

COMPARATIVE MARKET ANALYSIS



Prepared exclusively for
1717 E Street, LLC

Prepared on
April 13, 2014



Researched and prepared by
Gerard DiRuggiero
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APR 15

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18692

EXHIBIT NO. 33



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

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Board of Zoning Adjustment
District of Columbia
CASE NO.18692
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COMPARATIVE MARKET ANALYSIS

CMA Summary

RENTED		5 Listings												
		List Price	Rented Price	% Dif	DOMP	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Built	Lot SF
Average		\$1,705	\$1,705	0.00	99	291	2	2	0	1	0		1924	757
Median		\$1,725	\$1,725	0.00	50	0								

Report Totals

Properties: 5

Avg List Price	\$1,705	Avg Sold Price	\$1,705	Avg DOM-P	99
Median List Price	\$1,725	Median Sold Price	\$1,725	Median DOM-P	50
Low List Price:	\$1,575	Low Sale Price:	\$1,575		
High List Price:	\$1,875	High Sale Price:	\$1,875		



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

RENTED		5 LISTINGS																	
		List Price	Rented Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres		Rented Date	
417 18Th St Ne #104		\$1,725	\$1,725	.00	201	Contemporary	700	2	2	0	1	0		No	1941	0.00		24-Mar-14	
417 18Th St Ne #201		\$1,750	\$1,750	.00	201	Contemporary	755	2	2	0	1	0		No	1941	0.00		21-Mar-14	
1218 Queen St Ne		\$1,575	\$1,575	.00	0	Colonial	0	2	1	0	2	0		No	1937			11-Nov-13	
814 11Th St Ne #B		\$1,875	\$1,875	.00	44	TH-Federal / Interior	0	2	1	0	1	0		No	1903	0.05		20-Oct-13	
429 18Th St Ne #2		\$1,600	\$1,600	.00	50	Contemporary	0	2	2	0	2	0		No	1900			15-Oct-13	
Average		\$1,705	\$1,705	0.00	99			2	2	0	1	0			1924	0.02			
Median		\$1,725	\$1,725	0.00	50														

Report Totals

Properties: 5

Avg List Price	\$1,705	Avg Sold Price	\$1,705	Avg DOM-P	99
Median List Price	\$1,725	Median Sold Price	\$1,725	Median DOM-P	50
Low List Price:	\$1,575	Low Sale Price:	\$1,575		
High List Price:	\$1,875	High Sale Price:	\$1,875		



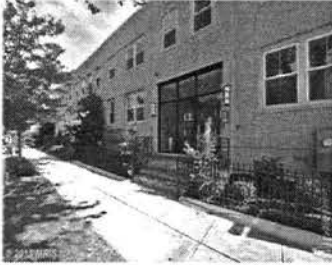
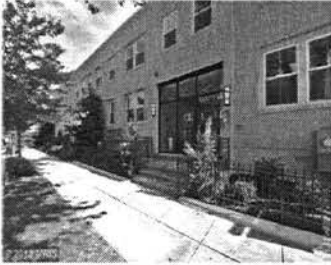
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CMA Pricing Analysis

Subject	Comparable 1		Comparable 2		Comparable 3	
No Photo Available	 417 18TH ST NE #104 WASHINGTON OLD CITY #1 DC8166076		 417 18TH ST NE #201 WASHINGTON OLD CITY #1 DC8166086		No Photo Available 1218 QUEEN ST NE WASHINGTON TRINIDAD DC8222088	
		Adj		Adj		Adj
Status		RENTED		RENTED		RENTED
DOMM		201		201		0
Seller Subsidy						
Transaction Type		Standard Sale		Standard Sale		Standard Sale
Property Cond		Shows Well		Shows Well		
List Date		08/23/2013		08/23/2013		11/11/2013
Settled Date		24-March-2014		21-March-2014		11-November-2013
Contract Date		20-Mar-2014		20-Mar-2014		11-Nov-2013
List Price		\$1,725		\$1,750		\$1,575
Close Price		\$1,725		\$1,750		\$1,575
Style		Contemporary		Contemporary		Colonial
Type		Garden 1-4 Floors		Garden 1-4 Floors		Garden 1-4 Floors
Levels		1		1		2
Year Built		1941		1941		1937
Total Bedrooms		2		2		2
Baths Full/Half	/	2 / 0		2 / 0		1 / 0
# of Fireplaces		0		0		0
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-
Exterior Features						
Exterior Constr		Concrete/Block		Concrete/Block		Brick and Siding
Basement Type						
Cooling System		Central A/C		Central A/C		Central A/C
Cooling Fuel Sys		Natural Gas		Natural Gas		Electric
Heat System		Electric Air Filter		Electric Air Filter		Forced Air
Heat Fuel		Electric		Electric		Electric
Living Area		700		755		0
Price PER SQFT		2.46		2.32		0.00
Tax Total Liv Ar						3,264
TLA Prc PER SQF		\$0.00		\$0.00		\$0.48
Lot Size (Sqft/Ac)	-/-	0/0.00		0/0.00		-/-
Total Adj						
Total Adj. Value	\$	\$1,725		\$1,750		\$1,575



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CMA Pricing Analysis

Subject		Comparable 4		Comparable 5	
No Photo Available					
		814 11TH ST NE #B WASHINGTON OLD CITY #1 DC8172864		429 18TH ST NE #2 WASHINGTON OLD CITY #1 DC8167229	
			Adj		Adj
Status		RENTED		RENTED	
DOMM		44		50	
Seller Subsidy					
Transaction Type		Standard Sale		Standard Sale	
Property Cond				Shows Well	
List Date		09/03/2013		08/26/2013	
Settled Date		20-October-2013		15-October-2013	
Contract Date		20-Oct-2013		15-Oct-2013	
List Price		\$1,875		\$1,600	
Close Price		\$1,875		\$1,600	
Style		Federal		Contemporary	
Type		Attach/Row Hse		Garden 1-4 Floors	
Levels		1		2	
Year Built		1903		1900	
Total Bedrooms		2		2	
Baths Full/Half	/	1 / 0		2 / 0	
# of Fireplaces		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-	
Exterior Features					
Exterior Constr		Brick		Brick	
Basement Type					
Cooling System		Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric	
Heat System		Central		Forced Air	
Heat Fuel		Natural Gas		Electric	
Living Area		0		0	
Price PER SQFT		0.00		0.00	
Tax Total Liv Ar		2,012		778	
TLA Prc PER SQF		\$0.93		\$2.06	
Lot Size (Sqft/Ac)	-/-	2272/0.05		-/-	
Total Adj					
Total Adj. Value	\$	\$1,875		\$1,600	



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