: /
Int Sqft: 2,089 DOMM/DOMP: 6/6
Adv Sub: SHAW-LOGAN
Bsmt Type: Other
Heat: Electric, Natural Gas, Central
REALTY RESOURCE Taxes: \$3,487
Close Date: 26-Jun-2012 Close Price: \$529,000



420 Q ST NW \$489,990
WASHINGTON, DC 20001-2461 DC7860535
Townhouse, Victorian **SOLD**
BR/FB/HB: 3/2/0 Lvl: 3 Fpls: 0 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: 0.02 HOA/Condo: /
Int Sqft: 1,892 DOMM/DOMP: 4/4
Adv Sub: OLD CITY #2
Bsmt Type: English, Heated, Improved, Outsid
Heat: Electric, Heat Pump(s)
COLDWELL BANKER RESIDI Taxes: \$4,292
Close Date: 10-Aug-2012 Close Price: \$522,500



1421 3RD ST NW \$449,000
WASHINGTON, DC 20001-1921 DC8011988
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/2/1 Lvl: 2 Fpls: 0 Yr Blt: 1907
Gar/Cpt/Assgn: // ADC Map: AMAZING
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 7/7
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Electric, Heat Pump(s)
RE/MAX ALLEGIANCE Taxes: \$3,777
Close Date: 05-Apr-2013 Close Price: \$505,000



418 Q ST NW \$469,990
WASHINGTON, DC 20001-2461 DC7860604
Townhouse, Victorian **SOLD**
BR/FB/HB: 2/3/0 Lvl: 3 Fpls: 0 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: 0.02 HOA/Condo: /
Int Sqft: 1,664 DOMM/DOMP: 4/4
Adv Sub: OLD CITY #2
Bsmt Type: English, Front Entrance, Heated, I
Heat: Natural Gas, Forced Air
COLDWELL BANKER RESIDI Taxes: \$4,285
Close Date: 10-Jul-2012 Close Price: \$501,000



Residential Book - Customer (9 UP)



No Photo
Available

1708 NEW JERSEY AVE NW \$489,000
WASHINGTON, DC 20001-2431 DC7924423
Attach/Row Hse, Traditional **SOLD**
BR/FB/HB: 3/1/1 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.02 HOA/Condo: /
Int Sqft: 1,344 DOMM/DOMP: 6/6
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Radiator
KELLER WILLIAMS CAPITAL Taxes: \$3,419
Close Date: 16-Oct-2012 Close Price: \$489,000

1604 NEW JERSEY AVE NW \$489,000
WASHINGTON, DC 20001-2408 DC7862187
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 4/1/1 Lvl: 4 Fpls: 1 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: SEE MAP
Acres: 0.01 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 5/5
Adv Sub: SHAW
Bsmt Type: Partially Finished
Heat: Natural Gas, Heat Pump(s)
RE/MAX ALLEGIANCE Taxes: \$3,640
Close Date: 07-Aug-2012 Close Price: \$480,000

1538 6TH ST NW \$465,000
WASHINGTON, DC 20001-2421 DC7946141
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/1/0 Lvl: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 7-K9
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 9/9
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Central, Natural Gas, Central
FAIRFAX REALTY, INC. Taxes: \$3,023
Close Date: 16-Nov-2012 Close Price: \$475,000



1513 4TH ST NW \$450,000
WASHINGTON, DC 20001-1905 DC7994983
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 4/2/0 Lvl: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: XXXX
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 5/155
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$3,325
Close Date: 15-Feb-2013 Close Price: \$475,000

1611 5TH ST NW \$449,000
WASHINGTON, DC 20001-2405 DC7943836
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: GOOGLE
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 7/7
Adv Sub: SHAW
Bsmt Type:
Heat: Natural Gas, Forced Air
WASHINGTON FINE PROPER Taxes: \$2,751
Close Date: 19-Nov-2012 Close Price: \$450,000

113 P ST NW \$449,900
WASHINGTON, DC 20001-1115 DC7934393
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 4/2/0 Lvl: 3 Fpls: 0 Yr Blt: 1907
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.03 HOA/Condo: /
Int Sqft: 1,775 DOMM/DOMP: 28/28
Adv Sub: SHAW-TRUXTON C
Bsmt Type: Fully Finished, Improved, Walkout
Heat: Natural Gas, 90% Forced Air, Radiator
REALTY RESOURCE Taxes: \$3,361
Close Date: 28-Nov-2012 Close Price: \$440,000



406 RICHARDSON PL NW \$364,900
WASHINGTON, DC 20001-1934 DC8041878
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/1/1 Lvl: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 1
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 13/13
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
ROCK CREEK REALTY Taxes: \$2,547
Close Date: 13-May-2013 Close Price: \$438,000

1724 6TH ST NW \$449,900
WASHINGTON, DC 20001-5103 DC7923912
Attach/Row Hse, Colonial **SOLD**
BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1880
Gar/Cpt/Assgn: // ADC Map: 0
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 78/248
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Radiator
W.C. & A.N. MILLER, REALT/ Taxes: \$3,732
Close Date: 16-Jan-2013 Close Price: \$435,000

133 BATES ST NW \$424,000
WASHINGTON, DC 20001-1113 DC7888832
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 3/2/1 Lvl: 2 Fpls: 1 Yr Blt: 1905
Gar/Cpt/Assgn: // ADC Map: 040-A
Acres: 0.04 HOA/Condo: /
Int Sqft: 2,090 DOMM/DOMP: 20/20
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Central, Electric, Forced Air, Heat Pum
WEICHERT, REALTORS Taxes: \$3,320
Close Date: 29-Aug-2012 Close Price: \$433,000

Courtesy of: Mark Griffin

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Residential Book - Customer (9 UP)



No Photo
Available



1431 3RD ST NW \$399,000
WASHINGTON, DC 20001-1921 DC7977680
Townhouse, Other SOLD
BR/FB/HB: 3/1/1 Lvlis: 3 Fpls: 0 Yr Blt: 1907
Gar/Cpt/Assgn: // ADC Map: AMAZING
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 7/7
Adv Sub: OLD CITY #2
Bsmt Type: Unfinished
Heat: Other, Radiator
RE/MAX ALLEGIANCE Taxes: \$3,448
Close Date: 23-Jan-2013 Close Price: \$433,000

1714 5TH ST NW \$425,000
WASHINGTON, DC 20001-1818 DC7938842
Semi-Detached, Victorian SOLD
BR/FB/HB: 3/1/0 Lvlis: 3 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 0000
Acres: 0.02 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 0/0
Adv Sub: OLD CITY #2
Bsmt Type: English, Full
Heat: Natural Gas, Radiant
COLDWELL BANKER RESIDI Taxes: \$3,834
Close Date: 15-Mar-2013 Close Price: \$400,000

213 BATES ST NW \$339,990
WASHINGTON, DC 20001-1925 DC7922418
Attach/Row Hse, Federal SOLD
BR/FB/HB: 3/1/1 Lvlis: 2 Fpls: 0 Yr Blt: 1905
Gar/Cpt/Assgn: // ADC Map: UNKNOWN
Acres: 0.04 HOA/Condo: /
Int Sqft: 1,716 DOMM/DOMP: 2/2
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Heat Pump(s)
FAIRFAX REALTY, INC. Taxes: \$3,454
Close Date: 24-Sep-2012 Close Price: \$395,000

No Photo
Available



204 BATES ST NW \$325,000
WASHINGTON, DC 20001-1926 DC8067563
Attach/Row Hse, Federal SOLD
BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: OBSOLETE
Acres: 0.04 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 0/0
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Central
RE/MAX ALLEGIANCE Taxes: \$3,403
Close Date: 29-Apr-2013 Close Price: \$360,000

1653 NEW JERSEY AVE NW \$350,000
WASHINGTON, DC 20001-2407 DC7748214
Townhouse, Colonial SOLD
BR/FB/HB: 2/1/0 Lvlis: 2 Fpls: 0 Yr Blt: 1900
Gar/Cpt/Assgn: // ADC Map: 00000
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 62/62
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Natural Gas, Forced Air
ROYAL REALTY LLC Taxes: \$2,295
Close Date: 11-Mar-2013 Close Price: \$300,000

1803 4TH ST NW \$450,000
WASHINGTON, DC 20001-1816 DC7839279
Attach/Row Hse, Colonial SOLD
BR/FB/HB: 7/2/0 Lvlis: 3 Fpls: 0 Yr Blt: 1906
Gar/Cpt/Assgn: // ADC Map: NA
Acres: 0.03 HOA/Condo: /
Int Sqft: 0 DOMM/DOMP: 0/0
Adv Sub: LEDROIT PARK
Bsmt Type: English
Heat: Natural Gas, Radiator
FAIRFAX REALTY, INC. Taxes: \$3,908
Close Date: 19-Oct-2012 Close Price: \$290,000



Matrix Search Criteria

6/10/2013 at 2:57 pm

County is 'Washington, DC'

Status is 'Sold'

Type is 'Attach/Row Hse'

Ownership is not 'Condo'

CloseDate is 6/10/2012+

Latitude, Longitude is around 38.91, -77.02

Mark Griffin

Mark G Griffin

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Residential Listings Summary Report

Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	Adv Sub	Style/Type	TLA
Sold	DC8040562	1420 5Th St Nw, Washington	\$570,000	4	3	1	3 00	0	0	Y	0.04	113	6/6	Old City #2	Attach/Row H/Victorian	1,828
Sold	DC8059433	201 P St Nw, Washington	\$759,900	4	2	1	3 00	0	0	Y	0.04	107	2/2	Old City #2	Attach/Row H/Victorian	2,107
Sold	DC8019516	455 Q St Nw, Washington	\$749,000	3	2	1	2 00	0	1	N	0.03	113	3/3	Old City #2	Attach/Row H/Victorian	1,330
Sold	DC7964912	135 P St Nw, Washington	\$749,000	4	3	1	3 00	0	2	Y	0.04	107	34/34	Old City #2	Attach/Row H/Victorian	1,706
Sold	DC7869322	1805 4Th St Nw, Washington	\$650,000	4	2	1	3 00	2	0	Y	0.03	107	6/6	Ledroit Park	Attach/Row H/Victorian	1,304
Sold	DC7961996	1531 6Th St Nw, Washington	\$685,000	3	2	1	2 00	2	0	N	0.04	123	15/15	Old City #2	Attach/Row H/Victorian	1,884
Sold	DC7951768	1604 3Rd St Nw, Washington	\$649,900	4	3	1	3 00	0	0	Y	0.03	99	50/50	Old City #2	Attach/Row H/Other	1,530
Sold	DC7961012	133 Bates St Nw, Washington	\$649,900	3	2	1	2 00	1	0	N	0.04	108	86/86	Old City #2	Attach/Row H/Federal	1,786
Sold	DC7855480	226 Florida Ave Nw, Washington	\$599,900	3	3	1	3 00	1	0	Y	0.02	102	26/26	Old City #2	Attach/Row H/Victorian	1,442
Sold	DC7977672	1407 New Jersey Ave Nw, Washing	\$589,999	3	2	1	3 00	0	0	Y	0.02	113	10/10	Old City #2	Attach/Row H/Victorian	1,108
Sold	DC7815479	118 Bates St Nw, Washington	\$592,000	5	2	1	2 00	1	0	N	0.04	89	29/29	Shaw	Attach/Row H/Federal	1,972
Sold	DC7870992	444 S St Nw, Washington	\$539,000	3	2	1	3 00	1	0	Y	0.01	113	6/6	Shaw	Attach/Row H/Victorian	1,080
Sold	DC7914486	220 Q St Nw, Washington	\$595,000	3	2	1	3 00	0	0	Y	0.04	113	16/16	Shaw/Old City #2	Attach/Row H/Federal	1,988
Sold	DC7888369	1607 Marion St Nw, Washington	\$574,998	2	2	1	3 00	1	0	Y	0.02	113	6/6	Old City #2	Attach/Row H/Victorian	1,160
Sold	DC8007095	1536 1St St Nw, Washington	\$570,000	3	1	1	3 00	0	0	Y	0.03	106	5/5	Shaw	Attach/Row H/Victorian	1,488
Sold	DC7996741	1535 5Th St Nw, Washington	\$499,555	2	2	1	2 00	0	0	N	0.03	113	7/7	Shaw	Attach/Row H/Contempor	1,308
Sold	DC8024237	1633 New Jersey Ave Nw, Washing	\$499,000	2	1	0	2 00	1	0	N	0.02	113	6/6	Old City #2	Attach/Row H/Federal	827
Sold	DC7857111	420 Warner St Nw, Washington	\$529,000	3	3	0	3 00	0	0	Y	0.04	113	6/6	Shaw-Logan	Attach/Row H/Federal	1,850
Sold	DC8011988	1421 3Rd St Nw, Washington	\$449,000	3	2	1	2 00	0	0	N	0.02	106	7/7	Old City #2	Attach/Row H/Federal	1,320
Sold	DC7924423	1708 New Jersey Ave Nw, Washing	\$489,000	3	1	1	2 00	0	0	N	0.02	113	6/6	Shaw	Attach/Row H/Traditional	1,344
Sold	DC7862187	1604 New Jersey Ave Nw, Washing	\$489,000	4	1	1	4 00	1	0	Y	0.01	113	5/5	Shaw	Attach/Row H/Federal	1,332
Sold	DC7946141	1538 6Th St Nw, Washington	\$465,000	3	1	0	3 00	0	0	N	0.02	113	9/9	Old City #2	Attach/Row H/Federal	1,210
Sold	DC7994983	1513 4Th St Nw, Washington	\$450,000	4	2	0	3 00	0	0	N	0.03	113	5/155	Shaw	Attach/Row H/Federal	1,809
Sold	DC7943836	1811 5Th St Nw, Washington	\$449,000	2	1	0	2 00	0	0	N	0.02	113	7/7	Shaw	Attach/Row H/Federal	1,080
Sold	DC7934393	113 P St Nw, Washington	\$449,900	4	2	0	3 00	0	0	Y	0.03	106	28/28	Shaw-Truxton Circle	Attach/Row H/Victorian	1,308
Sold	DC8041878	406 Richardson Pl Nw, Washington	\$364,900	2	1	1	2 00	0	0	N	0.03	113	13/13	Old City #2	Attach/Row H/Federal	876
Sold	DC7923912	1724 6Th St Nw, Washington	\$449,900	2	1	0	2 00	1	0	N	0.04	133	78/248	Old City #2	Attach/Row H/Colonial	1,127
Sold	DC7888832	133 Bates St Nw, Washington	\$424,000	3	2	1	2 00	1	0	N	0.04	108	20/20	Old City #2	Attach/Row H/Federal	1,786
Sold	DC7922418	213 Bates St Nw, Washington	\$339,990	3	1	1	2 00	0	0	N	0.04	108	2/2	Old City #2	Attach/Row H/Federal	1,716
Sold	DC8067563	204 Bates St Nw, Washington	\$325,000	3	2	1	2 00	1	0	N	0.04	103	0/0	Old City #2	Attach/Row H/Federal	2,050
Sold	DC7839279	1803 4Th St Nw, Washington	\$450,000	7	2	0	3 00	0	0	Y	0.03	107	0/0	Ledroit Park	Attach/Row H/Colonial	1,920

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1420 5TH ST NW \$970,000
WASHINGTON, DC 20001-2402 DC8040562
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: N/A
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 6/6
 Adv Sub: OLD CITY #2
 Bsmt Type: Connecting Stairway, Full, Fully Fi
 Heat: Natural Gas, Forced Air
JOHN C. FORMANT REAL ES Taxes: \$4,180
 Close Date: 02-May-2013 Close Price: \$967,000



201 P ST NW \$759,900
WASHINGTON, DC 20001-1927 DC8059433
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 4/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1906
 Gar/Cpt/Assgn: // ADC Map: 0
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 2/2
 Adv Sub: OLD CITY #2
 Bsmt Type: Fully Finished
 Heat: Natural Gas, Forced Air
REALTYFORCE, INC. Taxes: \$33,381
 Close Date: 20-May-2013 Close Price: \$775,000



455 Q ST NW \$749,000
WASHINGTON, DC 20001-2443 DC8019516
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: 1// ADC Map: GOOGLE
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 1,330 DOMM/DOMP: 3/3
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Forced Air
DCRE Taxes: \$3,524
 Close Date: 29-Mar-2013 Close Price: \$755,000



135 P ST NW \$749,000
WASHINGTON, DC 20001-1115 DC7964912
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1906
 Gar/Cpt/Assgn: 2// ADC Map: 000-000
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 2,444 DOMM/DOMP: 34/34
 Adv Sub: OLD CITY #2
 Bsmt Type: Fully Finished, Heated, Outside En
 Heat: Natural Gas, Forced Air
WASHINGTON FINE PROPER Taxes: \$3,694
 Close Date: 18-Jan-2013 Close Price: \$700,000



1805 4TH ST NW \$650,000
WASHINGTON, DC 20001-1816 DC7869322
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 4/2/1 Lvlis: 3 Fpls: 2 Yr Blt: 1906
 Gar/Cpt/Assgn: // ADC Map: 3095 0029
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 1,956 DOMM/DOMP: 6/6
 Adv Sub: LEDROIT PARK
 Bsmt Type: Connecting Stairway, Daylight, Fu
 Heat: Electric, Natural Gas, Central, Forced A
TTR SOTHEBY'S INTERNATI Taxes: \$3,145
 Close Date: 30-Jul-2012 Close Price: \$660,000



1531 6TH ST NW \$685,000
WASHINGTON, DC 20001-2420 DC7961996
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 2 Yr Blt: 1890
 Gar/Cpt/Assgn: // ADC Map: 10B12
 Acres: 0.04 HOA/Condo: \$0.00 /
 Int Sqft: 1,884 DOMM/DOMP: 15/15
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Forced Air
FAIRFAX REALTY, INC. Taxes: \$4,819
 Close Date: 21-Dec-2012 Close Price: \$650,000



1604 3RD ST NW \$649,900
WASHINGTON, DC 20001-1902 DC7951768
 Attach/Row Hse, Other SOLD
 BR/FB/HB: 4/3/1 Lvlis: 3 Fpls: 0 Yr Blt: 1914
 Gar/Cpt/Assgn: // ADC Map: XX
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 50/50
 Adv Sub: OLD CITY #2
 Bsmt Type: Fully Finished
 Heat: Natural Gas, Forced Air
REALTYFORCE, INC. Taxes: \$3,254
 Close Date: 31-Jan-2013 Close Price: \$630,500



133 BATES ST NW \$649,900
WASHINGTON, DC 20001-1113 DC7961012
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1905
 Gar/Cpt/Assgn: // ADC Map: 040-A
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 86/86
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Forced Air
REALTY EXECUTIVES PREM Taxes: \$3,320
 Close Date: 22-Mar-2013 Close Price: \$612,500



226 FLORIDA AVE NW \$599,900
WASHINGTON, DC 20001-1802 DC7855480
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/3/1 Lvlis: 3 Fpls: 1 Yr Blt: 1911
 Gar/Cpt/Assgn: // ADC Map: ...
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 26/26
 Adv Sub: OLD CITY #2
 Bsmt Type: Full, Fully Finished, Heated, Impro
 Heat: Natural Gas, Forced Air
REALTY RESOURCE Taxes: \$2,909
 Close Date: 08-Aug-2012 Close Price: \$599,900

Courtesy of: Mark Griffin

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 Office: Fax:

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1407 NEW JERSEY AVE NW \$589,999
WASHINGTON, DC 20001-2413 DC7977672
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: UNKNWN
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 10/10
 Adv Sub: OLD CITY #2
 Bsmt Type: Daylight, Partial, Front Entrance, H
 Heat: Central, Electric, 90% Forced Air, Heat
RE/MAX METROPOLITAN RE Taxes: \$2,818
 Close Date: 30-Jan-2013 Close Price: \$590,000

118 BATES ST NW \$592,000
WASHINGTON, DC 20001-1114 DC7815479
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 5/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1924
 Gar/Cpt/Assgn: // ADC Map: 040-A
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 29/29
 Adv Sub: SHAW
 Bsmt Type:
 Heat: Electric, Natural Gas, Forced Air, Heat
W.C. & A.N. MILLER, REALTC Taxes: \$3,786
 Close Date: 06-Jul-2012 Close Price: \$585,000

444 S ST NW \$539,000
WASHINGTON, DC 20001-5124 DC7870992
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 1 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 000
 Acres: 0.01 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 6/6
 Adv Sub: SHAW
 Bsmt Type: Fully Finished, Sump Pump
 Heat: Natural Gas, Central, Forced Air
STAGES PREMIER Taxes: \$4,758
 Close Date: 27-Jul-2012 Close Price: \$585,000



220 Q ST NW \$595,000
WASHINGTON, DC 20001-1955 DC7914486
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/2/1 Lvlis: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 0000
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 16/16
 Adv Sub: SHAW/OLD CITY #
 Bsmt Type: Cellar, Improved, Partial, Shelving
 Heat: Natural Gas, Central, Forced Air
LONG & FOSTER REAL EST Taxes: \$3,709
 Close Date: 17-Oct-2012 Close Price: \$582,500

1607 MARION ST NW \$574,998
WASHINGTON, DC 20001-3417 DC7888369
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 2/2/1 Lvlis: 3 Fpls: 1 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 0001
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 6/6
 Adv Sub: OLD CITY #2
 Bsmt Type: Fully Finished
 Heat: Electric, Heat Pump(s)
LONG & FOSTER REAL EST Taxes: \$3,165
 Close Date: 14-Aug-2012 Close Price: \$574,998

1536 1ST ST NW \$570,000
WASHINGTON, DC 20001-1147 DC8007095
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 3/1/1 Lvlis: 3 Fpls: 0 Yr Blt: 1907
 Gar/Cpt/Assgn: // ADC Map: 45875467
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 5/5
 Adv Sub: SHAW
 Bsmt Type: Connecting Stairway, Daylight, Pa
 Heat: Natural Gas, Central, Forced Air
JOHN C. FORMANT REAL ES Taxes: \$2,534
 Close Date: 22-Mar-2013 Close Price: \$565,000



1535 5TH ST NW \$499,555
WASHINGTON, DC 20001-2403 DC7996741
 Attach/Row Hse, Contemporary SOLD
 BR/FB/HB: 2/2/1 Lvlis: 2 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 0000
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 1,200 DOMM/DOMP: 7/7
 Adv Sub: SHAW
 Bsmt Type:
 Heat: Natural Gas, Forced Air
COLDWELL BANKER RESIDI Taxes: \$3,555
 Close Date: 28-Feb-2013 Close Price: \$547,500

1633 NEW JERSEY AVE NW \$499,000
WASHINGTON, DC 20001-2407 DC8024237
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 2/1/0 Lvlis: 2 Fpls: 1 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 000
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 6/6
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST Taxes: \$2,292
 Close Date: 26-Apr-2013 Close Price: \$536,000

420 WARNER ST NW \$529,000
WASHINGTON, DC 20001-2410 DC7857111
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/3/0 Lvlis: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 0000
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 2,089 DOMM/DOMP: 6/6
 Adv Sub: SHAW-LOGAN
 Bsmt Type: Other
 Heat: Electric, Natural Gas, Central
REALTY RESOURCE Taxes: \$3,487
 Close Date: 26-Jun-2012 Close Price: \$529,000





1421 3RD ST NW \$449,000
WASHINGTON, DC 20001-1921 DC8011988
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/2/1 Lvl: 2 Fpls: 0 Yr Blt: 1907
 Gar/Cpt/Assgn: // ADC Map: AMAZING
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 7/7
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Electric, Heat Pump(s)
RE/MAX ALLEGIANCE Taxes: \$3,777
 Close Date: 05-Apr-2013 Close Price: \$505,000



1708 NEW JERSEY AVE NW \$489,000
WASHINGTON, DC 20001-2431 DC7924423
 Attach/Row Hse, Traditional SOLD
 BR/FB/HB: 3/1/1 Lvl: 2 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 0000
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 1,344 DOMM/DOMP: 6/6
 Adv Sub: SHAW
 Bsmt Type:
 Heat: Natural Gas, Radiator
KELLER WILLIAMS CAPITAL Taxes: \$3,419
 Close Date: 16-Oct-2012 Close Price: \$489,000



1604 NEW JERSEY AVE NW \$489,000
WASHINGTON, DC 20001-2408 DC7862187
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 4/1/1 Lvl: 4 Fpls: 1 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: SEE MAP
 Acres: 0.01 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 5/5
 Adv Sub: SHAW
 Bsmt Type: Partially Finished
 Heat: Natural Gas, Heat Pump(s)
RE/MAX ALLEGIANCE Taxes: \$3,640
 Close Date: 07-Aug-2012 Close Price: \$480,000

No Photo
 Available



1538 6TH ST NW \$465,000
WASHINGTON, DC 20001-2421 DC7946141
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/1/0 Lvl: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 7-K9
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 9/9
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Central, Natural Gas, Central
FAIRFAX REALTY, INC. Taxes: \$3,023
 Close Date: 16-Nov-2012 Close Price: \$475,000

1513 4TH ST NW \$450,000
WASHINGTON, DC 20001-1905 DC7994983
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 4/2/0 Lvl: 3 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: XXXX
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 5/155
 Adv Sub: SHAW
 Bsmt Type:
 Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST Taxes: \$3,325
 Close Date: 15-Feb-2013 Close Price: \$475,000



1611 5TH ST NW \$449,000
WASHINGTON, DC 20001-2405 DC7943836
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: GOOGLE
 Acres: 0.02 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 7/7
 Adv Sub: SHAW
 Bsmt Type:
 Heat: Natural Gas, Forced Air
WASHINGTON FINE PROPER Taxes: \$2,751
 Close Date: 19-Nov-2012 Close Price: \$450,000



113 P ST NW \$449,900
WASHINGTON, DC 20001-1115 DC7934393
 Attach/Row Hse, Victorian SOLD
 BR/FB/HB: 4/2/0 Lvl: 3 Fpls: 0 Yr Blt: 1907
 Gar/Cpt/Assgn: // ADC Map: 0000
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 1,775 DOMM/DOMP: 28/28
 Adv Sub: SHAW-TRUXTON C
 Bsmt Type: Fully Finished, Improved, Walkout
 Heat: Natural Gas, 90% Forced Air, Radiator
REALTY RESOURCE Taxes: \$3,361
 Close Date: 28-Nov-2012 Close Price: \$440,000



406 RICHARDSON PL NW \$364,900
WASHINGTON, DC 20001-1934 DC8041878
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 2/1/1 Lvl: 2 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 1
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 13/13
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Forced Air
ROCK CREEK REALTY Taxes: \$2,547
 Close Date: 13-May-2013 Close Price: \$438,000



1724 6TH ST NW \$449,900
WASHINGTON, DC 20001-5103 DC7923912
 Attach/Row Hse, Colonial SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1880
 Gar/Cpt/Assgn: // ADC Map: 0
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 78/248
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Radiator
W.C. & A.N. MILLER, REALTC Taxes: \$3,732
 Close Date: 16-Jan-2013 Close Price: \$435,000




 No Photo
 Available

133 BATES ST NW \$424,000
WASHINGTON, DC 20001-1113 DC7888832
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1905
 Gar/Cpt/Assgn: // ADC Map: 040-A
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 2,090 DOMM/DOMP: 20/20
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Central, Electric, Forced Air, Heat Pum
WEICHERT, REALTORS Taxes: \$3,320
 Close Date: 29-Aug-2012 Close Price: \$433,000

213 BATES ST NW \$339,990
WASHINGTON, DC 20001-1925 DC7922418
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/1/1 Lvlis: 2 Fpls: 0 Yr Blt: 1905
 Gar/Cpt/Assgn: // ADC Map: UNKNOWN
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 1,716 DOMM/DOMP: 2/2
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Heat Pump(s)
FAIRFAX REALTY, INC. Taxes: \$3,454
 Close Date: 24-Sep-2012 Close Price: \$395,000

204 BATES ST NW \$325,000
WASHINGTON, DC 20001-1926 DC8067563
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 3/2/1 Lvlis: 2 Fpls: 1 Yr Blt: 1910
 Gar/Cpt/Assgn: // ADC Map: OBSOLETE
 Acres: 0.04 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 0/0
 Adv Sub: OLD CITY #2
 Bsmt Type:
 Heat: Natural Gas, Central
RE/MAX ALLEGIANCE Taxes: \$3,403
 Close Date: 29-Apr-2013 Close Price: \$360,000



1803 4TH ST NW \$450,000
WASHINGTON, DC 20001-1816 DC7839279
 Attach/Row Hse, Colonial SOLD
 BR/FB/HB: 7/2/0 Lvlis: 3 Fpls: 0 Yr Blt: 1906
 Gar/Cpt/Assgn: // ADC Map: NA
 Acres: 0.03 HOA/Condo: /
 Int Sqft: 0 DOMM/DOMP: 0/0
 Adv Sub: LEDROIT PARK
 Bsmt Type: English
 Heat: Natural Gas, Radiator
FAIRFAX REALTY, INC. Taxes: \$3,908
 Close Date: 19-Oct-2012 Close Price: \$290,000



1512 MARION ST NW #103 \$249,000
WASHINGTON, DC 20001-3416 DC7965031
Garden 1-4 Floors, Contemporary **SOLD**
BR/FB/HB: 1/1/0 Lvis: 1 Fpls: 0 Yr Blt: 1950
Gar/Cpt/Assgn: // ADC Map: 000
Acres: HOA/Condo: / \$286.67
Int Sqft: 453 DOMM/DOMP: 87/87
Adv Sub: OLD CITY #2
Bsmt Type:
Heat: Electric, Heat Pump(s)
COLDWELL BANKER RESIDI Taxes: \$1,728
Close Date: 09-Apr-2013 Close Price: \$249,000

Courtesy of: Mark Griffin

Home: (202) 530-7157 Office: (202) 939-0936
Cell: Email: mgriffin@washlaw.com
Company: Mark G Griffin
Office: Fax:

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Accuracy of square footage, lot size and other information is not guaranteed.



EXHIBIT 1E



Chairman Lloyd Jordan
Board of Zoning Adjustment
Suite 210S
Washington, DC 20001
441 4th Street, NW

Dear Chairman Jordan & Members of the Board:

I have been a real estate agent in Washington DC since March of 2004 and I have transacted hundreds of properties during this time. I have been retained by 1538 New Jersey Avenue, LLC ("Applicant") to provide a market analysis for its proposed development project at 1538 New Jersey Avenue, NW. I have visited the site and I am aware of the Applicant's other apartment products. This letter summarizes my opinion regarding the marketability and recommended sales prices for condominium units at the proposed development.

In my experience, rental accommodations require different types of finishes and amenities than a market rate for sale condominium unit requires. Specifically, the type of heating/air condition, countertops, cabinets, floors, lights, etc. are significantly different. While the Shaw neighborhood generally is quite strong for condominium sales, 1538 New Jersey Avenue is challenging because the street is wide and very busy, and the commercial center directly across the street is mostly vacant and visually unappealing.

I have reviewed the sales prices that the Applicant has provided to the Board of Zoning Adjustment, and I agree with these expected sales prices for a variety of reasons including the market, interest rate fluctuations, delivery time, and potential permitting and construction delays.

Based on my knowledge of the area, the sales prices that the Applicant has provided are both reasonable and appropriate. Feel free to contact me should you have any questions or require further explanation.

Sincerely,

Andy Peers
301.370.4499
Andy@ReishmanRealEstate.com
DC License: SP98360568

EXHIBIT F

2

Date: 6/14/13

Board of Zoning Adjustment
441 4th Street N.W
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18562 - 1538 New Jersey Ave., NW

Dear Members of the Board:

I am writing to express my support for the application for zoning relief at 1538 New Jersey Avenue NW submitted by 1538 New Jersey Avenue, LLC (the "Applicant") to allow conversion of a church and residential unit to a multiunit apartment building. I urge the Board to approve the application as proposed.

The plans for the Applicant's proposed project have been explained to me. The proposed project will not have a substantially adverse effect on the use or enjoyment of our nearby home. Nor will it affect our light, air, or privacy. The project is comparable to other projects in our immediate vicinity, and will not visually intrude upon the character, scale, or pattern of the houses in our neighborhood.

Thank you for the opportunity to provide feedback.

Sincerely,

Rosa N. Carter (Signature)

Name: Rosa N Carter

Address: 430 Q St. NW.
Wash, DC 20001