

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 22 PM 1:22
HK

November 20, 2013

**Supplemental Statement of Leonard & Leticia Long – Pursuant to DCMR
Title II 3103.7(6)**

**In Re: BZA Case 18629: 2028 4th Street, NE request for a use
Variance to permit an indoor cycling fitness studio/gym in a residential
zone.**

In further support of our request for a use variance for the property located at 2028 4th
Street, N E Washington, DC we respectfully submit the following.

The subject property, 2028 4th Street, N E. Washington, DC is located in a
District zoned R-4 which permits a matter-of-right development of single-family
residential uses (including detached, semi-detached, row dwellings, and flats), churches
and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800
square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats,
a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-
detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000
square feet and 40% lot occupancy for all other structures (20% lot occupancy for public
recreation and community centers), and a maximum height of three (3) stories/forty
(40) feet (60 feet for churches and schools and 45 feet for public recreation and
community centers).

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18629
EXHIBIT NO. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 18629
EXHIBIT NO. 33

Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Rear yard requirement is twenty (20) feet (see R-4 zoning regulation).

The subject property, 2028 4th Street, N.E. Washington, DC 20002 (lot characteristics) is rectangular in shape and is located at the intersection of 4th and V Streets, NE. A 10 ft. wide public alley is located at the rear.

The subject property's dimensions are 54 ft. x 22 ft. with a land area (lot) of 1339 square feet (**see drawing and exhibit A attached hereto**). The property does not include on-site parking. Nor does the property have a rear yard. The property is classified as commercial by the District of Columbia Office of Tax and Revenue. (**see exhibit B attached hereto**).

The physical characteristics of the property create exceptional and undue hardship for the owner in using the property consistent with the Zoning Regulations (use variance).

An analysis of the R-4 zoning requirements as said requirements relate to "matter-of-right development" of the subject property reveals that the structure of the subject property does not conform nor can be made to conform to the R-4 "matter of right development requirements, without substantial alterations. For example the R-4 zone designation permits a matter of right development of a single-family residential use (including detached, semi-detached row dwellings, and flats/churches and public

schools of structure with minimum lot width of 18 feet, a minimum lot area of 1800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats. The subject property, 2028 4th St. N.E. WDC does not meet the requirement for matter of right development as aforementioned in that its minimum lot area is 1339 square feet, approximately 541 square feet less than the minimum square lot footage required for such a development. Consequently, a strict application of the zoning regulation would preclude a conforming use of the property thereby resulting in exceptional and undue hardship to the owner. Moreover for matter of right development pursuant to R-4 zoning regulation for all other structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% occupancy for all other structures (20% lot occupancy for public recreation and community centers), and a maximum height of three (3) stories/forty (40) feet (60 feet for churches and schools and 45 feet for public recreation and community centers) is required.

The subject property, 2028 4th St. N.E. Washington, DC does not meet the R-4 zoning requirement for matter of right development for "other structures including public recreation and community centers in terms of lot width, i.e. 22 ft. (subject property) v. required minimum 40 feet width per zoning regulation and lot area of 1339 square ft. (subject property) v. required minimum 4000 square ft. lot per zoning regulation area (other structure).

Further, while R-4 zoning permits matter of right development/conversions of

existing buildings such as 2028 4th St. N E WDC to apartments with a minimum lot area of 900 square feet per dwelling unit there is a twenty (20) feet rear yard requirement

Per the R-4 zoning regulations, the subject property cannot be converted to apartment use because it (the subject property) cannot be conformed or converted to meet the 20 feet back yard requirement for matter of right development without substantial and costly modification to the integrity and structure of the building. In view of the foregoing it is clear that because of its structure, dimensions and land area (lot) the subject property cannot be developed as a "matter of right" to a conforming use pursuant to a strict application of the R-4 zoning regulation

As previously demonstrated the subject property exhibits a specific uniqueness with respect to exceptional narrowness (width) shallowness (land area), shape (length and width) topography and other extraordinary or exceptional situations or conditions i e , the inability to use a commercial property for a commercial purpose results in an exceptional and undue impact upon us, the owner. In essence, the physical characteristics of the property creates exceptional and undue hardship in using the property consistent with the zoning regulations in that it is our contention that the structure would have to be materially altered or demolished and rebuilt at substantial

the aforementioned "permitted uses", (most of them scarcely consistent with a residential neighborhood) However, with minor modifications such as the addition of a shower in the bathroom at a cost of approximately \$2500 - \$3000.00 the building would easily and readily accommodate a educational facility/gym/fitness/center cycling studio (a use and service) for which Leticia Long is well qualified.

On or about 10/7/2005 a Certificate of Occupancy was issued for the subject property which is also inexplicably listed as having an address of 331 V Street, N.E. to be used as a grocery store (**see exhibit C attached hereto**)

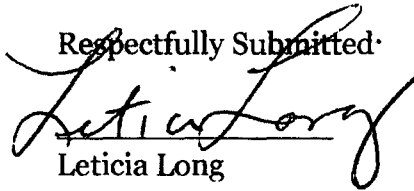
From all indication the use of the property as a grocery store represents a nonconforming use in an R-4 District. We mentioned that fact here as persuasive Authority to assist the Board in concluding as we have that as a result of the attachments of this particular piece of property, i.e. 2025 4th Street, N.E. Washington, DC, the strict application of a zoning regulation would result in exceptional and undue hardship upon the owner(s).

In conclusion, we contend that the property located at 2028 4th Street, N.E Washington, DC 20002 by virtue of the physical characteristics including land area is a

nonconforming structure and as such a strict application of the zoning regulation precludes the use of the property for any purpose (permitted zone use) to which it may be reasonably adapted

We therefore respectfully request that our application for a use variance be granted

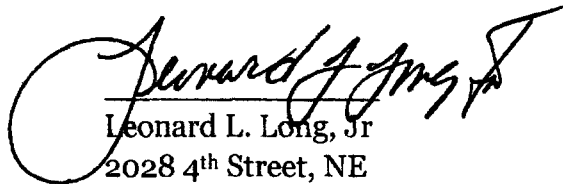
Respectfully Submitted



Leticia Long

2028 4th Street, NE

Washington, DC 20002

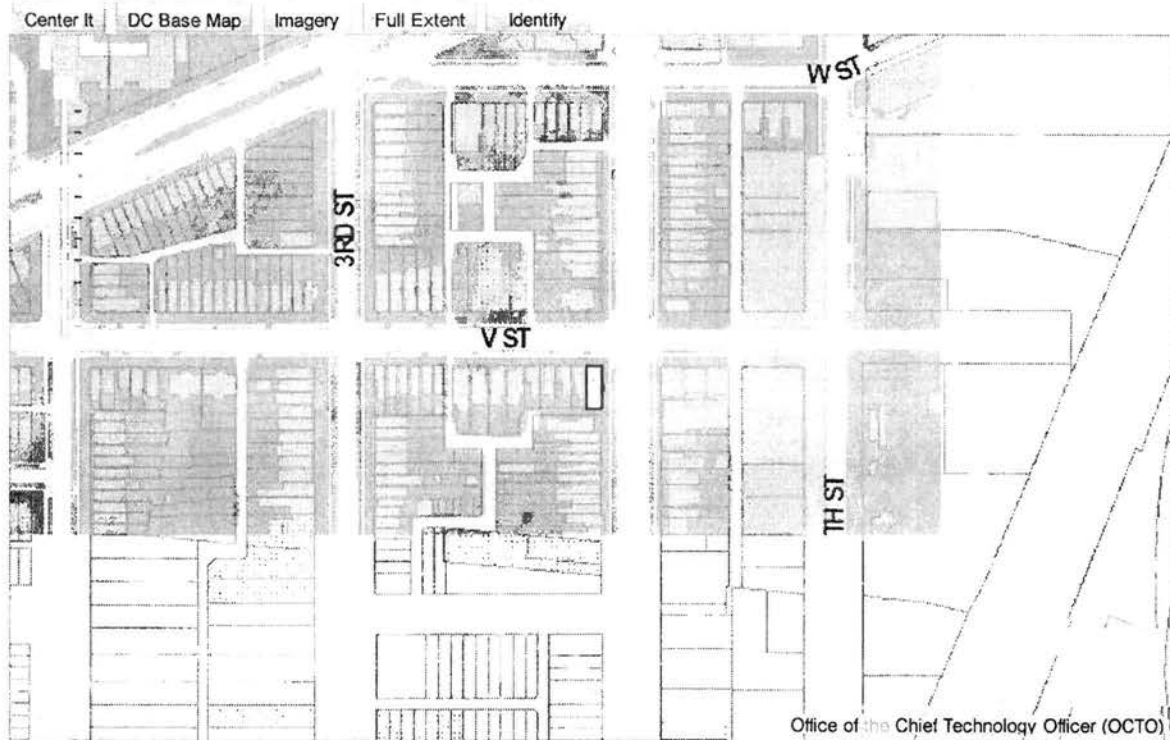


Leonard L. Long, Jr

2028 4th Street, NE

Washington, DC 20002

****Per the suggestion of the BZA we have commissioned and attached hereto as **exhibit D** a Comparative Market Analysis prepared by Keller Williams Realty This analysis does not take into consideration the “unimproved” condition of the subject property if it is to be sold as residential property

 Real Property


YOU IDENTIFIED

 2028 4TH STREET NE - 3563 0094

Owner: L. BART L LONG JR
 Square Suffix Lot: 3563 0094
 Tax Web Link: cfo.dc.gov
 Land Area: 1339
 Land Use Code: 081 - Religious
 Extract Date: 11/08/2013

Assessment Information

Year	Land Value	Improvement Value	Total Assessment Value
2015	\$66,950.00	\$226,840.00	\$293,790.00
2014	\$66,950.00	\$225,550.00	\$292,500.00
2013	\$66,950.00	\$224,940.00	\$291,890.00

Exhibit "A"



Office of Tax and Revenue

Search

Search

☐ dc.gov
 ☒ otr.cfo.dc.gov

[Home](#) | [Services](#) | [Individual Income Tax](#) | [Business Tax](#) | [Real Property](#) | [Recorder of Deeds](#) | [Tax Forms and Publications](#) | [About](#)

CEO HOME

TAXPAYER SERVICE CENTER

REAL PROPERTY SERVICES

[Property Tax Bills](#)
[Property Tax Rates and Calculation](#)
[Property Assessment Process](#)
[Property Assessment Appeals](#)
[Tax Relief Credits](#)
[Search Real Property Sales Database](#)
[Search Real Property Assessment Database](#)

[Prev](#)

Property Detail

Address: 2028 4TH ST NE

SSL: 3563 0094

Neighborhood:	ECKINGTON	Sub-Neighborhood:	B
Use Code:	81 - Religious	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	002 - Commercial
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	ELLIS JACKSON		
Gross Building Area:		Ward:	5
Land Area:	1,339	Triennial Group:	1

Owner and Sales Information

Owner Name: LEONARD L LONG JR
Mailing Address: 2028 4TH ST NE, WASHINGTON DC20002-1214
Sale Price: \$500,000
Recordation Date: 05/03/2013
Instrument No.: 52291

Tax Year 2014 Preliminary Assessment Roll

	Current Value (2013)	Proposed New Value (2014)
Land:	\$66,950	\$66,950
Improvements:	\$225,550	\$226,840
Total Value:	\$292,500	\$293,790
Taxable Assessment:	\$292,500	\$293,790

* Taxable Assessment after Tax Assessment Credit and after \$69,100 Homestead Credit, if applicable. ([Click here for more information](#)).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. [Click here to download the Homestead Deduction and Senior Citizen Tax Relief application](#) *

[View Tax Information](#) | [View Payments](#) | [View Current Bill](#)

District News

[Press Briefings & Schedules](#)
[Statements & Releases](#)
[Subscribe to Emails](#)
[Subscribe to Text Alerts](#)
[Online Chats](#)
[DC Gov Social Networks](#)
[DC Webcasts](#)
[Government Closures](#)

Information Centers

[72hours Emergency Planning](#)
[Business](#)
[Consumer Protection](#)
[Education](#)
[Health](#)
[Social Services](#)
[Residents](#)
[Visitors](#)

Community

[Citywide Calendar](#)
[Census](#)
[DC Jobs](#)
[DC Procurement](#)
[Green DC](#)
[DC One Card](#)
[Interagency on Homelessness](#)
[Recovery.dc.gov](#)

DC Government

[Mayor's Office](#)
[DC Agencies](#)
[DC Council](#)
[Elected Officials](#)
[District Appointees](#)
[Courts](#)
[DC Laws](#)
[DC Statehood](#)
[Mobile Site](#)

Contact Us

[Call 311](#)
[Contact the Mayor](#)
[Contact Agency Directors](#)
[Send Feedback](#)
[Search Telephone Directory](#)
[Submit Service Requests](#)
[Make FOIA Requests](#)

Department of Consumer and Regulatory Affairs
 Building and Land Regulation Administration
 941 North Capitol Street N.E. Room 2100
 Washington D.C. 20002
 Tel. (202) 442-4470 Fax (202) 442-4862

Government
 of the District
 of Columbia
 DCRA 34A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 105267

THIS PERMIT IS VALID ONLY FOR THE PREMISES
 OF THE PROJECT ADDRESS

DATE : 10/7/2005

ADDRESS 331 V ST NE		FLOOR(S) 1ST	PRCLID (square) WARD :		ZONE (lot)
PERMISSION IS HEREBY GRANTED TO SOLE PROPRIETOR : YOUNG WOO LOH			TRADING AS:		
APPROVED USES: GROCERY STORE			PREVIOUS USES: GROCERY STORE		
TYPE CHANGE OF OWNERSHIP	BZA NO:	OCCUPIED SQ. FOOTAGE: 2,928	OCCUP. LOAD: 1	EXPIRATION DATE: NONE	
DESCRIPTION OF USE: RETAIL GROCERY STORE					FEE: \$75.00
THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premises at the above address or part thereof, and for the purpose(s) indicated above, and is NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.					
Patrick J. Canavan, Pay. D. DIRECTOR		PERMIT CLERK: JOSEPH BEMBRY			

Exhibit "C"

COMPARATIVE MARKET ANALYSIS

Exhibit "D" (10 pages)



2028 4TH ST NE
WASHINGTON, DC 20002

Prepared exclusively for
Leonard Long

Prepared on
November 20, 2013



Researched and prepared by
Emerick A Peace
The Peace Team
9701 Apollo Drive Suite 102
Upper Marlboro, MD 20774
240-737-5001



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

COMPARATIVE MARKET ANALYSIS

Comparables Variance Report

The following displays the range of property characteristics of the comparables.



The listings in this CMA are:

Selling Price between \$399,999 and \$475,000

Bedrooms between 4 to 5

Bathrooms between 2 to 4

Tax Living Area between 1,920 to 2,092 Square Feet

Lot Size between 0.03 to 0.04 acres

Sold Price at \$0.00 per Living Area Square Foot

Built in 1905



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com

Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

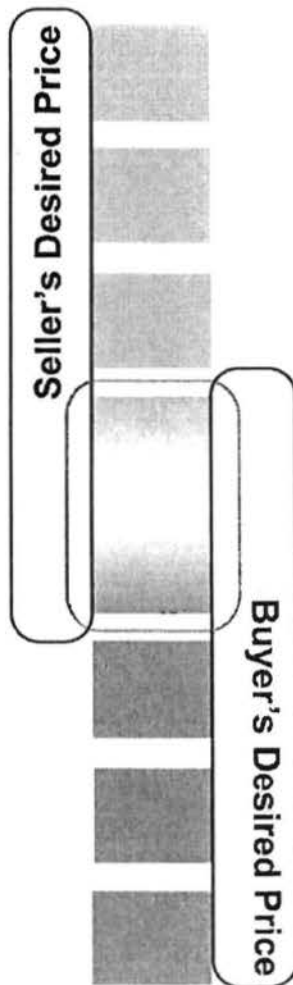
COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

Sources of Buyers

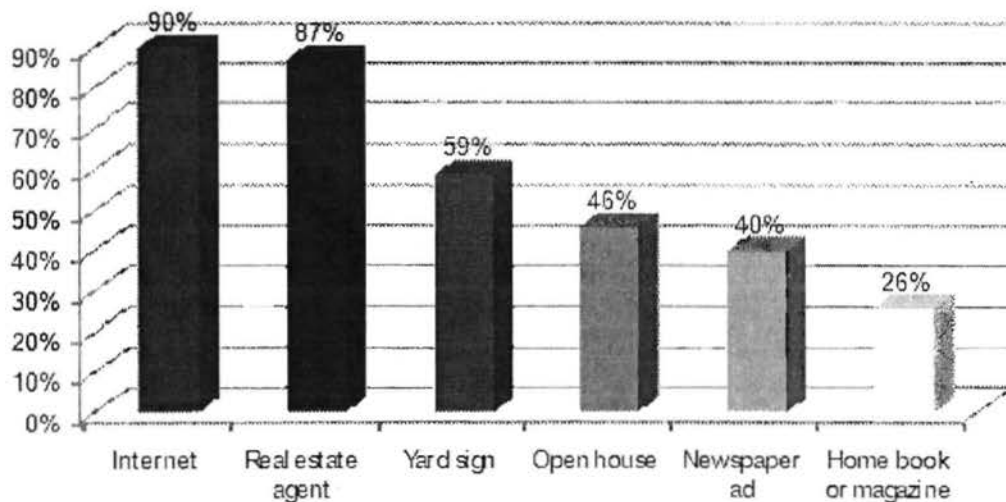
This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

Sources of Buyers

Source: 2009 National Association of REALTORS®
Profile of Home Buyers and Sellers



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be in an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

CMA Pricing Comparables

Subject		Comparable 1	Comparable 2	Comparable 3
			No Photo Available	
2028 4TH ST NE WASHINGTON, 20002 DC ECKINGTON		25 TODD PL NE WASHINGTON ECKINGTON DC8001697	56 R ST NE WASHINGTON ECKINGTON DC8170209	226 SEATON PL NE WASHINGTON ECKINGTON DC8132890
Status		SOLD	SOLD	SOLD
DOMM	74	7	3	46
Seller Subsidy		0	0	0
Transaction Type	Standard Sale	Potential Short Sale	Standard Sale	Standard Sale
Property Cond			As-is condition, Fixer-Upper, Needs work	s condition, Shows Well, Rehab potential
List Date		01/31/2013	08/30/2013	07/13/2013
Settled Date		07-August-2013	02-October-2013	31-October-2013
Contract Date		07-Feb-2013	01-Sep-2013	30-Aug-2013
List Price		\$455,900	\$475,000	\$429,000
Close Price		\$460,000	\$475,000	\$399,999
Style	Colonial	Victorian	Victorian	Victorian
Type	Attach/Row Hse	Attach/Row Hse	Attach/Row Hse	Semi-Detached
Levels	3	3	3	3
Year Built	1917	1905	1905	1905
Total Bedrooms	3	5	4	4
Baths Full/Half	2 /	3 / 1	2 / 0	2 / 0
# of Fireplaces	0	0	4	1
# Gar/Car/ParkSp	-/-/-	-/-/-	-/-/-	-/-/-
Exterior Features	Balcony			
Exterior Constr	Brick	Brick	Brick	Brick
Basement Type	Partial	Partially Finished	t Entrance, Outside Entrance, Unfinished	Full, Partially Finished, English
Cooling System	Central	Central A/C	Central A/C	None
Cooling Fuel Sys	Electric	Electric	Electric	None
Heat System	Forced Air	Forced Air	Central	Radiator
Heat Fuel	Natural Gas	Electric	Natural Gas	Natural Gas
Living Area		0	0	0
Price PER SQFT		0.00	0.00	0.00
Tax Total Liv Ar		2,092	2,086	1,920
TLA Prc PER SQF		\$217.93	\$227.71	\$223.44
Lot Size (Sqft/Ac)	1339/0.03	1440/0.03	1620/0.04	1500/0.03
Total Value	\$	\$460,000	\$475,000	\$399,999



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification.

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

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

3 LISTINGS



25 Todd Pl Ne WASHINGTON, DC 20002

DC8001697

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$460,000	\$455,900	.90	7	7	5	3	1	3	0		1,440		0	1905

Transaction Type: Potential Short Sale

Seller Subsidy \$0

Sold Date 07-Aug-2013

Adv Sub: ECKINGTON

Model:

Total Assessed: \$451,890

Style: Victorian

Bsmt: Yes, Partially Finished

Total Taxes: \$22594.50

Type: Attach/Row Hse

Water Oriented/Front/Access: No//

56 R St Ne WASHINGTON, DC 20002

DC8170209

No Photo Available

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$475,000	\$475,000	.00	3	3	4	2	0	3	4		1,620		0	1905

Transaction Type: Standard Sale

Seller Subsidy \$0

Sold Date 02-Oct-2013

Adv Sub: ECKINGTON

Model:

Total Assessed: \$331,170

Style: Victorian

Bsmt: Yes, Connecting Stairway, Front Entrance, Outside

Total Taxes: \$16558.50

Type: Attach/Row Hse

Water Oriented/Front/Access: No//

226 Seaton Pl Ne WASHINGTON, DC 20002

DC8132890



Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$399,999	\$429,000	-6.76	46	136	4	2	0	3	1		1,500		0	1905

Transaction Type: Standard Sale

Seller Subsidy \$0

Sold Date 31-Oct-2013

Adv Sub: ECKINGTON

Model:

Total Assessed: \$295,630

Style: Victorian

Bsmt: Yes, Full, Partially Finished, English

Total Taxes: \$2512.86

Type: Semi-Detached

Water Oriented/Front/Access: No//

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$453,300	\$445,000	-1.95	49	1,520
Median	\$455,900	\$460,000	0.00	7	

Report Totals

Properties: 3

Avg List Price	\$453,300	Avg Sold Price	\$445,000	Avg DOM-P
Median List	\$455,900	Median Sold Pri	\$460,000	Median DOM-P
Low List Price:	\$429,000	Low Sale Price:	\$399,999	
High List Price:	\$475,000	High Sale Price:	\$475,000	



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com

Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013

COMPARATIVE MARKET ANALYSIS

CMA Statistics Detail

SOLD 3 LISTINGS

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
25 Todd Pl Ne	\$460,000	\$0	\$460,000	\$455,900	100.90	\$460,000	\$0	\$460,000	\$455,900	100.90	7	7	108
56 R St Ne	475,000	\$0	\$475,000	\$475,000	100.00	\$475,000	\$0	\$475,000	\$475,000	100.00	3	3	108
226 Seaton Pl Ne	399,999	\$0	\$399,999	\$449,000	89.09	\$399,999	\$0	\$399,999	\$429,000	93.24	46	136	108
Low	\$399,999	\$0	\$399,999	\$449,000	89.09	\$399,999	\$0	\$399,999	\$429,000	93.24	3	3	108
High	\$475,000	\$0	\$475,000	\$475,000	100.90	\$475,000	\$0	\$475,000	\$475,000	100.90	46	136	108
Median	\$460,000	\$0	\$460,000	\$455,900	100.00	\$460,000	\$0	\$460,000	\$455,900	100.00	7	7	108
Average	\$445,000	\$0	\$445,000	\$459,967	96.66	\$445,000	\$0	\$445,000	\$453,300	98.05	19	49	108

Report Totals Properties: 3

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$429,000	\$449,000	89.09	\$399,999	\$0	\$399,999	3	3	108
High	\$475,000	\$475,000	100.90	\$475,000	\$0	\$475,000	46	136	108
Median	\$455,900	\$455,900	100.00	\$460,000	\$0	\$460,000	7	7	108
Average	\$453,300	\$459,967	96.66	\$445,000	\$0	\$445,000	19	49	108



Emerick A Peace | 240-737-5001 | emerickpeace@kw.com
Keller Williams Preferred Properties | (240) 737-5000

Copyright© 2013 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on November 20, 2013