

Lock 7 Development, LLC
BZA Case No: 18688

Sales Comps for Florida Ave NE

Address*	Room Type	Price	SQFT	Price per Square
401 13th ST NE #312, Washington, DC 20002	1 BR	\$355,000	780	\$455.13
401 13th ST NE #304, Washington, DC 20002	1 BR	\$359,950	792	\$454.48
401 13th ST NE #203, Washington, DC 20002	1 BR	\$345,000	825	\$418.18
410 11th ST NE #12, Washington, DC 20002	2 BR	\$375,000	802	\$467.58
410 11th ST NE #9, Washington, DC 20002	2 BR	\$379,000	836	\$453.35
410 11th ST NE #2, Washington, DC 20002	2 BR	\$399,900	931	\$429.54
440 12th ST NE #301, Washington, DC 20002	1 BR	\$380,000	1,020	\$372.55
440 12th ST NE #205, Washington, DC 20002	1 BR	\$449,000	1,020	\$440.20
440 12th ST NE #315, Washington, DC 20002	2 BR	\$490,000	1,020	\$480.39
440 12th ST NE #215, Washington, DC 20002	2 BR	\$490,000	1,020	\$480.39
315 12th ST NE #203, Washington, DC 20002	2 BR	\$495,000	1,071	\$462.18
440 12th ST NE #112, Washington, DC 20002	1 BR	\$457,500	1,100	\$415.91
440 12th ST NE #202, Washington, DC 20002	1 BR	\$445,000	1,130	\$393.81
440 12th ST NE #101, Washington, DC 20002	2 BR	\$483,000	1,130	\$427.43
440 12th ST NE #213, Washington, DC 20002	2 BR	\$484,000	1,140	\$424.56
410 11th ST NE #7, Washington, DC 20002	3 BR	\$477,000	1,221	\$390.66
410 11th ST NE #8, Washington, DC 20002	3 BR	\$493,500	1,153	\$428.01
440 12th ST NE #310, Washington, DC 20002	1 BR	\$419,000	1,160	\$361.21
440 12th ST NE #1, Washington, DC 20002	2 BR	\$440,000	1,160	\$379.31
401 13TH ST NE #211, Washington, DC 20002	2 BR	\$469,950	1,190	\$394.92
401 13TH ST NE #410, Washington, DC 20002	2 BR	\$500,000	1,200	\$416.67
401 13TH ST NE #310, Washington, DC 20002	2 BR	\$530,000	1,189	\$445.75

AVERAGE PRICE PER SQ. FT.	\$426.92
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*The above sales comps are pulled from the attached MRIS listings as the most comparable units based on size and amenities

Residential Book - Agent (9 UP)



614 ELLIOTT ST NE #2C DC8014792
Washington, DC 20002-5456 \$200,000
Garden 1-4 Floors, Other SOLD
BR/FB/HB: 1/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1980
Gar/Cpt/Assgn: // ADC Map: 999 Area:
Acres: HOA/Condo: /\$166.00
Int Sqft: 400 DOMM/DOMP: 38/38
Adv Sub: OLD CITY #1
Bsmt Type:
HEIDI SHAMLOO (202) 431-4098
WEI29 / (202) 431-4098 Taxes:\$1,398
Close Date: 20-Jun-2013 Close Price: \$207,000



410 15TH ST NE #26 DC7935099
Washington, DC 20002-5502 \$234,000
Garden 1-4 Floors, Other SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1927
Gar/Cpt/Assgn: // ADC Map: 0000 Area:
Acres: HOA/Condo: /\$140.00
Int Sqft: 480 DOMM/DOMP: 17/17
Adv Sub: OLD CITY #1
Bsmt Type:
DYANNE BRANAND (202) 369-7902
CBRB52 / (202) 547-3525 Taxes:\$1,664
Close Date: 15-Feb-2013 Close Price: \$225,000



610 14TH PL NE #2 DC7796532
Washington, DC 20002-5416 \$249,900
Garden 1-4 Floors, Colonial SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1940
Gar/Cpt/Assgn: // ADC Map: XXXX Area:
Acres: HOA/Condo: /\$165.00
Int Sqft: 600 DOMM/DOMP: 211/211
Adv Sub: CAPITOL HILL
Bsmt Type:
TRENT HEMINGER (202) 210-6448
BEAS1 / Taxes:\$1,942
Close Date: 09-Nov-2012 Close Price: \$244,900



334 14TH PL NE #4 DC8210745
Washington, DC 20002-6565 \$314,900
Other, Other SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1928
Gar/Cpt/Assgn: // ADC Map: XOXO Area:
Acres: HOA/Condo: \$0.00/\$218.38
Int Sqft: 520 DOMM/DOMP: 5/5
Adv Sub: CAPITOL HILL
Bsmt Type:
DINO MILANESE (202) 550-5634
CBRB52 / Taxes:\$1,299
Close Date: 06-Dec-2013 Close Price: \$312,500



614 ELLIOTT ST NE #2A DC7988844
Washington, DC 20002-5418 \$297,000
Garden 1-4 Floors, Traditional SOLD
BR/FB/HB: 1/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1926
Gar/Cpt/Assgn: //1 ADC Map: XXX Area:
Acres: HOA/Condo: /\$260.00
Int Sqft: 750 DOMM/DOMP: 41/41
Adv Sub: OLD CITY #1
Bsmt Type:
KRISTIN USAITIS (703) 863-0367
LNG95 / (703) 998-3111 Taxes:\$2,180
Close Date: 30-Apr-2013 Close Price: \$265,000



612 14TH PL NE #2 DC8219444
Washington, DC 20002-5443 \$294,500
Garden 1-4 Floors, Contemporary SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1947
Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
Acres: HOA/Condo: /\$235.00
Int Sqft: 525 DOMM/DOMP: 42/42
Adv Sub: OLD CITY #1
Bsmt Type:
ADAM VOGT (202) 321-7330
REFC1 / (202) 642-5633 Taxes:\$0
Close Date: 17-Jan-2014 Close Price: \$285,000



612 14TH PL NE #4 DC8116628
Washington, DC 20002-5443 \$279,900
Garden 1-4 Floors, Contemporary SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1947
Gar/Cpt/Assgn: //1 ADC Map: GREAT Area:
Acres: HOA/Condo: /\$235.00
Int Sqft: 532 DOMM/DOMP: 13/13
Adv Sub: OLD CITY #1
Bsmt Type:
ANDY PEERS (301) 370-4499
LNRE1 / Taxes:\$1,326
Close Date: 13-Aug-2013 Close Price: \$278,000



608 14TH PL NE #3 DC8170912
Washington, DC 20002-5466 \$299,000
Garden 1-4 Floors, Traditional SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1941
Gar/Cpt/Assgn: // ADC Map: GOOGL Area:
Acres: HOA/Condo: /\$234.60
Int Sqft: 538 DOMM/DOMP: 18/18
Adv Sub: OLD CITY #1
Bsmt Type:
JONATHAN STEELE (703) 343-3311
LNG83 / (703) 790-1990 Taxes:\$1,421
Close Date: 31-Oct-2013 Close Price: \$299,000



326 8TH ST NE #102 DC8103547
Washington, DC 20002-6147 \$332,900
Garden 1-4 Floors, Traditional SOLD
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2003
Gar/Cpt/Assgn: //1 ADC Map: GOOGL Area:
Acres: HOA/Condo: \$0.00/\$275.00
Int Sqft: 542 DOMM/DOMP: 6/6
Adv Sub: CAPITOL HILL
Bsmt Type:
MARY LOWRY SMITH (202) 247-5077
RLAH1 / (301) 652-0643 Taxes:\$2,303
Close Date: 18-Jul-2013 Close Price: \$332,900

Residential Book - Agent (9 UP)



311 7TH ST NE #101 DC7840919
Washington, DC 20002-6103 \$369,000
Garden 1-4 Floors, Contemporary **SOLD**
BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1937
Gar/Cpt/Assgn: // ADC Map: 0000 Area:
Acres: HOA/Condo: /\$236.00
Int Sqft: 704 DOMM/DOMP: 55/64
Adv Sub: CAPITOL HILL
Bsmt Type:
NELSON MARBAN (202) 870-6899
WFP1 / (202) 944-5000 Taxes:\$2,114
Close Date: 31-Jul-2012 Close Price: \$365,000



612 14TH PL NE #3 DC7908722
Washington, DC 20002-5416 \$248,000
Garden 1-4 Floors, Other **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1947
Gar/Cpt/Assgn: //1 ADC Map: SEE AD Area:
Acres: HOA/Condo: /\$170.00
Int Sqft: 564 DOMM/DOMP: 47/47
Adv Sub: OLD CITY #1
Bsmt Type:
LAURENCE MCGEE (410) 384-9000
PFED4 / (240) 450-0801 Taxes:\$1,574
Close Date: 09-Nov-2012 Close Price: \$240,000



1124 E ST NE #A DC8098607
Washington, DC 20002-6399 \$339,000
Garden 1-4 Floors, Beaux Arts **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1970
Gar/Cpt/Assgn: // ADC Map: 0000 Area:
Acres: HOA/Condo: /\$225.00
Int Sqft: 800 DOMM/DOMP: 2/2
Adv Sub: CAPITOL HILL
Bsmt Type:
SUSANNAH MOSS (202) 222-5599
CPRE1 / (202) 234-7009 Taxes:\$2,205
Close Date: 08-Jul-2013 Close Price: \$337,500



317 10TH ST NE #5 DC7990682
Washington, DC 20002-6203 \$338,500
Garden 1-4 Floors, Traditional **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1928
Gar/Cpt/Assgn: // ADC Map: 000 Area:
Acres: HOA/Condo: \$0.00/\$276.00
Int Sqft: 0 DOMM/DOMP: 24/24
Adv Sub: CAPITOL HILL
Bsmt Type:
CHASE MOORE (202) 365-5100
SEN1 / Taxes:\$2,327
Close Date: 01-Mar-2013 Close Price: \$338,500



1350 E ST NE #1 DC7789704
Washington, DC 20002 \$269,000
Garden 1-4 Floors, Federal **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1932
Gar/Cpt/Assgn: // ADC Map: 00000 Area:
Acres: HOA/Condo: /\$160.00
Int Sqft: 650 DOMM/DOMP: 21/274
Adv Sub: CAPITOL HILL
Bsmt Type:
PETER LANE (202) 333-1212
TTRS5 / Taxes:\$2,288
Close Date: 06-Jun-2012 Close Price: \$265,000



326 8TH ST NE #202 DC7865755
Washington, DC 20002-6108 \$344,999
Garden 1-4 Floors, Other **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2003
Gar/Cpt/Assgn: // ADC Map: 0000 Area:
Acres: HOA/Condo: /\$275.00
Int Sqft: 604 DOMM/DOMP: 4/208
Adv Sub: CAPITOL HILL
Bsmt Type:
JOHN BARRY JR. (703) 517-7492
KWCP1 / (202) 243-7700 Taxes:\$2,209
Close Date: 27-Jul-2012 Close Price: \$348,500



1350 E ST NE #1 DC8025595
Washington, DC 20002-5439 \$319,000
Garden 1-4 Floors, Federal **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1932
Gar/Cpt/Assgn: // ADC Map: 16G1 Area: N/A
Acres: HOA/Condo: /\$141.67
Int Sqft: 648 DOMM/DOMP: 55/55
Adv Sub: CAPITOL HILL
Bsmt Type:
EVELYN BRANIC (202) 543-4517
CBRB52 / (202) 547-3525 Taxes:\$1,685
Close Date: 20-Jun-2013 Close Price: \$305,000



1603 ISHERWOOD ST NE #102 DC7839725
Washington, DC 20002-5515 \$135,000
Garden 1-4 Floors, Colonial **SOLD**
BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1932
Gar/Cpt/Assgn: //1 ADC Map: XXX Area:
Acres: HOA/Condo: /\$125.00
Int Sqft: 608 DOMM/DOMP: 16/61
Adv Sub: OLD CITY #1
Bsmt Type:
ANDY WERNER JR. (301) 721-0000
RMX1 / (301) 721-0000 Taxes:\$1,767
Close Date: 31-Jul-2012 Close Price: \$96,075



1609 ISHERWOOD ST NE #1 DC8220511
Washington, DC 20002-5529 \$239,000
Garden 1-4 Floors, Federal **SOLD**
BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1933
Gar/Cpt/Assgn: // ADC Map: 000000 Area:
Acres: HOA/Condo: /\$93.00
Int Sqft: 614 DOMM/DOMP: 37/37
Adv Sub: CAPITOL HILL
Bsmt Type:
BRYCE ROWLAND (202) 302-0437
CBRB52 / (202) 741-1773 Taxes:\$1,573
Close Date: 14-Jan-2014 Close Price: \$235,000

Residential Book - Agent (9 UP)



1514 ISHERWOOD ST NE #2 DC7925838
Washington, DC 20002-5514 \$189,900
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1937
 Gar/Cpt/Assgn: // ADC Map: SEE MA Area:
 Acres: HOA/Condo: /\$180.00
 Int Sqft: 0 DOMM/DOMP: 40/40
 Adv Sub: OLD CITY #1
 Bsmt Type:
TY VOYLES (202) 725-8983
 KWCP1 / (202) 243-7700 Taxes:\$1,270
 Close Date: 28-Feb-2013 Close Price: \$180,000



730 11TH ST NE #204 DC7921123
Washington, DC 20002-3738 \$265,000
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: // ADC Map: USE GP Area:
 Acres: HOA/Condo: /\$220.00
 Int Sqft: 626 DOMM/DOMP: 9/9
 Adv Sub: H STREET CORRIDOR/ATLAS D
 Bsmt Type:
NADIA NEJAIME (202) 332-5575
 DCLR1 / (202) 337-0501 Taxes:\$2,055
 Close Date: 24-Oct-2012 Close Price: \$274,500



730 11TH ST NE #304 DC7925765
Washington, DC 20002-3738 \$218,500
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: //1 ADC Map: XXX Area:
 Acres: HOA/Condo: /\$222.69
 Int Sqft: 626 DOMM/DOMP: 6/6
 Adv Sub: OLD CITY #1
 Bsmt Type:
JOHN WILLIAMS (202) 246-7991
 FXR4 / (301) 794-9400 Taxes:\$2,184
 Close Date: 25-Oct-2012 Close Price: \$231,000



730 11TH ST NE #404 DC8196847
Washington, DC 20002-3730 \$283,500
 Garden 1-4 Floors, Beaux Arts SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$254.00
 Int Sqft: 626 DOMM/DOMP: 6/6
 Adv Sub: CAPITOL HILL
 Bsmt Type:
TOM FAISON (202) 255-5554
 RMAX20 / (202) 255-5554 Taxes:\$2,331
 Close Date: 15-Nov-2013 Close Price: \$284,000



1603 ISHERWOOD ST NE #202 DC7854083
Washington, DC 20002-5515 \$202,000
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1932
 Gar/Cpt/Assgn: // ADC Map: UNKNO Area:
 Acres: HOA/Condo: /\$125.00
 Int Sqft: 640 DOMM/DOMP: 117/117
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JOHN SMITH (202) 262-6037
 PFED4 / (202) 608-1882 Taxes:\$1,956
 Close Date: 02-Nov-2012 Close Price: \$199,000



401 13TH ST NE #208 DC8108141
Washington, DC 20002-6316 \$259,900
 Mid-Rise 5-8 Floors, Contemporary SOLD
 BR/FB/HB: 0/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$312.00
 Int Sqft: 650 DOMM/DOMP: 95/95
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JENNIFER MYERS (202) 905-4335
 DRB1 / (202) 905-4335 Taxes:\$2,087
 Close Date: 23-Oct-2013 Close Price: \$260,000



1606 ISHERWOOD ST NE #1 DC8216858
Washington, DC 20002-5541 \$279,972
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1933
 Gar/Cpt/Assgn: // ADC Map: GOOGL Area:
 Acres: HOA/Condo: /\$206.00
 Int Sqft: 650 DOMM/DOMP: 25/25
 Adv Sub: OLD CITY #1
 Bsmt Type:
AMY DEBOK (703) 556-4222
 CENT2007 / (703) 527-3300 Taxes:\$1,187
 Close Date: 07-Jan-2014 Close Price: \$274,000



1606 ISHERWOOD ST NE #3 DC8125670
Washington, DC 20002-5541 \$257,000
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1933
 Gar/Cpt/Assgn: // ADC Map: SEE MA Area:
 Acres: HOA/Condo: /\$171.00
 Int Sqft: 651 DOMM/DOMP: 74/74
 Adv Sub: H STREET
 Bsmt Type:
JOHN MAMMANO (202) 244-3034
 LNG44 / (202) 238-2895 Taxes:\$1,191
 Close Date: 09-Oct-2013 Close Price: \$254,000



1629 L ST NE #005 DC7818167
Washington, DC 20002-3019 \$189,900
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2010
 Gar/Cpt/Assgn: // ADC Map: XXXX Area:
 Acres: HOA/Condo: /\$198.62
 Int Sqft: 1 DOMM/DOMP: 163/163
 Adv Sub: H STREET, NE
 Bsmt Type:
MICHAEL HINES (202) 379-5868
 TTRS2 / (202) 939-1211 Taxes:\$1,199
 Close Date: 01-Jan-2013 Close Price: \$189,900



1629 L ST NE #204 DC7897634
Washington, DC 20002-3019 \$299,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2010
 Gar/Cpt/Assgn: // ADC Map: XXX Area:
 Acres: HOA/Condo: /\$248.25
 Int Sqft: 1,157 DOMM/DOMP: 37/37
 Adv Sub: H STREET
 Bsmt Type:
MICHAEL HINES (202) 379-5868
 TTTS2 / (202) 939-1211 Taxes:\$1,614
 Close Date: 18-Oct-2012 Close Price: \$288,000



523 8TH ST NE #T1 DC8084877
Washington, DC 20002-5265 \$339,000
 Garden 1-4 Floors, Beaux Arts SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1910
 Gar/Cpt/Assgn: // ADC Map: GOOGL Area:
 Acres: HOA/Condo: /\$223.00
 Int Sqft: 684 DOMM/DOMP: 7/7
 Adv Sub: OLD CITY #1
 Bsmt Type:
MITCHELL STORY (202) 270-4514
 LNG44 / (202) 238-2873 Taxes:\$0
 Close Date: 29-Jun-2013 Close Price: \$339,000



311 7TH ST NE #3 DC9002726
Washington, DC 20002 \$299,900
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1937
 Gar/Cpt/Assgn: // ADC Map: GPS Area:
 Acres: HOA/Condo: /\$203.00
 Int Sqft: 698 DOMM/DOMP: 13/69
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JIM MCCOWAN (703) 395-0166
 LNG84 / (703) 522-0500 Taxes:\$2,344
 Close Date: 16-Dec-2013 Close Price: \$297,000



523 8TH ST NE #104 DC7791032
Washington, DC 20002-5235 \$399,900
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 3 Fpls: 1 Yr Blt: 1910
 Gar/Cpt/Assgn: // ADC Map: 000 Area:
 Acres: HOA/Condo: /\$240.00
 Int Sqft: 0 DOMM/DOMP: 69/69
 Adv Sub: CAPITOL HILL
 Bsmt Type:
BRIAN SINK (202) 270-9972
 DCLR1 / (202) 337-0501 Taxes:\$2,808
 Close Date: 27-Jun-2012 Close Price: \$399,900



1706 WEST VIRGINIA AVE NE #4 DC7921548
Washington, DC 20002 \$89,000
 Duplex, Traditional SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1931
 Gar/Cpt/Assgn: // ADC Map: XXX Area:
 Acres: HOA/Condo: /\$0.00
 Int Sqft: 702 DOMM/DOMP: 80/80
 Adv Sub: BRENTWOOD
 Bsmt Type:
PENNYE GREEN (202) 247-5668
 CBRB49 / (202) 756-4200 Taxes:\$1,575
 Close Date: 10-Jan-2013 Close Price: \$93,500



1125 MARYLAND AVE NE #8 DC7849672
Washington, DC 20002-5331 \$248,400
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1928
 Gar/Cpt/Assgn: // ADC Map: 6J2 Area:
 Acres: HOA/Condo: /\$590.00
 Int Sqft: 731 DOMM/DOMP: 59/59
 Adv Sub: OLD CITY #1
 Bsmt Type:
FRANK PRINDLE (703) 299-3033
 RMAX128 / Taxes:\$2,511
 Close Date: 05-Sep-2012 Close Price: \$253,000



1116 C ST NE #202 DC8082849
Washington, DC 20002-6347 \$475,000
 Garden 1-4 Floors, Victorian SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 1 Yr Blt: 1910
 Gar/Cpt/Assgn: // ADC Map: CHIC Area:
 Acres: HOA/Condo: /\$170.00
 Int Sqft: 750 DOMM/DOMP: 24/24
 Adv Sub: CAPITOL HILL
 Bsmt Type:
SALLY HAMIDI (202) 321-3490
 CRGL1 / (202) 587-2787 Taxes:\$2,500
 Close Date: 02-Jul-2013 Close Price: \$450,000



401 13TH ST NE #312 DC8183247
Washington, DC 20002-6392 \$359,950
 Mid-Rise 5-8 Floors, Traditional SOLD
 BR/FB/HB: 1/1/0 Lvl: 5 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0 Area:
 Acres: HOA/Condo: \$89.00/\$269.00
 Int Sqft: 780 DOMM/DOMP: 15/15
 Adv Sub: OLD CITY #1
 Bsmt Type:
MAGGIE DALEY (202) 550-0972
 CBRB52 / Taxes:\$2,501
 Close Date: 31-Oct-2013 Close Price: \$355,000



401 13TH ST NE #304 DC8183705
Washington, DC 20002-6316 \$359,950
 Mid-Rise 5-8 Floors, Transitional SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 1 Area:
 Acres: HOA/Condo: \$89.00/\$269.00
 Int Sqft: 792 DOMM/DOMP: 17/17
 Adv Sub: CAPITOL HILL
 Bsmt Type:
FRANK PERNA (301) 351-2300
 CBRB52 / (301) 351-2300 Taxes:\$2,536
 Close Date: 11-Oct-2013 Close Price: \$359,950



401 13TH ST NE #203 DC7820240
Washington, DC 20002-6327 \$349,950
 Mid-Rise 5-8 Floors, Federal SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: 1//1 ADC Map: 16DC Area:
 Acres: HOA/Condo: \$89.00/\$264.00
 Int Sqft: 825 DOMM/DOMP: 10/10
 Adv Sub: CAPITOL HILL
 Bsmt Type:
FRANK PERNA (301) 351-2300
 CBRB52 / (301) 351-2300 Taxes:\$2,364
 Close Date: 27-Jun-2012 Close Price: \$345,000



410 11TH ST NE #12 DC8181631
Washington, DC 20002-6101 \$375,000
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: 039-K Area:
 Acres: HOA/Condo: /\$265.51
 Int Sqft: 802 DOMM/DOMP: 13/13
 Adv Sub: CAPITOL HILL
 Bsmt Type:
ELISABETH GELOS (202) 367-6635
 LNG147 / Taxes:\$2,537
 Close Date: 30-Oct-2013 Close Price: \$375,000



730 11TH ST NE #402 DC8019232
Washington, DC 20002-3730 \$349,555
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: // ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$337.24
 Int Sqft: 850 DOMM/DOMP: 7/7
 Adv Sub: H STREET CORRIDOR
 Bsmt Type:
DAVID GETSON (202) 557-5411
 CBRB106 / (202) 387-6180 Taxes:\$3,012
 Close Date: 05-Apr-2013 Close Price: \$377,500



730 11TH ST NE #202 DC8031060
Washington, DC 20002-3752 \$349,499
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: //1 ADC Map: GOOGL Area: N/A
 Acres: HOA/Condo: \$0.00/\$337.24
 Int Sqft: 850 DOMM/DOMP: 5/5
 Adv Sub: H STREET/ATLAS DISTRICT
 Bsmt Type:
CHRISTOPHER BULKA (202) 420-8919
 CBRB106 / Taxes:
 Close Date: 01-May-2013 Close Price: \$390,000



410 11TH ST NE #9 DC8209422
Washington, DC 20002-6101 \$379,000
 Garden 1-4 Floors, Victorian SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: 000000 Area:
 Acres: HOA/Condo: /\$276.28
 Int Sqft: 0 DOMM/DOMP: 8/8
 Adv Sub: CAPITOL HILL
 Bsmt Type:
BRYCE ROWLAND (202) 302-0437
 CBRB52 / (202) 741-1773 Taxes:\$2,610
 Close Date: 22-Nov-2013 Close Price: \$379,000



317 10TH ST NE #1 DC7766572
Washington, DC 20002-6203 \$405,500
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/1/1 Lvl: 1 Fpls: 1 Yr Blt: 1928
 Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$407.00
 Int Sqft: 880 DOMM/DOMP: 62/62
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JOHN PARKER (202) 413-5377
 CBRB52 / (202) 547-3525 Taxes:\$3,142
 Close Date: 07-May-2012 Close Price: \$385,000



919 MARYLAND AVE NE #1 DC8044762
Washington, DC 20002-6378 \$450,000
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1909
 Gar/Cpt/Assgn: // ADC Map: GREAT Area:
 Acres: HOA/Condo: /\$220.00
 Int Sqft: 0 DOMM/DOMP: 7/7
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JENN SMIRA (202) 340-7675
 LNRE1 / (202) 340-7675 Taxes:\$2,848
 Close Date: 25-Apr-2013 Close Price: \$458,000



410 11TH ST NE #2 DC8119986
Washington, DC 20002-6139 \$399,900
 Duplex, Traditional SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: GOOGL Area:
 Acres: HOA/Condo: /\$308.57
 Int Sqft: 931 DOMM/DOMP: 78/78
 Adv Sub: CAPITOL HILL
 Bsmt Type:
GEORGE GIAMAS (202) 276-6708
 LNG3 / (202) 895-7370 Taxes:\$2,808
 Close Date: 24-Oct-2013 Close Price: \$399,900



721 E ST NE #3 DC7808760
Washington, DC 20002-5231 \$479,900
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 165C Area:
 Acres: HOA/Condo: /\$248.00
 Int Sqft: 950 DOMM/DOMP: 21/90
 Adv Sub: CAPITOL HILL
 Bsmt Type:
EDWARD DOWNS (202) 234-8532
 WEI4 / (202) 326-1300 Taxes:\$3,624
 Close Date: 01-Jun-2012 Close Price: \$470,000



661 MORRIS PL NE #3 DC7773557
Washington, DC 20002-5221 \$344,500
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 1/1/1 Lvl: 2 Fpls: 1 Yr Blt: 1936
 Gar/Cpt/Assgn: 1// ADC Map: XOXO Area:
 Acres: HOA/Condo: /\$254.00
 Int Sqft: 961 DOMM/DOMP: 60/60
 Adv Sub: CAPITOL HILL
 Bsmt Type: Fully Finished, Rear Entrance
JOHN PARKER (202) 413-5377
 CBRB52 / (202) 547-3525 Taxes: \$2,879
 Close Date: 21-May-2012 Close Price: \$328,500



1018 FLORIDA AVE NE #101 DC8073123
Washington, DC 20002-3768 \$359,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 2 Fpls: 0 Yr Blt: 2008
 Gar/Cpt/Assgn: // ADC Map: SEE MA Area:
 Acres: HOA/Condo: /\$197.00
 Int Sqft: 0 DOMM/DOMP: 9/9
 Adv Sub: TRINIDAD
 Bsmt Type:
TOM BUERGER (202) 255-2844
 RMAX17 / (202) 255-2844 Taxes: \$2,282
 Close Date: 25-Jun-2013 Close Price: \$388,632



423 18TH ST NE #6 DC8119065
Washington, DC 20002-4669 \$290,000
 Garden 1-4 Floors, Other SOLD
 BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 1941
 Gar/Cpt/Assgn: // ADC Map: SEE MA Area:
 Acres: HOA/Condo: /\$237.64
 Int Sqft: 975 DOMM/DOMP: 30/30
 Adv Sub: OLD CITY #1
 Bsmt Type:
ERNESH STEWART (240) 432-3360
 ECOR1 / (301) 412-9295 Taxes: \$2,210
 Close Date: 31-Oct-2013 Close Price: \$295,000



440 12TH ST NE #301 DC8059981
Washington, DC 20002-6387 \$395,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: ABC12 Area:
 Acres: HOA/Condo: /\$383.76
 Int Sqft: 1,020 DOMM/DOMP: 54/54
 Adv Sub: CAPITOL HILL
 Bsmt Type:
PAM KRISTOF (202) 253-2550
 RMAX17 / (202) 338-8900 Taxes: \$3,189
 Close Date: 19-Jul-2013 Close Price: \$380,000



440 12TH ST NE #205 DC8071001
Washington, DC 20002-6386 \$449,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: UNKNO Area:
 Acres: HOA/Condo: /\$343.20
 Int Sqft: 1,020 DOMM/DOMP: 8/8
 Adv Sub: CAPITOL HILL
 Bsmt Type:
DAVID SPRINDZUNAS (202) 276-7646
 CTRP1 / (202) 232-0600 Taxes: \$3,303
 Close Date: 02-Jul-2013 Close Price: \$449,000



440 12TH ST NE #315 DC8083821
Washington, DC 20002-6388 \$499,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2004
 Gar/Cpt/Assgn: //1 ADC Map: CAP HIL Area:
 Acres: HOA/Condo: /\$343.00
 Int Sqft: 1,020 DOMM/DOMP: 18/18
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JEANNE HARRISON (202) 841-7717
 CBRB52 / (202) 547-3525 Taxes: \$3,435
 Close Date: 12-Jul-2013 Close Price: \$490,000



440 12TH ST NE #215 DC8112837
Washington, DC 20002-6386 \$479,000
 Garden 1-4 Floors, Victorian SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: N/A Area:
 Acres: HOA/Condo: /\$343.20
 Int Sqft: 1,020 DOMM/DOMP: 3/3
 Adv Sub: CAPITOL HILL
 Bsmt Type:
LINDA PETTIE (202) 547-3172
 CBRB52 / (202) 547-3525 Taxes: \$3,120
 Close Date: 15-Jul-2013 Close Price: \$490,000



315 12TH ST NE #203 DC7828241
Washington, DC 20002-6319 \$495,000
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1927
 Gar/Cpt/Assgn: // ADC Map: XOXO Area:
 Acres: HOA/Condo: \$0.00/\$208.00
 Int Sqft: 1,071 DOMM/DOMP: 4/4
 Adv Sub: CAPITOL HILL
 Bsmt Type:
DINO MILANESE (202) 550-5634
 CBRB52 / Taxes: \$3,345
 Close Date: 06-Jul-2012 Close Price: \$495,000



410 11TH ST NE #16 DC7929471
Washington, DC 20002-6122 \$425,000
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 2/1/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: 000 Area:
 Acres: HOA/Condo: /\$347.30
 Int Sqft: 1,092 DOMM/DOMP: 75/75
 Adv Sub: CAPITOL HILL
 Bsmt Type:
DEBORAH CHARLTON (202) 415-2117
 LNG42 / (202) 339-9449 Taxes: \$3,176
 Close Date: 11-Jan-2013 Close Price: \$425,000



440 12TH ST NE #112 DC7992216
Washington, DC 20002-6322 \$465,900
 Garden 1-4 Floors, Other SOLD
 BR/FB/HB: 1/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$383.76
 Int Sqft: 1,100 DOMM/DOMP: 43/43
 Adv Sub: CAPITOL HILL
 Bsmt Type:
SUSAN MCNEILL (202) 288-0948
 CBRB106 / (202) 288-0948 Taxes:\$3,160
 Close Date: 29-Mar-2013 Close Price: \$457,500



423 18TH ST NE #12 DC7828985
Washington, DC 20002-4607 \$180,000
 Garden 1-4 Floors, Colonial SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1930
 Gar/Cpt/Assgn: // ADC Map: NAE Area:
 Acres: HOA/Condo: /\$170.00
 Int Sqft: 1,300 DOMM/DOMP: 321/321
 Adv Sub: OLD CITY #1
 Bsmt Type:
LACY ALSTON (443) 570-2007
 LNC1 / (410) 730-3456 Taxes:\$2,343
 Close Date: 28-May-2013 Close Price: \$180,000



440 12TH ST NE #202 DC7758459
Washington, DC 20002-6322 \$439,000
 Garden 1-4 Floors, Other SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: CAPHIL Area:
 Acres: HOA/Condo: \$0.00/\$364.00
 Int Sqft: 1,130 DOMM/DOMP: 4/4
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JEANNE HARRISON (202) 841-7717
 CBRB52 / (202) 547-3525 Taxes:\$3,131
 Close Date: 01-Mar-2012 Close Price: \$445,000



440 12TH ST NE #101 DC8181999
Washington, DC 20002-6384 \$479,900
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: ABC12 Area:
 Acres: HOA/Condo: /\$383.76
 Int Sqft: 1,130 DOMM/DOMP: 5/5
 Adv Sub: CAPITOL HILL
 Bsmt Type:
PAM KRISTOF (202) 253-2550
 RMAX17 / (202) 338-8900 Taxes:\$3,254
 Close Date: 31-Dec-2013 Close Price: \$483,000



440 12TH ST NE #213 DC7779823
Washington, DC 20002-6322 \$489,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$383.00
 Int Sqft: 1,140 DOMM/DOMP: 19/19
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JOHN PARKER (202) 413-5377
 CBRB52 / (202) 547-3525 Taxes:\$3,392
 Close Date: 11-Apr-2012 Close Price: \$484,000



410 11TH ST NE #7 DC8052512
Washington, DC 20002-6101 \$499,750
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 3/2/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: 000 Area:
 Acres: HOA/Condo: /\$368.00
 Int Sqft: 1,221 DOMM/DOMP: 8/8
 Adv Sub: CAPITOL HILL
 Bsmt Type:
TOM FAISON (202) 255-5554
 RMAX20 / (202) 255-5554 Taxes:\$3,507
 Close Date: 17-May-2013 Close Price: \$477,000



410 11TH ST NE #8 DC8126328
Washington, DC 20002-6101 \$484,900
 Garden 1-4 Floors, Federal SOLD
 BR/FB/HB: 3/2/0 Lvl: 2 Fpls: 1 Yr Blt: 1940
 Gar/Cpt/Assgn: // ADC Map: 12345 Area:
 Acres: HOA/Condo: /\$377.94
 Int Sqft: 1,153 DOMM/DOMP: 4/4
 Adv Sub: CAPITOL HILL
 Bsmt Type:
SUZANNE DESMARAIS (202) 641-5793
 KWCP1 / (202) 243-7700 Taxes:\$3,507
 Close Date: 09-Aug-2013 Close Price: \$493,500



440 12TH ST NE #310 DC7879029
Washington, DC 20002-6322 \$419,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 1/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: //1 ADC Map: THE HIL Area:
 Acres: HOA/Condo: /\$383.00
 Int Sqft: 1,160 DOMM/DOMP: 11/48
 Adv Sub: CAPITOL HILL
 Bsmt Type:
RYALL SMITH (202) 547-3777
 CBRB52 / (202) 547-3525 Taxes:\$3,187
 Close Date: 05-Sep-2012 Close Price: \$419,000



440 12TH ST NE #1 DC8020741
Washington, DC 20002-6383 \$444,900
 Garden 1-4 Floors, Beaux Arts SOLD
 BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1900
 Gar/Cpt/Assgn: // ADC Map: 123XYZ Area:
 Acres: HOA/Condo: /\$383.00
 Int Sqft: 1,160 DOMM/DOMP: 13/13
 Adv Sub: CAPITOL HILL
 Bsmt Type:
PAM KRISTOF (202) 253-2550
 RMAX17 / (202) 338-8900 Taxes:\$3,150
 Close Date: 30-Apr-2013 Close Price: \$440,000



401 13TH ST NE #211 DC7926493
Washington, DC 20002-6327 \$469,950
 Mid-Rise 5-8 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: 1//1 ADC Map: MAPQU Area:
 Acres: HOA/Condo: \$0.00/\$481.00
 Int Sqft: 1,190 DOMM/DOMP: 44/44
 Adv Sub: CAPITOL HILL
 Bsmt Type:
FRANK PERNA (301) 351-2300
 CBRB52 / (301) 351-2300 Taxes:\$3,609
 Close Date: 14-Dec-2012 Close Price: \$469,950

401 13TH ST NE #410 DC8004263
Washington, DC 20002-6392 \$509,900
 Mid-Rise 5-8 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: 1//1 ADC Map: MAPQU Area:
 Acres: HOA/Condo: \$0.00/\$502.00
 Int Sqft: 1,200 DOMM/DOMP: 40/40
 Adv Sub: CAPITOL HILL
 Bsmt Type:
FRANK PERNA (301) 351-2300
 CBRB52 / (301) 351-2300 Taxes:\$3,628
 Close Date: 23-Apr-2013 Close Price: \$500,000

401 13TH ST NE #310 DC8183071
Washington, DC 20002-6316 \$519,900
 Mid-Rise 5-8 Floors, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: 1//1 ADC Map: 0000 Area:
 Acres: HOA/Condo: \$498.00
 Int Sqft: 1,189 DOMM/DOMP: 9/9
 Adv Sub: OLD CITY #1
 Bsmt Type:
NATHAN WARD (202) 997-1421
 RCRG1 / (202) 997-1421 Taxes:\$3,853
 Close Date: 25-Oct-2013 Close Price: \$530,000



809 MARYLAND AVE NE #B DC7995226
Washington, DC 20002 \$584,500
 Attach/Row Hse, Federal SOLD
 BR/FB/HB: 2/2/0 Lvl: 2 Fpls: 1 Yr Blt: 1920
 Gar/Cpt/Assgn: 1//1 ADC Map: GOOGL Area:
 Acres: HOA/Condo: \$191.00
 Int Sqft: 1,270 DOMM/DOMP: 10/10
 Adv Sub: OLD CITY #1
 Bsmt Type:
ALEXANDER ESFAHANI (202) 701-6200
 CBRB45 / (202) 333-6100 Taxes:\$3,910
 Close Date: 28-Feb-2013 Close Price: \$565,000

324 12TH ST NE #1 DC8191358
Washington, DC 20002 \$697,500
 Semi-Detached, Transitional SOLD
 BR/FB/HB: 3/3/0 Lvl: 2 Fpls: 0 Yr Blt: 2011
 Gar/Cpt/Assgn: 1//2 ADC Map: 16 3F Area:
 Acres: HOA/Condo: \$0.00/\$235.00
 Int Sqft: 1,399 DOMM/DOMP: 18/18
 Adv Sub: OLD CITY #1
 Bsmt Type:
STEVE PFLASTERER (202) 265-0504
 RMAX17 / (202) 339-8091 Taxes:\$5,245
 Close Date: 04-Dec-2013 Close Price: \$685,000

423 18TH ST NE #2 DC8102644
Washington, DC 20002-4669 \$379,999
 Garden 1-4 Floors, Other SOLD
 BR/FB/HB: 3/3/1 Lvl: 3 Fpls: 0 Yr Blt: 1941
 Gar/Cpt/Assgn: // ADC Map: 039-H Area: N/A
 Acres: HOA/Condo: \$297.00
 Int Sqft: 1,531 DOMM/DOMP: 53/53
 Adv Sub: CAPITOL HILL EAST
 Bsmt Type: Connecting Stairway, Fully Finished
JONATHAN RUTHERFORD (202) 269-1666
 TTRS5 / (202) 269-1666 Taxes:\$3,238
 Close Date: 28-Aug-2013 Close Price: \$380,000



630 F ST NE #1 DC8200198
Washington, DC 20002 \$599,000
 Garden 1-4 Floors, Victorian SOLD
 BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 1 Yr Blt: 1908
 Gar/Cpt/Assgn: // ADC Map: CAP HIL Area:
 Acres: HOA/Condo: \$153.75
 Int Sqft: 1,633 DOMM/DOMP: 4/87
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JEANNE HARRISON (202) 841-7717
 CBRB52 / (202) 547-3525 Taxes:\$4,749
 Close Date: 31-Oct-2013 Close Price: \$605,000

621 16TH ST NE #1 DC7980381
Washington, DC 20002-4560 \$399,000
 Detached, Colonial SOLD
 BR/FB/HB: 3/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 000000 Area:
 Acres: HOA/Condo: \$195.00
 Int Sqft: 0 DOMM/DOMP: 4/4
 Adv Sub: CAPITOL HILL
 Bsmt Type:
BRYCE ROWLAND (202) 302-0437
 CBRB52 / (202) 741-1773 Taxes:\$3,073
 Close Date: 25-Jan-2013 Close Price: \$410,000

1341 I ST NE DC7968225
Washington, DC 20002-7125 \$470,000
 Townhouse, Colonial SOLD
 BR/FB/HB: 4/1/1 Lvl: 3 Fpls: 0 Yr Blt: 1965
 Gar/Cpt/Assgn: //1 ADC Map: 0000 Area:
 Acres: HOA/Condo: \$182.00
 Int Sqft: 1,800 DOMM/DOMP: 11/11
 Adv Sub: CAPITOL HILL
 Bsmt Type: Full
ANSA TYUS (202) 547-5600
 RMAX20 / (202) 529-1400 Taxes:\$4,075
 Close Date: 31-Jan-2013 Close Price: \$439,000



1331 I ST NE DC7755414
Washington, DC 20002-7125 \$449,000
 Townhouse, Contemporary SOLD
 BR/FB/HB: 4/2/1 Lvl: 3 Fpls: 0 Yr Blt: 1965
 Gar/Cpt/Assgn: //1 ADC Map: 102620 Area:
 Acres: HOA/Condo: \$0.00/\$182.00
 Int Sqft: 1,800 DOMM/DOMP: 156/156
 Adv Sub: CAPITAL HILL
 Bsmt Type: Fully Finished, Improved, Outside En
MICHAEL WOODSON (202) 997-0989
 KWCP1 / (202) 882-3232 Taxes:\$4,095
 Close Date: 11-Oct-2012 Close Price: \$449,000



701 10TH ST NE #2 DC7798856
Washington, DC 20002-3733 \$459,900
 Detached, Victorian SOLD
 BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0 Area:
 Acres: HOA/Condo: /\$225.83
 Int Sqft: 0 DOMM/DOMP: 199/199
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JERRY JEWELL (301) 585-1500
 FORC1 / (301) 652-8822 Taxes:\$7,113
 Close Date: 18-Dec-2012 Close Price: \$459,900



701 10TH ST NE #1 DC7798864
Washington, DC 20002-3733 \$429,900
 Detached, Victorian SOLD
 BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0 Area:
 Acres: HOA/Condo: /\$225.83
 Int Sqft: 0 DOMM/DOMP: 223/223
 Adv Sub: CAPITOL HILL
 Bsmt Type:
JERRY JEWELL (301) 585-1500
 FORC1 / (301) 652-8822 Taxes:\$7,113
 Close Date: 29-Nov-2012 Close Price: \$425,000



1630 ROSEDALE ST NE #3 DC7754670
Washington, DC 20002-4526 \$389,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 3/3/0 Lvl: 2 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$329.00
 Int Sqft: 1,500 DOMM/DOMP: 30/30
 Adv Sub: CAPITOL HILL/H ST. NE AREA
 Bsmt Type:
JIM LISOWSKI (202) 550-7278
 KWCP1 / (202) 243-7700 Taxes:\$6,757
 Close Date: 27-Apr-2012 Close Price: \$399,999



1630 ROSEDALE ST NE #2 DC7754685
Washington, DC 20002-4526 \$289,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 3/2/1 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$250.00
 Int Sqft: 900 DOMM/DOMP: 14/14
 Adv Sub: CAPITOL HILL/H ST. NE AREA
 Bsmt Type:
JIM LISOWSKI (202) 550-7278
 KWCP1 / (202) 243-7700 Taxes:\$6,757
 Close Date: 17-Apr-2012 Close Price: \$289,900



1630 ROSEDALE ST NE #1 DC7754697
Washington, DC 20002-4526 \$249,000
 Garden 1-4 Floors, Contemporary SOLD
 BR/FB/HB: 3/2/1 Lvl: 1 Fpls: 0 Yr Blt: 2007
 Gar/Cpt/Assgn: // ADC Map: 0000 Area:
 Acres: HOA/Condo: /\$250.00
 Int Sqft: 950 DOMM/DOMP: 14/14
 Adv Sub: CAPITOL HILL/H ST. NE AREA
 Bsmt Type:
JIM LISOWSKI (202) 550-7278
 KWCP1 / (202) 243-7700 Taxes:\$6,757
 Close Date: 18-Apr-2012 Close Price: \$249,900

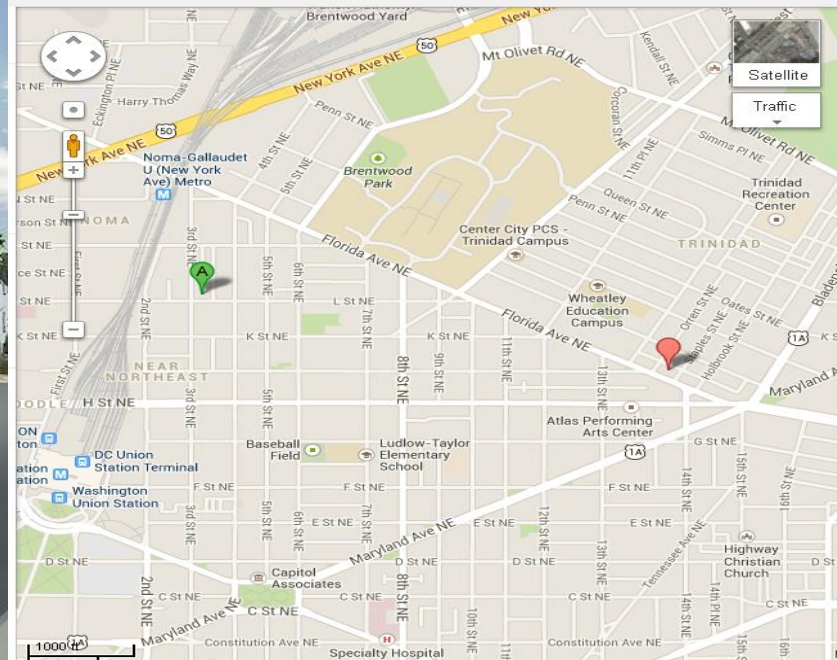
Rental Comps for Florida Ave NE

Building	Address	Room Type	Price Range	SQFT	Price per Square	Annual	Remarks
The Aria	300 L St NE	Studio	\$1650-1775	502	\$3.29-3.54	\$39.48	\$42.48
		1 BR	\$1900-2150	683	\$2.78-3.15	\$33.36	\$37.80
		2 BR	\$2500-2850	915	\$2.73-3.11	\$32.76	\$37.32
			\$2950-3000	995	\$3.01	\$36.12	
Flats at Atlas	1600 Maryland Ave NE	Studio	\$1500-1750	472-565	\$3.10-3.18	\$37.20	\$38.16
		1 BR	\$1600-2100	677-820	\$2.36-2.56	\$28.32	\$30.72
		1 BR w/ Den	\$2,100	850	\$2.47	\$29.64	
		2 BR	\$2200-2700	800-1000	\$2.70-2.75	\$32.40	\$33.00
		2 BR w/ Den	\$2,700	1000	\$2.70	\$32.40	
Flats 130 (NOMA)	130 M St NE	Studio	\$1800-2100	530-590	\$3.39-3.56	\$40.68	\$42.72
		JR 1 BR	\$1800-2150	580-690	\$3.11	\$37.32	
		1 BR	\$1900-2600	690-930	\$2.75-2.80	\$33.00	\$33.60
		2 BR	\$2700-3100	900-1200	\$2.58-3.00	\$30.96	\$33.60
Archstone First and M (NOMA)	1160 1st St NE	Studio	\$1955-3225	489-686	\$4.00-4.70	\$48.00	\$56.40
		1 BR	\$2290-4335	694-1140	\$3.30-3.80	\$39.60	\$45.60
		2 BR	\$2620-5438	829-1317	\$3.16-4.13	\$37.92	\$49.56

AVERAGE PRICE PER SQ. FT.	\$37.50
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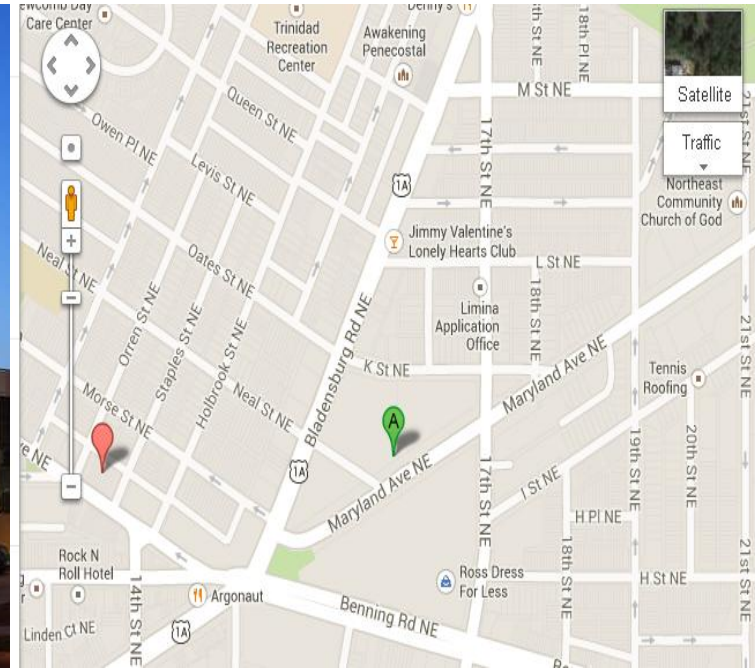
Lock 7 Development, LLC
Rental Comps BZA Case: 18688

The Aria 300 L St NE



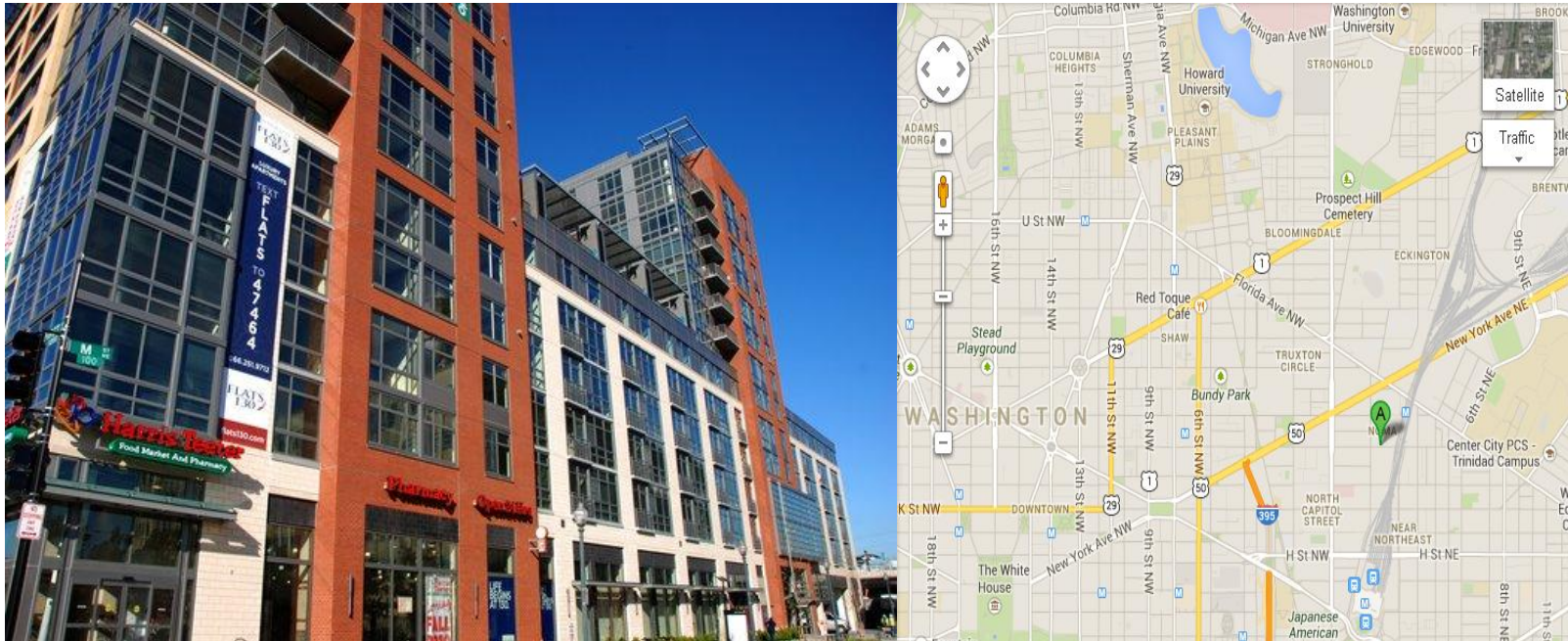
Lock 7 Development, LLC
Rental Comps BZA Case: 18688

Flats at Atlas 1600 Maryland Ave NE



Lock 7 Development, LLC
Rental Comps BZA Case: 18688

Flats 130 (NOMA) 130 M St NE



Lock 7 Development, LLC
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Archstone First and M (NOMA) 1160 1st St NE

