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March 4, 2014

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

Re: Application No. 18711 – 3112 13th Street NW (Square 2848, Lot 33)
Prehearing Statement of the Applicant

Chairman Lloyd Jordan and Honorable Members of the Board

On behalf of Applicant 3112 13th Street, LLC, enclosed please find the Posthearing Statement and 10 copies for the above-referenced application. The application was heard by the Board of Zoning Adjustment on February 25, 2014.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By Meredith H. Moldenhauer

Enclosures

Cc Advisory Neighborhood Commission 1A
c/o Kent Boese, Chair (via email)
c/o Matt Flynn, SMD 1A06 (via email)
Arthur Jackson, Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18711
EXHIBIT NO. 41

Board of Zoning Adjustment

District of Columbia

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CASE NO. 18711
EXHIBIT NO. 41

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**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
3112 13TH STREET, LLC**

**BZA APPLICATION NO. 18711
HEARING DATE: FEBRUARY 25, 2014
DECISION DATE: MARCH 11, 2014**

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POSTHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This posthearing statement is submitted on behalf of 3112 13th Street, LLC (the "Applicant"), the owner of property located at 3112 13th Street NW (the "Property"), in support of its application for variance relief, pursuant to 11 DCMR §3103.2, from the lot area requirement (§401.3) to allow the Applicant to convert a community based residential facility ("CBRF") to a 3-unit residential building

The Applicant hereby amends the Application to allow conversion of a CBRF to a three-unit structure¹ with no build-out on the third floor rather than a four-unit residential building with a buildout as initially requested. Because the proposed project no longer seeks to buildout the third floor, the Applicant is no longer seeking relief under 2001.3 regarding an existing nonconforming court. The nonconforming court is no longer being extended and thus may continue as an existing nonconformity as a matter-of-right

II. EXHIBITS IN SUPPORT OF THE APPLICATION

Exhibit A: Profit & Loss Analysis and Const. Budgets

Exhibit B: MRIS Comps

Exhibit C: Real Estate Agent Opinion Letter

III. APPLICANT MEETS BURDEN OF PROOF FOR VARIANCE RELIEF

The Board is authorized to grant an area variance where it finds that the Applicant fulfills the three-prong area variance standard. As described in the Applicant's submissions, as further explained at

¹ The Applicant is working with its Architect to revise the plans for the new 3 unit design. Unfortunately due to the snowstorm on Monday, March 3, 2014, the Applicant will need to late file the revised plans. Please note that we anticipate that the plans will be filed with the Office of Zoning prior to the decision date scheduled for March 11, 2014.

the public hearing, and as supplemented by this posthearing submission, all three prongs of the area variance test are satisfied.

A. The Property is Unusual Because of its Size, Shape or Topography and is Affected by an Exceptional Situation or Condition.

As stated in the Initial Application, the Property is unusual and affected by an exceptional situation and condition as a result of a confluence of factors. The Office of Planning agreed that the Property was exceptional stating “the community mental health facility use previously onsite apparently was unique to this square, and substantial interior and exterior renovations are required to create an efficient interior layout for a residential use. Based on the submitted information, a building designed for and occupied by a mental health facility does make this property unique on this square.” See OP Report, p4, BZA Case No. 18711

B. Strict Application of the Zoning Regulations would Result in Practical Difficulty

The Applicant has discussed in great detail in the Initial Application, Prehearing Statement and in testimony at the hearing the various ways that strict application of the Zoning Regulations would result in practical difficulty to the Applicant. The Applicant seeks only to update the record as to the exceptional situation and practical difficulty in connection with the amended degree of variance relief requested regarding lot area to a 2.7% deviation.

As a result of the exceptional circumstances, the Property will not generate a fair and reasonable return on investment without the requested lot area relief. It is not simply that compliance with the lot area requirement would produce less of a profit for the Applicant. Rather, *any* matter of right development at the site would result in a financially infeasible project. Following the hearing, the Applicant conducted an updated market analysis and review of the design alternatives. Based on that review, the Applicant amended the application and provides the attached specific financial documentation demonstrating the financial feasibility of the newly proposed three-unit project within the existing building envelope in comparison to several alternative configurations at the Property. See Exhibit A. The

Applicant further supports its financial feasibility analysis with MRIS Comparables, at Exhibit B, and a third party real estate agent's review and confirmation of the updated sales and rental figures, at Exhibit C

As documented by the Profit and Loss Analysis and Construction Budget, there is no economically feasible alternative for rehabilitation of this Property because compliance with the Zoning Regulations will result in a loss. The only alternative which provides a reasonable return is the 3-unit condominium proposed, which results in a small return to the Applicant on a total investment of \$1.6 million

	Single Family Modest Renovation	Single Family Fully Renovated	Flat 3 Story Home and English Basement	Flat (1) 2 Level & (1) 1.5 Level in	3 Units (2) 1 Level & (1) 1.5 Level in
Purchase Price	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
Construction Hard Cost	\$136,868	\$400,418	\$449,193	\$511,668	\$524,793
Total Soft Costs	\$133,940	\$133,940	\$181,859	\$193,107	\$194,419
Sales Proceeds:					
Unit 1	\$980,000	\$1,100,000	\$520,000	\$600,000	\$520,000
Unit 2			\$700,000	\$650,000	\$550,000
Unit 3					\$650,000
Unit 4					
Total	\$980,000	\$1,100,000	\$1,220,000	\$1,250,000	\$1,720,000
Sales Costs	\$104,300	\$111,500	\$124,200	\$126,000	\$179,700
Profit	-\$80,108	-\$230,858	-\$220,252	-\$265,774	\$136,088
Return on Investment	-7.6%	-17.3%	-15.3%	-17.5%	8.6%

The return on investment (ROI) for the proposed project is just 8.6%, which does not meet typical lending standards necessary to obtain conventional financing. In this instance, the Applicant has tentatively secured conventional financing for the project, despite the small return shown, as a result of their over 20 year relationship with this particular lending institution, prior experience with community residence facilities, and a proven track record.

The primary driver of the financial infeasibility is that substantial base renovation costs must be completed regardless of the number of units. The base renovation costs, including interior demolition, exterior fire staircase removal, basement underpinning and structural support, oil tank removal, lead paint

abatement, will cost roughly \$220,000 or nearly 42% of the total hard costs for the proposed project. Base renovation costs make up a larger percentage of total hard costs when the structure has fewer units at roughly 55% of hard costs for a single-family home, 49% for a single-family home with an English basement; and 43% for a 2-unit structure. See Profit & Loss Analysis at Exhibit A. Because of the significant base renovation costs required to allow the current commercial CBRF structure to be renovated for residential use of any kind, the Applicant must spread those costs over the additional unit requested to have a financially viable project.

The financial infeasibility extends to alternative scenarios in which a more modest renovation is completed rather than complete internal demolition. The costs saved, by decreasing expenditures on internal demolition, site work & utilities, underpinning and structural support, doors & windows, and other renovations proposed, would be partly offset by lower sales values. However, sale of a single-family home, whether after complete renovation or a more modest renovation, results in a substantial loss. See Exhibit A.² The reason is a combination of the substantial base renovation costs associated with returning the structure to residential use and removing of the various aspects related to the prior use as a community residential facility.

Alternative configurations are not financially viable in the context of a rental. As demonstrated by the chart below, all rental scenarios result in a loss. A lending institution, which generally requires a debt coverage ratio of 1.2, would not fund any of the projects below as each has a debt coverage ratio of below 1.0.

	Single Family	Single Family	Flat	Flat	3 Units
	Modest Renovation	Fully Renovated	3 Story Home and English Basement Unit	(1) 2 Level & (1) 1.5 Level In Existing Envelope	(2) 1 Level & (1) 1.5 Level In Existing Envelope
Annual Cash Flow	-\$28,952	-\$36,848	-\$21,500	-\$23,596	-\$2,376
Debt-Coverage Ratio	0.45	0.45	0.69	0.68	0.97

² A scenario in which a more modest renovation is done applies only in the context of a single-family home as scenarios in which the CBRF is converted to two or more units requires significant renovation associated with design, configuration, and access.

Having a third unit, as demonstrated by the financial documentation provided, is essential to prevent the project from resulting in an outright loss. Based on the above, strict application of the zoning regulations at the Property constitutes a practical difficulty as a result of the financial infeasibility of developing a project as a matter of right or in a manner requiring less zoning relief than proposed.

C. No Detriment to Public Good or Inconsistency with Zone Plan

Approval of the amended three-unit application will not cause detriment to the public good or be inconsistent with the Zone Plan. The Office of Planning agreed stating, "It does not appear that permitting one apartment on each existing level of the building, without the proposed addition, would negatively impact the surrounding neighborhood. Two spaces proposed on the rear parking pad would provide more than adequate parking. Given the unique circumstances surrounding the existing nature of the building, granting zoning relief to allow a conversion of the existing building to apartments could be considered to be not contrary to the intent and integrity of the Zoning Regulations, although a conversion to three units, rather than the requested four (which would still require minor relief) would be more closely consistent."

The Applicant attended ANC meetings on January 8th and February 12th to present the project to the community. ANC 1A voted to recommend approval of the Application, with no dissenting votes, by a vote of 7-0-3. The Applicant has also received a substantial amount of support from neighbors. The Applicant has obtained 40 Letters of Support for the project, including both adjacent neighbors and 6 Neighbors from the 3100 Block of 13th Street NW. The Applicant has also received support from the Church of Christ at 3100 13th Street NW. Two residents testified at the hearing in support of the relief requested.

The testimony of Andrew Krieger, who testified in opposition of the Application, is not supported by the facts. Mr. Krieger claimed that the lot occupancy figure was misstated, that converting community residence facilities to a single-family home or two-unit structure can be done profitably, and that

increased density will impact the neighborhood. The lot occupancy proposed is well under the permitted 60% lot occupancy. That figure was decreased to reflect removal of the mechanical parking structure. As demonstrated by the detailed Profit & Loss Analysis, Construction Budget, MRIS Comparables, and review by a 3rd Party Real Estate Agent, this community residence facility cannot be converted to a single family home or two-unit structure without a significant loss. The density at the Property, currently operating with 6 residents, 6 staff members that are on the Property 24 hours-a-day, 7 days-a-week, and 9 other staff members who work during normal business hours, will be decreasing upon return of the structure to residential use.

Therefore, the Applicant reiterates that the application will have a positive impact on the public good and will be consistent with the Zone Plan.

IV. CONCLUSION

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings in this case, we hereby submit that the application meets the requirements for area variance relief.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

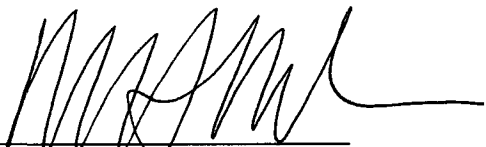

By Meridith H Moldenhauer

Exhibit A

PROFIT & LOSS ANALYSIS – CONDOMINIUM SALESApplicant 3112 13th Street, LLCProperty 3112 13th Street NW, Washington DC, 20020

	<u>Single Family</u> Modest Renovation	<u>Single Family</u> Fully Renovated	<u>Flat</u> 3 Story Home and English Basement Unit	<u>Flat</u> (1) 2 Level & (1) 1.5 Level in Existing Envelope	<u>3 Units</u> (2) 1 Level & (1) 1.5 Level in Existing Envelope
Purchase Price	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
Construction Hard Cost	\$136,868	\$400,418	\$449,193	\$511,668	\$524,793
Soft Costs					
Purchase Settlement Charges	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Interest	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Legal	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Architect/Plans	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Permits	\$12,000	\$12,000	\$15,000	\$20,000	\$20,000
RE Taxes	\$4,940	\$4,940	\$4,940	\$4,940	\$4,940
Insurance	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Condominium Warranty Bond (10% of Hard Costs)	\$0	\$0	\$44,919	\$51,167	\$52,479
Total	\$133,940	\$133,940	\$181,859	\$193,107	\$194,419
Sales Proceeds:					
Unit 1	\$980,000	\$1,100,000	\$520,000	\$600,000	\$520,000
Unit 2			\$700,000	\$650,000	\$550,000
Unit 3					\$650,000
Unit 4					
Total	\$980,000	\$1,100,000	\$1,220,000	\$1,250,000	\$1,720,000
Sales Costs:					
Seller Subsidy	\$5,500	\$5,500	\$11,000	\$11,000	\$16,500
Sale Settlement Charges	\$40,000	\$40,000	\$40,000	\$40,000	\$60,000
Sale Commissions	\$58,800	\$66,000	\$73,200	\$75,000	\$103,200
Total	\$104,300	\$111,500	\$124,200	\$126,000	\$179,700
Profit	-\$80,108	-\$230,858	-\$220,252	-\$265,774	\$136,088
Return on Investment	-7.6%	-17.3%	-15.3%	-17.5%	8.6%

PROFIT & LOSS ANALYSIS – RENTALApplicant 3112 13th Street, LLCProperty 3112 13th Street NW, Washington DC, 20020

	Single Family	Single Family	Flat	Flat	3 Units
	Modest	Fully	3 Story Home and	(1) 2 Level & (1) 1.5 Level	(2) 1 Level & (1) 1.5 Level
	Renovation	Renovated	English Basement Unit	in Existing Envelope	in Existing Envelope
Rental Income:					
Monthly Rental Income	\$3,000	\$3,525	\$5,053	\$5,238	\$7,115
Annual Rental Income	\$36,000	\$42,300	\$60,636	\$62,856	\$85,380
Expenses:					
Insurance	\$2,500	\$2,500	\$2,500	\$3,000	\$3,500
Real Estate Taxes	\$4,940	\$4,940	\$4,940	\$4,940	\$4,940
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Expenses	\$12,440	\$12,440	\$12,440	\$12,940	\$13,440
Mortgage:					
Acquisition Cost	\$738,237	\$738,237	\$738,237	\$738,237	\$738,237
Renovation Cost	\$136,868	\$400,418	\$449,193	\$511,668	\$524,793
Total Cost	\$875,105	\$1,138,655	\$1,187,430	\$1,249,905	\$1,263,030
15% Down	\$131,266	\$170,798	\$178,114	\$187,486	\$189,454
Mortgage Loan Amount	\$743,839	\$967,856	\$1,009,315	\$1,062,419	\$1,073,575
Monthly Payment	\$4,376	\$5,559	\$5,808	\$6,126	\$6,193
Annual NOI	\$23,560	\$29,860	\$48,196	\$49,916	\$71,940
Annual Debt Service	\$52,512	\$66,708	\$69,696	\$73,512	\$74,316
Annual Cash Flow	-\$28,952	-\$36,848	-\$21,500	-\$23,596	-\$2,376
Debt-Coverage Ratio	0.45	0.45	0.69	0.68	0.97

CONSTRUCTION BUDGETApplicant. 3112 13th Street, LLCProperty 3112 13th Street NW, Washington DC, 20020

		Single Family Home Modest Renovation	Single Family Home	3-Story Home and English Basement Unit	(1) 2 Level & (1) 1 5 Level in Existing Envelope	(2) 1 Level & (1) 1 5 Level in Existing Envelope
Description of Work						
Demolition		\$5,000	\$20,000	\$20,000	\$20,000	\$20,000
Exterior Staircase Removal		\$15,350	\$15,350	\$15,350	\$15,350	\$15,350
Interior Special Demo (Staircase, Sprinklers, Alarms, Emergency Doors)		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Site Work & Utilities		\$0	\$10,000	\$13,500	\$13,500	\$13,500
Concrete and Foundations		\$0	\$15,000	\$15,000	\$15,000	\$15,000
Basement Underpinning & Structural Support		\$5,000	\$30,000	\$30,000	\$30,000	\$30,000
Sound & Water Proofing		\$5,000	\$20,000	\$25,000	\$30,000	\$30,000
Framing, Masonry, & Drywall		\$0	\$19,500	\$25,000	\$25,000	\$25,000
Rear Decks and Metal Work		\$0	\$15,000	\$15,000	\$15,000	\$15,000
Carpentry		\$0	\$12,500	\$15,500	\$17,500	\$20,000
Kitchen Cabinets		\$3,500	\$15,000	\$25,000	\$30,000	\$30,000
Thermal and Moisture Protection		\$1,500	\$0	\$5,500	\$5,500	\$5,500
Doors and Windows		\$0	\$17,500	\$22,000	\$35,000	\$40,000
Flooring, Molding, Paint, Tile, Finishes		\$0	\$20,000	\$20,000	\$40,000	\$40,000
Oil Tank Removal & Environmental Abatement		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Lead Paint Abatement		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Appliances, Vanities, Sinks		\$5,000	\$12,000	\$16,500	\$20,000	\$20,000
Special Construction Sprinkler Systems, Call System		\$0	\$0	\$10,000	\$10,000	\$10,000
General Labor		\$10,000	\$20,000	\$25,000	\$30,000	\$30,000
Roof Top Deck		\$0	\$20,000	\$20,000	\$20,000	\$20,000
Solar & Energy Efficiency		\$0	\$15,000	\$15,000	\$15,000	\$15,000
Mechanical & Plumbing		\$0	\$15,000	\$24,000	\$30,000	\$35,000
Electrical (Removal & Replacement of Existing not to Code)		\$20,000	\$29,500	\$29,500	\$29,500	\$29,500
Parking Pad		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Hard Cost Contingency (5%)		\$6,518	\$19,068	\$22,343	\$25,318	\$25,943
TOTAL HARD CONSTRUCTION		\$136,868	\$400,418	\$449,193	\$511,668	\$524,793

Exhibit B

English Basement
Rentals in Columbia
Heights

Prepared on
February 28, 2014



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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

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

RENTED

4 LISTINGS



1224 Shepherd St Nw #B WASHINGTON, DC 20011

DC7982275

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,235	\$1,200	2.92	41	41	0	1	0	1	0			2,928	0	1920

Transaction Type: Standard Sale

Rented Date 06-Feb-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Federal

Bsmt: Yes, Daylight, Partial, Heated, Walkout Stairs

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1307 Florida Ave Nw #Basement WASHINGTON, DC 2

DC7985851

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,250	\$1,250	.00	6	6	1	1	0	1	0				500	1911

Transaction Type: Standard Sale

Rented Date 10-Jan-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Other

Bsmt: Yes, English, Front Entrance, Fully Finished, Heate

Total Taxes:

Type: Townhouse

Water Oriented/Front/Access: No//



1030 Park Rd Nw WASHINGTON, DC 20011

DC8104647

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,850	\$1,650	12.12	11	11	1	1	0	1	0				0	1908

Transaction Type: Standard Sale

Rented Date 21-Jun-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Federal

Bsmt: Yes, Outside Entrance, Daylight, Full, Front Entran

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1107 Clifton St Nw #B WASHINGTON, DC 20009

DC7987627

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,775	\$1,775	.00	44	44	1	1	0	1	0			2,445	795	1910

Transaction Type: Other/Undisclosed

Rented Date 21-Feb-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Victorian

Bsmt: Yes, English, Fully Finished

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//

RENTED

	List Price	Rented Price	% Dif	DOMP	Lot Sqft
Average	\$1,469	\$1,528	3.76	26	2,687
Median	\$1,450	\$1,513	-1.46	26	

Report Totals

Properties: 4

Report Totals	Properties: 4	Avg Sold Price	Avg DOM-P	26
Avg List Price	\$1,469	\$1,528	Avg DOM-P	26
Median List	\$1,450	\$1,513	Median DOM-P	26
Low List Price:	\$1,200	\$1,235		
High List Price:	\$1,775	\$1,850		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

RENTED

4 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$1,235	\$0	\$1,235	\$1,200	82.56	\$1,235	\$0	\$1,235	\$1,200	100.00	6	6	94
High	\$1,850	\$0	\$1,850	\$2,150	102.92	\$1,850	\$0	\$1,850	\$1,775	112.12	44	44	106
Median	\$1,513	\$0	\$1,513	\$1,600	97.44	\$1,513	\$0	\$1,513	\$1,450	101.46	26	26	104
Average	\$1,528	\$0	\$1,528	\$1,638	95.09	\$1,528	\$0	\$1,528	\$1,469	103.76	26	26	102

Report Totals

Properties: 4

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$1,200	\$1,200	82.56	\$1,235		\$1,235	6	6	94
High	\$1,775	\$2,150	102.92	\$1,850		\$1,850	44	44	106
Median	\$1,450	\$1,600	97.44	\$1,513		\$1,513	26	26	104
Average	\$1,469	\$1,638	95.09	\$1,528		\$1,528	26	26	102



Keller Williams Capital Prop. | (202) 243-7700

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Prepared on February 28, 2014

Single Family Home
Rentals with 4 or
More Bedrooms

Prepared on
February 28, 2014



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

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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

RENTED

5 LISTINGS



717 Newton Pl Nw WASHINGTON, DC 20010

DC7948996

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,600	\$2,500	4.00	75	75	4	1	0	2	0		1,133	0	1916	

Transaction Type: Standard Sale

Rented Date 24-Jul-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsm: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



740 Newton Pl Nw WASHINGTON, DC 20010

DC7962057

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$3,050	\$3,050	.00	67	67	5	2	0	3	0		1,500	0	1915	

Transaction Type: Other/Undisclosed

Rented Date 16-Jan-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsm: Yes, Fully Finished, Heated, Improved, Outside En

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



3016 13Th St Nw #2 WASHINGTON, DC 20009

DC8178066

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$3,975	\$3,750	6.00	19	19	4	2	1	3	2		1,800	0	1912	

Transaction Type: Standard Sale

Rented Date 27-Sep-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Victorian

Bsm: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1345 Taylor St Nw WASHINGTON, DC 20011

DC8009516

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$4,000	\$4,000	.00	122	122	4	3	1	3	0	2	2,747	3,000	1927	

Transaction Type: Other/Undisclosed

Rented Date 12-Jun-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsm: Yes, Connecting Stairway, English, Fully Finished,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1210 Girard St Nw WASHINGTON, DC 20009

DC8123069

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$4,000	\$4,000	.00	7	7	4	2	1	3	0		2,376	2,496	1910	

Transaction Type: Standard Sale

Rented Date 14-Jul-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Victorian

Bsm: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//

RENTED

	List Price	Rented Price	% Dif	DOMP	Lot Sqft
Average	\$3,460	\$3,525	2.00	58	1,911
Median	\$3,750	\$3,975	0.00	67	



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

Report Totals

Properties: 5

Avg List Price	\$3,460	Avg Sold Price	\$3,525	Avg DOM-P	58
Median List	\$3,750	Median Sold Price	\$3,975	Median DOM-P	67
Low List Price:	\$2,500	Low Sale Price:	\$2,600		
High List Price:	\$4,000	High Sale Price:	\$4,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

RENTED 5 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$2,600	\$0	\$2,600	\$2,500	96.15	\$2,600	\$0	\$2,600	\$2,500	100.00	7	7	87
High	\$4,000	\$0	\$4,000	\$4,000	106.00	\$4,000	\$0	\$4,000	\$4,000	106.00	122	122	104
Median	\$3,975	\$0	\$3,975	\$3,750	100.00	\$3,975	\$0	\$3,975	\$3,750	100.00	67	67	99
Average	\$3,525	\$0	\$3,525	\$3,484	101.23	\$3,525	\$0	\$3,525	\$3,460	102.00	58	58	98

Report Totals Properties: 5

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$2,500	\$2,500	96.15	\$2,600		\$2,600	7	7	87
High	\$4,000	\$4,000	106.00	\$4,000		\$4,000	122	122	104
Median	\$3,750	\$3,750	100.00	\$3,975		\$3,975	67	67	99
Average	\$3,460	\$3,484	101.23	\$3,525		\$3,525	58	58	98



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Single Level Two
Bedroom Rentals

January 1, 2013 -
February 28, 2014



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

RENTED

14 LISTINGS



610 Irving St Nw #T-04 WASHINGTON, DC 20010

DC8029475

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,645	\$1,625	1.23	28	28	2	1	0	1	0				638	1906

Transaction Type: Standard Sale

Rented Date 10-Apr-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Traditional

Bsmt: No,

Total Taxes:

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



717 Euclid St Nw #33 WASHINGTON, DC 20001

DC8212146

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,700	\$1,800	-5.56	45	45	2	1	0	1	0				0	1927

Transaction Type: Standard Sale

Rented Date 18-Dec-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsmt: No,

Total Taxes:

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



652 Newton Pl Nw #3 WASHINGTON, DC 20010

DC8198670

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,950	\$1,950	.00	12	12	2	2	0	1	0				0	1900

Transaction Type: Standard Sale

Rented Date 01-Nov-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Other

Bsmt: No,

Total Taxes:

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



3613 13Th St Nw #2 WASHINGTON, DC 20010

DC8014880

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,100	\$2,100	.00	27	27	2	1	0	1	0				0	1913

Transaction Type: Other/Undisclosed

Rented Date 22-Mar-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsmt: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1418 Euclid St Nw WASHINGTON, DC 20009

DC8021821

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,200	\$2,200	.00	25	25	2	1	0	1	0				0	1910

Transaction Type: Standard Sale

Rented Date 03-Apr-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsmt: Yes, Daylight, Full, Front Entrance, Full, Fully Finis

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1445 Euclid St Nw #Basement WASHINGTON, DC 200

DC8118907

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,275	\$2,200	3.41	2	2	2	2	0	1	0				0	1913

Transaction Type: Standard Sale

Rented Date 10-Jul-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Beaux Arts

Bsmt: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



739 Newton Pl Nw #T1 WASHINGTON, DC 20010

DC8163587

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,200	\$2,200	.00	16	16	2	2	0	1	0				800	1959

Transaction Type: Standard Sale

Adv Sub: COLUMBIA HEIGHTS

Total Assessed:

Total Taxes:

Style: Other

Type: Other

Rented Date: 06-Sep-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



1300 Taylor St Nw #3 WASHINGTON, DC 20011

DC8006809

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,295	\$2,295	.00	26	26	2	2	0	1	1				1,192	1925

Transaction Type: Standard Sale

Adv Sub: 16TH ST HTS

Total Assessed:

Total Taxes:

Style: Traditional

Type: Garden 1-4 Floors

Rented Date: 17-Mar-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



739 Newton Pl Nw #303 WASHINGTON, DC 20010

DC8021179

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,300	\$2,300	.00	46	46	2	2	0	1	0				750	1959

Transaction Type: Standard Sale

Adv Sub: COLUMBIA HEIGHTS

Total Assessed:

Total Taxes:

Style: Contemporary

Type: Garden 1-4 Floors

Rented Date: 01-May-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



1317 Shepherd St Nw #B WASHINGTON, DC 20011

DC8139908

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,350	\$2,350	.00	39	39	2	1	1	1	0				1,100	1917

Transaction Type: Other/Undisclosed

Adv Sub: COLUMBIA HEIGHTS

Total Assessed:

Total Taxes:

Style: Colonial

Type: Multi-Family

Rented Date: 28-Sep-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



3500 13Th St Nw #109 WASHINGTON, DC 20010

DC8187008

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,400	\$2,400	.00	47	47	2	1	0	1	0				1,000	1928

Transaction Type: Other/Undisclosed

Adv Sub: COLUMBIA HEIGHTS

Total Assessed:

Total Taxes:

Style: Contemporary

Type: Mid-Rise 5-8 Floors

Rented Date: 04-Nov-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



1390 Kenyon St Nw #325 WASHINGTON, DC 20010

DC7972444

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,500	\$2,500	.00	12	12	2	2	0	1	0	1		357	0	2007

Transaction Type: Standard Sale

Adv Sub: COLUMBIA HEIGHTS

Total Assessed:

Total Taxes:

Style: Contemporary

Type: Mid-Rise 5-8 Floors

Rented Date: 07-Jan-2013

Model:

Bsmt: No,

Water Oriented/Front/Access: No//



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



1361 Irving St Nw #15 WASHINGTON, DC 20010

DC8003337

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,750	\$2,750	.00	16	16	2	2	0	1	0				1,000	1918

Transaction Type: Standard Sale

Rented Date 08-Mar-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsmt: No,

Total Taxes:

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//



1324 Euclid St Nw #P-3 WASHINGTON, DC 20009

DC8174233

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,800	\$2,800	.00	8	8	2	2	0	1	0				1,150	1930

Transaction Type: Other/Undisclosed

Rented Date 13-Sep-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed:

Style: Contemporary

Bsmt: No,

Total Taxes:

Type: Garden 1-4 Floors

Water Oriented/Front/Access: No//

RENTED

	List Price	Rented Price	% Dif	DOMP	Lot Sqft
Average	\$2,248	\$2,248	-0.07	25	357
Median	\$2,248	\$2,285	0.00	26	

Report Totals

Properties: 14

Avg List Price	\$2,248	Avg Sold Price	\$2,248	Avg DOM-P	25
Median List	\$2,248	Median Sold Price	\$2,285	Median DOM-P	26
Low List Price:	\$1,625	Low Sale Price:	\$1,645		
High List Price:	\$2,800	High Sale Price:	\$2,800		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

RENTED 14 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$1,645	\$0	\$1,645	\$1,625	82.46	\$1,645	\$0	\$1,645	\$1,625	94.44	2	2	7
High	\$2,800	\$0	\$2,800	\$2,850	103.41	\$2,800	\$0	\$2,800	\$2,800	103.41	47	47	114
Median	\$2,285	\$0	\$2,285	\$2,298	100.00	\$2,285	\$0	\$2,285	\$2,248	100.00	26	26	93
Average	\$2,248	\$0	\$2,248	\$2,334	96.70	\$2,248	\$0	\$2,248	\$2,248	99.93	25	25	85

Report Totals Properties: 14

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$1,625	\$1,625	82.46	\$1,645		\$1,645	2	2	7
High	\$2,800	\$2,850	103.41	\$2,800		\$2,800	47	47	114
Median	\$2,248	\$2,298	100.00	\$2,285		\$2,285	26	26	93
Average	\$2,248	\$2,334	96.70	\$2,248		\$2,248	25	25	85



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Two-Level 2 Bedroom
Rentals

Prepared on
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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

RENTED

8 LISTINGS



1481 Florida Ave Nw #A WASHINGTON, DC 20009														DC7987606	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$3,300	\$3,300	.00	55	55	2	1	1	2	0			2,423	0	1910	
Transaction Type: Standard Sale														Rented Date 26-Mar-2013	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Federal															
Type: Attach/Row Hse															



3537 New Hampshire Ave Nw #1 WASHINGTON, DC 2														DC9004240	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$3,000	\$3,000	.00	47	47	2	2	0	2	0				0	2011	
Transaction Type: Standard Sale														Rented Date 17-Dec-2013	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Contemporary															
Type: Garden 1-4 Floors															



538 Harvard St Nw WASHINGTON, DC 20001														DC8002635	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,500	\$2,750	-9.09	26	26	2	2	1	2	0			1,152	0	1955	
Transaction Type: Standard Sale														Rented Date 28-Feb-2013	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Other															
Type: Townhouse															



3573 Warder St Nw #8 WASHINGTON, DC 20010														DC8092577	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,700	\$2,700	.00	12	12	2	2	1	2	1				1,440	2008	
Transaction Type: Standard Sale														Rented Date 12-Jun-2013	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Contemporary															
Type: Duplex															



701 Lamont St Nw #56 WASHINGTON, DC 20010														DC8236758	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,650	\$2,650	.00	41	41	2	2	0	2	0				1,103	1952	
Transaction Type: Standard Sale														Rented Date 28-Jan-2014	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Other															
Type: Mid-Rise 5-8 Floors															



1038 Lamont St Nw #1B WASHINGTON, DC 20010														DC8164399	
Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$2,400	\$2,400	.00	117	117	2	1	0	2	0				812	1900	
Transaction Type: Other/Undisclosed														Rented Date 24-Dec-2013	
Adv Sub: COLUMBIA HEIGHTS														Model:	
Total Assessed:														Bsmt: No,	
Total Taxes:														Water Oriented/Front/Access: No//	
Style: Victorian															
Type: Attach/Row Hse															



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



1417 Chapin St Nw #203 WASHINGTON, DC 20009 **DC7980922**

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,250	\$2,250	.00	6	6	2	1	0	2	1				774	1905

Transaction Type: Standard Sale
 Adv Sub: COLUMBIA HEIGHTS
 Total Assessed:
 Total Taxes:

Rented Date: 02-Jan-2013
 Model: TWO-LEVEL CONDO!
 Style: Beaux Arts
 Bsm: No,
 Type: Mid-Rise 5-8 Floors
 Water Oriented/Front/Access: No//



529 Newton Pl Nw WASHINGTON, DC 20010 **DC8145980**

Rented Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,150	\$2,150	.00	14	14	2	1	0	2	0			841	975	1914

Transaction Type: Other/Undisclosed
 Adv Sub: COLUMBIA HEIGHTS
 Total Assessed:
 Total Taxes:

Rented Date: 14-Aug-2013
 Model:
 Style: Federal
 Bsm: No,
 Type: Attach/Row Hse
 Water Oriented/Front/Access: No//

RENTED

	List Price	Rented Price	% Dif	DOMP	Lot Sqft
Average	\$2,650	\$2,619	-1.14	40	1,472
Median	\$2,675	\$2,575	0.00	34	

Report Totals

Properties: 8

Avg List Price	\$2,650	Avg Sold Price	\$2,619	Avg DOM-P	40
Median List	\$2,675	Median Sold Pric	\$2,575	Median DOM-P	34
Low List Price:	\$2,150	Low Sale Price:	\$2,150		
High List Price:	\$3,300	High Sale Price:	\$3,300		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

RENTED 8 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$2,150	\$0	\$2,150	\$2,200	75.00	\$2,150	\$0	\$2,150	\$2,150	90.91	6	6	3
High	\$3,300	\$0	\$3,300	\$3,695	100.00	\$3,300	\$0	\$3,300	\$3,300	100.00	117	117	114
Median	\$2,575	\$0	\$2,575	\$2,850	93.52	\$2,575	\$0	\$2,575	\$2,675	100.00	34	34	81
Average	\$2,619	\$0	\$2,619	\$2,899	91.39	\$2,619	\$0	\$2,619	\$2,650	98.86	40	40	70

Report Totals Properties: 8

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$2,150		75.00	\$2,150		\$2,150	6	6	3
High	\$3,300		100.00	\$3,300		\$3,300	117	117	114
Median	\$2,675		93.52	\$2,575		\$2,575	34	34	81
Average	\$2,650		91.39	\$2,619		\$2,619	40	40	70



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**Basement Condominium
Comparable Report
Columbia Heights
January 1, 2013 - February 26, 2014**



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

1 LISTING



1461 Harvard St Nw #1 WASHINGTON, DC 20009

DC8040694

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvis	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$399,000	\$399,000	.00	10	10	1	1	1	1	0				0	1915
Transaction Type: Standard Sale			Seller Subsidy \$9,826			Sold Date			30-May-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$343,270			Style: Contemporary			Bsmt: Yes, Fully Finished								
Total Taxes: \$2917.80			Type: Semi-Detached			Water Oriented/Front/Access: No//								

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$399,000	\$399,000	0.00	10	
Median	\$399,000	\$399,000	0.00	10	

Report Totals

Properties: 1

Avg List Price	\$399,000	Avg Sold Price	\$399,000	Avg DOM-P	10
Median List	\$399,000	Median Sold Price	\$399,000	Median DOM-P	10
Low List Price:	\$399,000	Low Sale Price:	\$399,000		
High List Price:	\$399,000	High Sale Price:	\$399,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 1 LISTING

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$399,000	\$9,826	\$389,174	\$399,000	97.54	\$399,000	\$9,826	\$389,174	\$399,000	97.54	10	10	99
High	\$399,000	\$9,826	\$389,174	\$399,000	97.54	\$399,000	\$9,826	\$389,174	\$399,000	97.54	10	10	99
Median	\$399,000	\$9,826	\$389,174	\$399,000	97.54	\$399,000	\$9,826	\$389,174	\$399,000	97.54	10	10	99
Average	\$399,000	\$9,826	\$389,174	\$399,000	97.54	\$399,000	\$9,826	\$389,174	\$399,000	97.54	10	10	99

Report Totals Properties: 1

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$399,000	\$399,000	97.54	\$399,000	\$9,826	\$389,174	10	10	99
High	\$399,000	\$399,000	97.54	\$399,000	\$9,826	\$389,174	10	10	99
Median	\$399,000	\$399,000	97.54	\$399,000	\$9,826	\$389,174	10	10	99
Average	\$399,000	\$399,000	97.54	\$399,000	\$9,826	\$389,174	10	10	99



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**3 Level Home No Basement
Comparable Report**

**Columbia Heights
January 1, 2013 - February 26, 2014**



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD		1 LISTING														DC7952553	
		2910 13Th St Nw WASHINGTON, DC 20009															
No Photo Available	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built			
	\$580,000	\$575,000	.87	0	1	5	2	1	4	2		1,934	0	1909			
	Transaction Type: Standard Sale				Seller Subsidy \$0			Sold Date			14-Jan-2013						
	Adv Sub: COLUMBIA HEIGHTS							Model:									
	Total Assessed: \$664,820				Style: Other			Bsmt: No,									
Total Taxes: \$0.00		Type: Attach/Row Hse			Water Oriented/Front/Access: No//												

SOLD	Average	List Price	Sold Price	% Dif	DOMP	Lot Sqft
		\$575,000	\$580,000	0.87	1	1,934
	Median	\$575,000	\$580,000	-0.87	1	

Report Totals		Properties: 1			
Avg List Price	\$575,000	Avg Sold Price	\$580,000	Avg DOM-P	1
Median List	\$575,000	Median Sold Pric	\$580,000	Median DOM-P	1
Low List Price:	\$575,000	Low Sale Price:	\$580,000		
High List Price:	\$575,000	High Sale Price:	\$580,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 1 LISTING

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$580,000	\$0	\$580,000	\$575,000	100.87	\$580,000	\$0	\$580,000	\$575,000	100.87	0	1	105
High	\$580,000	\$0	\$580,000	\$575,000	100.87	\$580,000	\$0	\$580,000	\$575,000	100.87	0	1	105
Median	\$580,000	\$0	\$580,000	\$575,000	100.87	\$580,000	\$0	\$580,000	\$575,000	100.87	0	1	105
Average	\$580,000	\$0	\$580,000	\$575,000	100.87	\$580,000	\$0	\$580,000	\$575,000	100.87	0	1	105

Report Totals Properties: 1

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$575,000	\$575,000	100.87	\$580,000	\$0	\$580,000	0	1	105
High	\$575,000	\$575,000	100.87	\$580,000	\$0	\$580,000	0	1	105
Median	\$575,000	\$575,000	100.87	\$580,000	\$0	\$580,000	0	1	105
Average	\$575,000	\$575,000	100.87	\$580,000	\$0	\$580,000	0	1	105



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**Single Family Home
Comparable Report
Columbia Heights
January 1, 2013 - February 26, 2014**

Prepared exclusively for
Ulysses Glee
Prepared on February 26, 2014



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

4 LISTINGS

No Photo
Available

2910 13Th St Nw WASHINGTON, DC 20009

DC7952553

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$580,000	\$575,000	.87	0	1	5	2	1	4	2			1,934	0	1909
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			14-Jan-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$664,820			Style: Other			Bsmt: No,								
Total Taxes: \$0.00			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



3214 13Th St Nw WASHINGTON, DC 20010

DC8113761

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$890,000	\$779,000	14.25	6	6	5	2	1	4	0			2,426	2,616	1909
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			09-Aug-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$518,040			Style: Victorian			Bsmt: Yes, Rear Entrance, Front Entrance								
Total Taxes: \$4403.34			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1358 Kenyon St Nw WASHINGTON, DC 20010

DC8077830

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,063,000	\$1,063,000	.00	5	5	7	4	2	5	0			2,471	3,960	1900
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			28-Jun-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$590,160			Style: Victorian			Bsmt: Yes, Front Entrance, Outside Entrance, Partially Fi								
Total Taxes: \$5016.36			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



2814 13Th St Nw WASHINGTON, DC 20009

DC8011534

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$1,150,000	\$1,095,000	5.02	7	7	6	4	2	5	3			1,768	0	1900
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			22-Mar-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$774,240			Style: Victorian			Bsmt: Yes, Fully Finished, Heated, Improved, Windows								
Total Taxes: \$6581.04			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$878,000	\$920,750	5.04	5	2,150
Median	\$921,000	\$976,500	-2.95	6	

Report Totals

Properties: 4

Avg List Price	\$878,000	Avg Sold Price	\$920,750	Avg DOM-P	5
Median List	\$921,000	Median Sold Price	\$976,500	Median DOM-P	6
Low List Price:	\$575,000	Low Sale Price:	\$580,000		
High List Price:	\$1,095,000	High Sale Price:	\$1,150,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 4 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$580,000	\$0	\$580,000	\$575,000	100.87	\$580,000	\$0	\$580,000	\$575,000	100.00	0	1	105
High	\$1,150,000	\$0	\$1,150,000	\$1,095,000	118.24	\$1,150,000	\$0	\$1,150,000	\$1,095,000	114.25	7	7	114
Median	\$976,500	\$0	\$976,500	\$839,000	109.64	\$976,500	\$0	\$976,500	\$921,000	102.95	6	6	110
Average	\$920,750	\$0	\$920,750	\$837,000	109.60	\$920,750	\$0	\$920,750	\$878,000	105.04	5	5	110

Report Totals Properties: 4

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$575,000	\$575,000	100.87	\$580,000	\$0	\$580,000	0	1	105
High	\$1,095,000	\$1,095,000	118.24	\$1,150,000	\$0	\$1,150,000	7	7	114
Median	\$921,000	\$839,000	109.64	\$976,500	\$0	\$976,500	6	6	110
Average	\$878,000	\$837,000	109.60	\$920,750	\$0	\$920,750	5	5	110



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**Single Level Condominium
Comparable Report**

**Columbia Heights
January 1, 2013 - February 26, 2014**



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

14 LISTINGS



1430 Newton St NW #401 WASHINGTON, DC 20010

DC7944069

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$459,000	\$459,000	.00	62	62	2	2	1	1	0				0	1900

Transaction Type: Standard Sale

Seller Subsidy \$6,250

Sold Date 22-Feb-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$372,670

Style: Federal

Bsmt: No,

Total Taxes: \$3167.70

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1447 Girard St NW #2 WASHINGTON, DC 20009

DC8078162

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$455,000	\$469,900	-3.17	42	42	2	2	0	1	0				850	1913

Transaction Type: Standard Sale

Seller Subsidy \$0

Sold Date 23-Jul-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$0

Style: Federal

Bsmt: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1427 Clifton St NW #1 WASHINGTON, DC 20009

DC7931066

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$470,000	\$475,000	-1.05	82	82	2	2	0	1	1				0	1906

Transaction Type: Standard Sale

Seller Subsidy \$12,080

Sold Date 11-Jan-2013

Adv Sub: COLUMBIA HEIGHTS

Model: STUNNING AND SPACIOUS

Total Assessed: \$441,980

Style: Victorian

Bsmt: No,

Total Taxes: \$3756.83

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1447 Girard St NW #3 WASHINGTON, DC 20009

DC8070793

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$540,000	\$479,900	12.52	5	5	2	2	0	1	0				1,000	1913

Transaction Type: Standard Sale

Seller Subsidy \$0

Sold Date 28-Jun-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$0

Style: Federal

Bsmt: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1447 Girard St NW #4 WASHINGTON, DC 20009

DC8109281

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$489,900	\$489,000	.18	0	0	2	2	0	1	0				850	1913

Transaction Type: Standard Sale

Seller Subsidy \$1,300

Sold Date 28-Jun-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$0

Style: Federal

Bsmt: No,

Total Taxes:

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



1510 Park Rd NW #2 WASHINGTON, DC 20010

DC8045177

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$499,000	\$499,000	.00	23	23	2	2	0	1	1				857	2002

Transaction Type: Standard Sale

Seller Subsidy \$0

Sold Date 03-Jun-2013

Adv Sub: COLUMBIA HEIGHTS

Model:

Total Assessed: \$350,100

Style: Beaux Arts

Bsmt: No,

Total Taxes: \$2976.00

Type: Attach/Row Hse

Water Oriented/Front/Access: No//



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



2723 13Th St Nw #1 WASHINGTON, DC 20009													DC8148024		
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$490,000	\$499,000	-1.80	43	43	2	2	0	1	1				991	1917	
Transaction Type: Standard Sale			Seller Subsidy \$10,000			Sold Date			25-Oct-2013						
Adv Sub: COLUMBIA HEIGHTS						Model:									
Total Assessed: \$0			Style: Contemporary			Bsmt: Yes, Full, Front Entrance, Improved									
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



1480 Harvard St Nw #1 WASHINGTON, DC 20009													DC8053732	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$512,000	\$499,900	2.42	11	11	2	2	0	1	0				1,150	1912
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			24-May-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$0			Style: Victorian			Bsmr: No,								
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1207 Columbia Rd Nw #1 WASHINGTON, DC 20009													DC7957816	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$512,000	\$515,000	-.58	101	101	2	2	0	1	0				1,422	1912
Transaction Type: Standard Sale			Seller Subsidy \$2,500			Sold Date			01-Apr-2013					
Adv Sub: COLUMBIA HEIGHTS						Model: SPECTACULAR!								
Total Assessed: \$452,940			Style: Federal			Bsmr: No,								
Total Taxes: \$3849.99			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1360 Kenyon St Nw #2 WASHINGTON, DC 20010													DC8113837		
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built	
\$530,000	\$525,000	.95	6	6	2	2	0	1	0				945	1900	
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			26-Aug-2013						
Adv Sub: COLUMBIA HEIGHTS						Model:									
Total Assessed: \$0			Style: Federal			Bsmt: No,									
Total Taxes: \$0.00			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



2723 13Th St Nw #2 WASHINGTON, DC 20009													DC8197693		
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv	Sqft	Built
\$545,000	\$528,900	3.04	60	60	2	2	0	1	1				917		1917
Transaction Type: Standard Sale			Seller Subsidy \$10,000			Sold Date			31-Dec-2013						
Adv Sub: COLUMBIA HEIGHTS						Model:									
Total Assessed: \$0			Style: Contemporary			Bsmr: No,									
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//									



1480 Harvard St Nw #3 WASHINGTON, DC 20009													DC8043039	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$620,000	\$589,900	5.10	8	8	2	2	0	1	0				1,100	1912
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			14-May-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$0			Style: Victorian			Bsmt: No,								
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



1223 Kenyon St Nw #2 WASHINGTON, DC 20010

DC8279174

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$650,000	\$649,900	.02	29	29	2	2	0	1	0				1,157	1922
Transaction Type: Standard Sale			Seller Subsidy \$7,000			Sold Date			14-Feb-2014					
Adv Sub: COLUMBIA HEIGHTS						Model:			Bsm: No, Water Oriented/Front/Access: No//					
Total Assessed: \$0			Style: Colonial											
Total Taxes: \$4934.00			Type: Attach/Row Hse											



1339 Irving St Nw #C WASHINGTON, DC 20010

DC8112555

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$705,000	\$705,000	.00	0	0	2	2	0	1	1				1,300	2013
Transaction Type: Standard Sale			Seller Subsidy \$10,000			Sold Date			02-Aug-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$0			Style: Contemporary			Bsm: No,								
Total Taxes:			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$527,457	\$534,064	1.26	34	
Median	\$499,450	\$512,000	-0.01	26	

Report Totals

Properties: 14

Avg List Price	\$527,457	Avg Sold Price	\$534,064	Avg DOM-P	34
Median List	\$499,450	Median Sold Price	\$512,000	Median DOM-P	26
Low List Price:	\$459,000	Low Sale Price:	\$455,000		
High List Price:	\$705,000	High Sale Price:	\$705,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 14 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$455,000	\$0	\$452,750	\$469,900	92.65	\$455,000	\$0	\$452,750	\$459,000	96.19	0	0	1
High	\$705,000	\$12,080	\$695,000	\$705,000	112.52	\$705,000	\$12,080	\$695,000	\$705,000	112.52	101	101	114
Median	\$512,000	\$1,900	\$510,750	\$499,450	98.76	\$512,000	\$1,900	\$510,750	\$499,450	99.43	26	26	101
Average	\$534,064	\$4,224	\$529,841	\$535,029	99.05	\$534,064	\$4,224	\$529,841	\$527,457	100.47	34	34	89

Report Totals Properties: 14

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$459,000		\$469,900 92.65	\$455,000	\$0	\$452,750	0	0	1
High	\$705,000		\$705,000 112.52	\$705,000	\$12,080	\$695,000	101	101	114
Median	\$499,450		\$499,450 98.76	\$512,000	\$1,900	\$510,750	26	26	101
Average	\$527,457		\$535,029 99.05	\$534,064	\$4,224	\$529,841	34	34	89



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**Two-Level Condominium
Comparable Report
Columbia Heights
January 1, 2013 - February 26, 2014**



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo

SOLD

10 LISTINGS



3512 New Hampshire Ave Nw #1 WASHINGTON, DC 2

DC7919179

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$432,500	\$432,500	.00	61	61	2	2	1	2	1				0	1912
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			15-Feb-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$468,630			Style: Colonial			Bsmt: Yes, Fully Finished								
Total Taxes: \$2805.00			Type: Semi-Detached			Water Oriented/Front/Access: No//								



1390 Kenyon St Nw #726 WASHINGTON, DC 20010

DC8234804

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$520,000	\$524,555	-0.87	12	12	2	2	0	2	0	1			1,150	2007
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			08-Jan-2014					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$482,970			Style: Contemporary			Bsmt: No,			Water Oriented/Front/Access: No//					
Total Taxes: \$4105.25			Type: Hi-Rise 9+ Floors											



3039 16Th St Nw #302 WASHINGTON, DC 20009

DC8080333

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$554,500	\$539,000	2.88	4	4	2	2	0	2	1				1,160	2004
Transaction Type: Standard Sale			Seller Subsidy \$500			Sold Date			11-Jul-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$545,860			Style: Contemporary			Bsmt: No,								
Total Taxes: \$4639.81			Type: Mid-Rise 5-8 Floors			Water Oriented/Front/Access: No//								



1300 Monroe St Nw #1 WASHINGTON, DC 20010

DC8130857

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$555,000	\$549,999	.91	3	3	2	2	1	2	1				1,362	1900
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			12-Aug-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$500,130			Style: Victorian			Bsmr: Yes, Full, Fully Finished								
Total Taxes: \$4251.11			Type: Attach/Row Hse			Water Oriented/Front/Access: No//								



1466 Harvard St Nw #Unit #T3 WASHINGTON, DC 200

DC8099887

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$608,840	\$579,900	4.99	11	11	2	2	0	2	0				1,011	2009
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			09-Aug-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$666,970			Style: Contemporary			Bsmt: No,								
Total Taxes: \$5669.25			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



1308 Clifton St Nw #417 WASHINGTON, DC 20009

DC8021585

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$575,000	\$589,000	-2.38	98	98	2	2	0	2	0				1,353	1912
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			08-Jul-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$556,560			Style: Other			Bsmt: No,			Water Oriented/Front/Access: No//					
Total Taxes: \$4730.76			Type: Mid-Rise 5-8 Floors											



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COMPARATIVE MARKET ANALYSIS

CMA Summary Detail - Photo



1328 Park Rd Nw #28-A WASHINGTON, DC 20010													DC8045402	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$585,000	\$599,000	-2.34	59	59	2	2	1	2	1				1,675	1970
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			10-Jul-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$602,460			Style: Contemporary			Bsmt: No,								
Total Taxes: \$5120.91			Type: Garden 1-4 Floors			Water Oriented/Front/Access: No//								



1348 Monroe St Nw #B WASHINGTON, DC 20010													DC8076140	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$640,000	\$599,000	6.84	5	5	2	2	1	2	0	1			0	2005
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			18-Jun-2013					
Adv Sub: COLUMBIA HEIGHTS						Model: SPACE AND LOCATION								
Total Assessed: \$682,840			Style: Federal			Bsmt: No,								
Total Taxes: \$5804.14			Type: Townhouse			Water Oriented/Front/Access: No//								



1362 Otis Pl Nw #2 Penthouse WASHINGTON, DC 200													DC8060588	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$622,000	\$639,000	-2.66	5	5	2	1	1	2	2				1,481	1910
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			28-May-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$483,200			Style: Contemporary			Bsmt: No,								
Total Taxes: \$4107.20			Type: Penthouse			Water Oriented/Front/Access: No//								



3414 13Th St Nw #2 WASHINGTON, DC 20010													DC8160009	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$675,000	\$675,000	.00	6	6	2	2	1	2	0				1,400	1895
Transaction Type: Standard Sale			Seller Subsidy \$0			Sold Date			30-Sep-2013					
Adv Sub: COLUMBIA HEIGHTS						Model:								
Total Assessed: \$665,460			Style: Victorian			Bsmt: No,								
Total Taxes: \$5656.41			Type: Townhouse			Water Oriented/Front/Access: No//								

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$572,695	\$576,784	0.74	26	
Median	\$584,450	\$580,000	0.00	9	

Report Totals

Properties: 10

Avg List Price	\$572,695	Avg Sold Price	\$576,784	Avg DOM-P	26
Median List	\$584,450	Median Sold Price	\$580,000	Median DOM-P	9
Low List Price:	\$432,500	Low Sale Price:	\$432,500		
High List Price:	\$675,000	High Sale Price:	\$675,000		



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COMPARATIVE MARKET ANALYSIS

CMA Statistics

SOLD 10 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$432,500	\$0	\$432,500	\$469,000	90.14	\$432,500	\$0	\$432,500	\$432,500	97.34	3	3	5
High	\$675,000	\$500	\$675,000	\$675,000	106.84	\$675,000	\$500	\$675,000	\$675,000	106.84	98	98	119
Median	\$580,000	\$0	\$580,000	\$599,500	97.49	\$580,000	\$0	\$580,000	\$584,450	100.00	9	9	73
Average	\$576,784	\$50	\$576,734	\$591,355	97.61	\$576,784	\$50	\$576,734	\$572,695	100.73	26	26	62

Report Totals Properties: 10

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$432,500		\$469,000 90.14	\$432,500	\$0	\$432,500	3	3	5
High	\$675,000		\$675,000 106.84	\$675,000	\$500	\$675,000	98	98	119
Median	\$584,450		\$599,500 97.49	\$580,000	\$0	\$580,000	9	9	73
Average	\$572,695		\$591,355 97.61	\$576,784	\$50	\$576,734	26	26	62



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Prepared on February 28, 2014

Exhibit C



February 28, 2014

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 and resident in Washington DC since 2001 and I have transacted numerous properties during this time. I am currently a Realtor at Re/Max Allegiance where I am responsible for underwriting principles, market research and client development. I have been retained by 3112 13th Street, LLC (the "Applicant") to provide a market analysis for its proposed development project at 3112 13th Street, NW. I have visited the site and I am aware of the Applicant's other residential products. This letter summarizes my opinion regarding the expected rental income and/or sales prices for residential units at the proposed development.

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

As the square footage of a unit increases, all else being equal including the number of bedrooms, the sale and rental value of the unit decreases on a price-per-square foot basis. Therefore, while additional square footage generally adds to the value of the unit, there is a diminishing return as the unit increases in size.

Based on my analysis of the plans, sales and rental comparables, and knowledge of the area, the rental rates and 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,

Ayana Douglas
202.547.5600 (o)
202.459.8741 (c)

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