

Rental Comparables

1 BR, 2BR, 3BR

Residential Stats - Analysis Detail Report

RENTED 16 LISTINGS

	Price when initially entered					Price at time of sale							
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
929 Florida Ave Nw #3001	\$2,450	\$0	\$2,450	\$2,900	84.48	\$2,450	\$0	\$2,450	\$2,450	100.00	77	77	7
6 Rhode Island Ave Nw #1	1,400	\$0	\$1,400	\$1,400	100.00	\$1,400	\$0	\$1,400	\$1,400	100.00	7	7	104
1838 4Th St Nw #B-2	900	\$0	\$900	\$900	100.00	\$900	\$0	\$900	\$900	100.00	7	7	103
126 W St Nw	1,100	\$0	\$1,100	\$1,200	91.67	\$1,100	\$0	\$1,100	\$1,200	91.67	50	50	105
67 U St Nw #Basement	1,350	\$0	\$1,350	\$1,350	100.00	\$1,350	\$0	\$1,350	\$1,350	100.00	7	7	107
44 Rhode Island Ave Nw #B	1,800	\$0	\$1,800	\$1,900	94.74	\$1,800	\$0	\$1,800	\$1,800	100.00	45	45	104
935 T St Nw	2,250	\$0	\$2,250	\$2,250	100.00	\$2,250	\$0	\$2,250	\$2,250	100.00	21	21	113
933 S St Nw	1,750	\$0	\$1,750	\$1,750	100.00	\$1,750	\$0	\$1,750	\$1,750	100.00	9	9	128
2020 Flagler Pl Nw #F303	1,801	\$0	\$1,801	\$1,700	105.94	\$1,801	\$0	\$1,801	\$1,700	105.94	7	7	7
607 Florida Ave Nw ##B	1,375	\$0	\$1,375	\$1,375	100.00	\$1,375	\$0	\$1,375	\$1,375	100.00	33	33	133
2035 2Nd St Nw #GI07	2,500	\$0	\$2,500	\$2,500	100.00	\$2,500	\$0	\$2,500	\$2,500	100.00	7	7	109
150 V St Nw #V306	1,750	\$0	\$1,750	\$1,750	100.00	\$1,750	\$0	\$1,750	\$1,750	100.00	8	8	7
1721 New Jersey Ave Nw #Enç	1,300	\$0	\$1,300	\$1,450	89.66	\$1,300	\$0	\$1,300	\$1,450	89.66	12	12	113
2016 1St St Nw #3	1,295	\$0	\$1,295	\$1,295	100.00	\$1,295	\$0	\$1,295	\$1,295	100.00	2	2	105
1536 8Th St Nw	1,350	\$0	\$1,350	\$1,350	100.00	\$1,350	\$0	\$1,350	\$1,350	100.00	13	13	113
6 Rhode Island Ave Nw #1	1,518	\$0	\$1,518	\$1,500	101.20	\$1,518	\$0	\$1,518	\$1,500	101.20	16	16	104
Low	\$900	\$0	\$900	\$900	84.48	\$900	\$0	\$900	\$900	89.66	2	2	7
High	\$2,500	\$0	\$2,500	\$2,900	105.94	\$2,500	\$0	\$2,500	\$2,500	105.94	77	77	133
Median	\$1,459	\$0	\$1,459	\$1,475	100.00	\$1,459	\$0	\$1,459	\$1,475	100.00	11	11	105
Average	\$1,618	\$0	\$1,618	\$1,661	97.98	\$1,618	\$0	\$1,618	\$1,626	99.28	20	20	91

Report Totals Properties: 16

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$900	\$900	84.48	\$900		\$900	2	2	7
High	\$2,500	\$2,900	105.94	\$2,500		\$2,500	77	77	133
Median	\$1,475	\$1,475	100.00	\$1,459		\$1,459	11	11	105
Average	\$1,626	\$1,661	97.98	\$1,618		\$1,618	20	20	91

Search Criteria:
-1 BR Unit
-Rented Since 1/1/2012
-0.50 mile radius of
subject property



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Fabulous, spacious, sun and light filled loft in bustling U St./Columbia Heights area. Blocks to the metro. Loads of amenities. Convenience, location, and everything you need in one cool space. Restaurants, shops, entertainment and night life abound. Secure building. Unit can include furniture. \$40 application fee and first month's rent due with application. Vouchers welcomed. Go, show, rent!

Directions: North on 9th St. which becomes Florida Ave. once you cross the intersection of Florida and U St. The Floridian is on the right hand side.

929 FLORIDA AVE NW #3001, WASHINGTON, DC 20001-4001

List Price: \$2,450 **Own:** Condo, Rental
App Reg Date: 20-Jan-2012 **Close Date:** 25-Jan-2012
Adv. Sub: COLUMBIA HEIGHTS/U STREET
Type: Mid-Rise 5-8 Floors **Style:** Contemporary
Model: **#Lvl:** 1 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Precast concrete
Showing Information: Lockbox-Sentrilock, Show Anytime, All Days, 9 AM - 8 PM
Showing Contact: Angela Jones
Company: Long & Foster Real Estate, Inc., LNG196
List Agent: Angela Jones

Total Taxes:
Close Price: \$2,450
ADC Map: 000
Area:
Acres: **Yr Blt:** 2006
MLS#: DC7720175
Status: RENTED
Avail: 11/2/2011
HOA: **C/C:** \$406
Tax Living Area: 880
Gar/Cpt/Assgn: // **Upd Date:** 28-Jan-2012
List Date: 02-Nov-2011
H: (202) 494-6797 **DOMM/DOMP:** 77/77
O: (202) 526-7141 **F:** (202) 526-9290
H: (202) 494-6797 **O:** (202) 526-7141 **C:** (202) 494-6797



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Absolutely Beautiful 1 Bedroom Condo. Includes parking space. Washer and Dryer in the unit. Central Air. Granite Counters. Stainless Steel Appliances. Wood Floors. Excellent Condition. Shows like NEW! Please give minimum 1 hour notice.

Directions: Please give min 1 hr notice. Heading east on Rhode Island, building entrance is right before the corner of Rhode Island and North Capitol. Separate entrance to Unit 1 is off to the left on building's main door.

6 RHODE ISLAND AVE NW #1, WASHINGTON, DC 20001-1007

List Price: \$1,400 **Own:** Condo, Rental
App Reg Date: 16-Jan-2012 **Close Date:** 16-Jan-2012
Adv. Sub: ECKINGTON
Type: Garden 1-4 Floors **Style:** Other
Model: COMPLETE RENO **#Lvl:** 1 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned
Const: Other
Showing Information: 24 Hour Notice, Appt Only-Lister, Email 1st-Lister, Lockbox-None, Restr Times, All Days, -
Showing Contact: Cori Wetherald
Company: Long & Foster Real Estate, Inc., LNG83
List Agent: Kristen Hopkins

Total Taxes:
Close Price: \$1,400
ADC Map: XXXX
Area:
Acres: **Yr Blt:** 1909
MLS#: DC7744542
Status: RENTED
Avail: 2/1/2012
HOA: **C/C:** \$0
Tax Living Area: 432
Gar/Cpt/Assgn: //1 **Upd Date:** 16-Jan-2012
List Date: 22-Dec-2011
H: (703) 790-1990 **DOMM/DOMP:** 7/7
O: (703) 356-1635
H: (703) 973-0550 **O:** **C:** (703) 973-0550



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: SPACIOUS 1BR 1 BA Basement apt. w/oversize rooms in LeDroit Park. CALL 330-990-8320 for an appointment. W/W carpet, eff. Kitchen, walk-in closet in BR. Laundry room in hallway. Close to everything, walk to Metro, "U" St Coridore, Howard Univ. Plenty of restaurants & Night Life. PETS: if accepted increase rent & sec deposit. \$25.00 per month per animal. All funds must be certified funds.

Directions: Florida Ave West. Cross Rhode Island Right on 4th. Unit on left at end of block.

1838 4TH ST NW #B-2, WASHINGTON, DC 20001-1817

List Price: \$900 **Own:** Fee Simple, Rental
App Reg Date: 02-Feb-2012 **Close Date:** 02-Feb-2012
Adv. Sub: LEDROIT PARK
Type: Other **Style:** Traditional
Model: **#Lvl:** 1 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Appt Contact, No Sgn on Prop, , -
Showing Contact: Alan Holmes
Company: Envoy Management LLC, ENVO1
List Agent: Richard Humrichouse

Total Taxes:
Close Price: \$900
ADC Map: 10 C12
Area:
Acres: 0.00 **Yr Blt:** 1910
MLS#: DC7761526
Status: RENTED
Avail: 3/1/2012
HOA: **C/C:**
Tax Living Area: 557
Gar/Cpt/Assgn: // **Upd Date:** 03-Feb-2012
List Date: 25-Jan-2012
H: (330) 990-8320 **DOMM/DOMP:** 7/7
O: (301) 229-3456 **F:** (240) 396-5460
H: (240) 338-1090 **O:** (301) 229-3456 **C:** (240) 338-1090



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: TEXT AGENT AT 202-285-4529 FOR COMBO.

Directions: 1st and W St. NW

126 W ST NW, WASHINGTON, DC 20001-1619

List Price: \$1,200 **Own:** Fee Simple, Rental
App Reg Date: 16-Mar-2012 **Close Date:** 20-Mar-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse **Style:** Colonial
Model: **#Lvl:** 1 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** Yes, English
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Email 1st-Lister, Lockbox-Comb, Show Anytime, Sign on Property, Vacant, All Days, 9 AM
Showing Contact: Maceo Thomas
Company: Long & Foster Real Estate, Inc., LNG202
List Agent: Maceo Thomas

Total Taxes:
Close Price: \$1,100
ADC Map: A-1
Area:
Acres: 0.04 **Yr Blt:** 1908
MLS#: DC7762242
Status: RENTED
Avail: 1/26/2012
HOA: **C/C:**
Tax Living Area: 2,214
Gar/Cpt/Assgn: // **Upd Date:** 26-Mar-2012
List Date: 26-Jan-2012
H: **DOMM/DOMP:** 50/50
O: (202) 547-9200 **F:** (202) 547-9783
H: (202) 285-4529 **O:** (202) 547-9200 **C:** (202) 285-4529

A photograph of a three-story Victorian-style house. The house features a prominent bay window on the second floor and a small porch with a decorative archway on the ground floor. The exterior is painted in a light color, possibly white or cream, with dark trim around the windows and roofline. The house is situated on a street with a red brick sidewalk in the foreground. A copyright notice at the bottom reads "© Copyright 2006 MARS, Inc."

H: DOMM/DOMP: 9/9
O: (202) 271-4570 F: (202) 232-0309
H: (202) 271-4570 O: (202) 271-4570 C: (202) 271-4570



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: OPEN SAT 5/12 11:30am-1pm! On Sentrilock, show anytime. Scan FOB beneath building directory for access. Unit available immediately. Parking included. Application available online under "view documents" tab.

Directions: Located on Flagler between V and U Streets NW. Flagler is a one way street running south.

2020 FLAGLER PL NW #F303, WASHINGTON, DC 20001-1604

List Price: \$1,700
App Reg Date: 24-May-2012
Adv. Sub: LEDROIT PARK
Type: Garden 1-4 Floors
Model:
BR: 1 **FB:** 1 **HB:** 0

Own: Condo, Rental
Close Date: 01-Jun-2012
Style: Contemporary
#Lvls: 1 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$1,801
ADC Map: GREAT!
Area:
Acres: **Yr Blt:** 2006

MLS#: DC7838493
Status: RENTED
Avail: 5/14/2012
HOA: **C/C:** \$0
Tax Living Area: 707

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Garage

Const: Brick

Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, , 9 AM - 9 PM

Showing Contact: Vacant on Lockbox

Company: Lindsay Reishman Real Estate, Inc., LNRE1

List Agent: Matthew McHugh

Gar/Cpt/Assgn: 1 / /

List Date: 10-May-2012

Upd Date: 12-Jun-2012

H:

DOMM/DOMP: 7/7

O: (202) 491-1275 **F:** (202) 319-1786

H: (202) 276-0985 **O:** (202) 491-1275 **C:** (202) 276-0985



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Beautiful English Basement Newly updated. This unit is located Directly across from the Newly Updated Howard Theatrevery close to shopping,metro, and DC's nite life

Directions: From MD take New York Ave, make a Right on to Florida Ave, come down to 607 Unit B.

607 FLORIDA AVE NW #B, WASHINGTON, DC 20001-1852

List Price: \$1,375
App Reg Date: 18-Jul-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse
Model:
BR: 1 **FB:** 1 **HB:** 0

Own: Condo, Rental
Close Date: 01-Aug-2012
Style: Victorian
#Lvls: 1 **#Fpls:** 1
Basement: Yes, English, Front Entrance, Fully Finished, Sump Pump

Total Taxes:
Close Price: \$1,375
ADC Map: SEE MAP
Area:
Acres: **Yr Blt:** 1880

MLS#: DC7842941
Status: RENTED
Avail: 5/16/2012
HOA: **C/C:** \$0
Tax Living Area: 1,495

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Brick

Showing Information: Email 1st-Lister, , 9 AM - 8 PM

Showing Contact: Rodney bennett

Company: Fairfax Realty, Inc., FXR3

List Agent: Rodney Bennett

Gar/Cpt/Assgn: / /

List Date: 16-May-2012

Upd Date: 03-Aug-2012

H:

DOMM/DOMP: 33/33

O: (703) 409-6359 **F:** (301) 439-9500

H: (703) 409-6359 **O:** (301) 439-8050 **C:** (703) 409-6359



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Excellent 1Br/1Ba Rental in Ledroit. Open Floor Plan on Terrace level with hardwood floors. Gourmet Kitchen, Lots of Light, Good Closet Space, In unit washer/dryer! Short walk to metro and U St. Appointment Required to Show. Get it while it lasts!

Directions: South on Florida Ave, Left onto 2nd St. Building up on right hand side.

2035 2ND ST NW #GL07, WASHINGTON, DC 20001-1626

List Price: \$2,500
App Reg Date: 21-May-2012
Adv. Sub: LEDROIT PARK
Type: Garden 1-4 Floors
Model:
BR: 1 **FB:** 1 **HB:** 0

Own: Condo, Rental
Close Date: 23-May-2012
Style: Federal
#Lvls: 1 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$2,500
ADC Map: 1234
Area:
Acres: **Yr Blt:** 1904

MLS#: DC7843519
Status: RENTED
Avail: 7/1/2012
HOA: **C/C:** \$0
Tax Living Area: 740

Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Brick

Showing Information: Appt Only-Lister, Call 1st-Showing Contact, , -

Showing Contact: Eric Rice

Company: RE/MAX Allegiance, RMAX17

List Agent: Eric Rice

Gar/Cpt/Assgn: / /

List Date: 16-May-2012

Upd Date: 23-May-2012

H:

DOMM/DOMP: 7/7

O: (202) 365-0508 **F:** (202) 333-1468

H: (202) 365-0508 **O:** (202) 365-0508 **C:** (202) 365-0508



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Perfect one bedroom at Parker Flats. Walls of windows with great view.Open floor plan, SS appliances, granite counters, hardwood floors,large closet space. Washer/dryer in the unit. Just painted.Garage space included. Close to Metro.No pets. Utilities not included in rent.

Directions: U Street to Florida Ave, left on T Street thru Historic Ledroit Park, left on 2nd Street, right on V Street

150 V ST NW #V306, WASHINGTON, DC 20001-1617

List Price: \$1,750
App Reg Date: 14-Jun-2012
Adv. Sub: LEDROIT PARK
Type: Garden 1-4 Floors
Model:
BR: 1 **FB:** 1 **HB:** 0

Own: Condo, Rental
Close Date: 28-Jun-2012
Style: Contemporary
#Lvls: 1 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$1,750
ADC Map: ZZZZZ
Area:
Acres: **Yr Blt:** 2006

MLS#: DC7852131
Status: RENTED
Avail: 6/1/2012
HOA: **C/C:** \$0
Tax Living Area: 511

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Garage, Prk Space Cnvs, Garage Door Opener

Const: Brick

Showing Information: Lockbox-Sentrilock, No Sgn on Prop, Show Anytime, Vacant, All Days, 10 AM - 8 PM

Showing Contact: Branka Sipic

Company: TTR Sotheby's International Realty, TTRS4

List Agent: Branka Sipic

Gar/Cpt/Assgn: -67 / /

List Date: 29-May-2012

Upd Date: 28-Jun-2012

H:

DOMM/DOMP: 8/8

O: (301) 967-3344 **F:** (202) 333-9390

H: (202) 236-0678 **O:** (301) 967-3344 **C:** (202) 236-0678

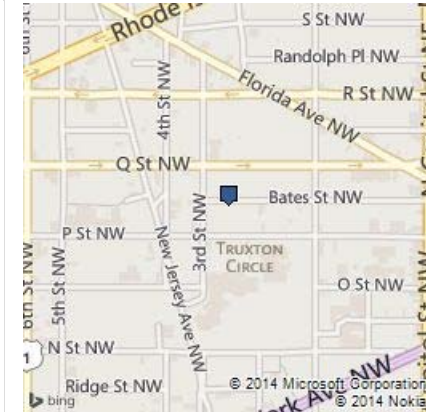
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1 of 1 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display

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Metropolitan Regional Information Systems, Inc.

**DC8065092** - WASHINGTON
226-A BATES ST NW, WASHINGTON, DC 20001**Full Listing**
ResidentialImage 1 of 6 [Slideshow](#) · [Album](#)**Me**
[6 -](#)
[Vir](#)
[Nei](#)
[Vir](#)**Ad**
[Tax](#)
[Pro](#)
[His](#)
[His](#)
[No](#)**Re**
[Co](#)
[Ass](#)
[Wa](#)
[2 -](#)**Status: Rented**
Close Date: 01-Jun-2013
Ownership: Rental Apartment
Sale or Rental: Rental
Listing Type: Excl. Right
Adv Sub: Old City #2
Legal Sub: Old City #2
Condo/Coop Proj Name: NONEStyle: Federal
Seller Subsidy:\$0
Type: Townhouse
TH Type: Interior
#Levels: 1
#Fireplaces: 0
Model:**List Price: \$1,575**
Close Price: \$1,575
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1926
Election District: 5
ADC Map: 0
TBM Map:
Area:Tax ID: [0552//0134](#)
HOA Fee: \$.00 / Monthly
C/C Fee: \$.00 / None
Elementary:Total Taxes:
Tax Year:
Lot AC/SF: /
Middle:Level Location: Floors 2-5
Age: 104
Year Built: 1910
High:

* School information is provided by independent third party sources and should not be relied upon without verification.

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
INTERIOR						
Bedrooms:	1	0	1	0	0	0
Full Baths:	1	0	1	0	0	0
Half Baths:	0	0	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Other Room 1		Upper 1		
Bedroom-Master		Upper 1		
Family Rm		Upper 1	Wood	
Kitchen		Upper 1		

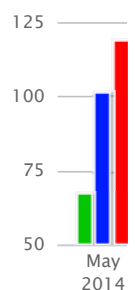
FEATURESMain Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Galley Kitchen
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:**Basement:** No
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions:
Above Grade Unfinished:
Below Grade Finished:

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 840
Above Grade Finished: 840
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 1,902

Market Activit
Closed :
New List© 2014 RealEstate
Data Provided by[More 20001 s](#)
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REMARKS

General/Agent:

Terrific "pied a terre" flat, walk up, 2nd level renov contemp unit w/ trad details, hdwd floors, galley kit, rear enclose porch, large BR, bath, W/D. Approx 840 sf. NO CATS, Dogs case by case. Convenient to Gtown Law School, Howard Un, Dwntwn, Cap Hill. Showings in afternoon for weekend; during week by advance appt due to friendly dog, preferably early evenings Use CBRB Rent App in Doc Manager

Internet/Public:

Terrific "pied a terre" flat, walk up, 2nd level renov contemp unit w/ traditional details, hdwd floors, galley kit, rear enclosed porch, large BR, bath, W/D. Approx 840 sf. NO CATS, Dogs case by case. Convenient to Georgetown Law School, Howard Un, Dwntwn, Cap Hill. Showings in afternoon for weekend; during week by advance appt due to friendly dog, preferably early evenings.

Directions:

North on New Jersey, (R) on P St, down to 1st, (L) on 1st, (L) on Bates (one way) to 226 on (L).

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: /

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition: Renov/Remod

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Street

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Parking Block/Square:

UTILITIES

Heat System: Central

Heat Fuel: Natural Gas

Cool System: Central A/C

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm:

RENTAL

Date Avail: 06-01-2013

Min Lease: 12 Max Lease: 36

Lease Term: 12

Pets Allowed: Yes

Pet Restrictions: Allowed on a Case by Case Basis

Smoking Allowed:

Tenant Rights: Owner Occupied

Tenant Responsible: Frozen Water Pipe Damage, HVAC Maintenance, Insurance, Light Bulbs / Filters / Fuses / Alarm Care, Some Utilities

Rent Includes: Water and Sewer

Lease Clauses: Deflea / Detick Clause

Rental Special: Certified Funds Required, Unfurnished

FINANCIAL INFORMATION

App Accept Date: 01-May-2013

Security Deposit: \$1,575

Processing Fee: \$50

Move in Fee: \$

Elevator Use Fee: \$

Repair Deductible: \$500

Pet Deposit:

Pet Fee:

Monthly Pet Rent:

Earnest Money:

Other Fees: /

Total Taxes:

City/Town Tax:

County Tax:

Tax Year:

Refuse Fee:

Tap:

Water/Sewer Hook-up:

Front Foot Fee:

Special Tax Assess:

Yr Assessed:

Assessments:

Improvements:

Total Tax Assessment:

Land:

Investor Ratio:

Total Units:

Project Approved:

Possession:

Tenant Rights: Owner Occupied

Current Financing/Loan:

1st Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: \$.00/ Monthly

HOA: No

Condo/Coop Fee: \$.00/ None

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0552 0134
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Lead Based Paint
Documents:
Special Permits:

Lot #: 134
Phase:
Folio:

Master Plan Zoning:

Block/Square: 0552
Parcel Number:

OWNER and SHOWING CONTACT

Owner 1: Owner
Show Contact #1: Randolph Adair
Show Instructions: 24 Hour Notice, Appt Only-Lister, Call 1st-Lister, Call 1st-Pet, Restr Times
Show Time: Other - Other
 - Schedule a showing

Home:
Home:
Show Days:

Office:
Office:

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Randolph Adair III
Email: [Email Agent](#)

Home: (202) 277-7974
Office: (202) 518-8781
Voice Mail: (202) 277-7974 Ext:

Home Fax:
Pager:
Cell: (202) 277-7974

Broker Name: Coldwell Banker Residential Brokerage
Broker Address: 3000 K St NW, Washington, DC 20007

Broker Code: CBRB45
Office Phone: (202) 333-6100
Office Fax: (202) 342-9118

COMPENSATION

Sub-Agent: .50
Disclose Dual Agency: Yes

Buyer-Agent: .50
Variable Rate: No

Additional:
Designated Rep: Yes

List Date: 26-Apr-2013
VRP: No
Low Price: \$1,575
Status Change Date: 01-Jun-2013
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$1,575
Prior List Price:
DOM-MLS: 5
Off Mkt Date:
Total Photos: 6

Update Type: Other
Update Date: 01-Jun-2013
DOM-Prop: 5

SOLD INFORMATION

Contract Date: 01-May-2013
Close Date: 01-Jun-2013
Selling/Rental Office: CBRB45
Selling/Rental Agent ID: 108792

Sell/Rent Agency: Landlord Subagency
Close Price: \$1,575
Coldwell Banker Residential Brokerage
Randolph Adair III

Seller Subsidy: \$0
Email: [Email Agent](#)

Status is 'Rented'
Ownership is 'Rental Apartment'
Bedrooms is 1
CloseDate is 9/6/2012+
Latitude, Longitude is around 38.91, -77.02
Found 1 result in 0.03 seconds.

Residential Stats - Analysis Report

RENTED 20 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	\$1,400	\$0	\$1,400	\$1,400	91.30	\$1,400	\$0	\$1,400	\$1,400	94.74	3	3	4
High	\$2,800	\$0	\$2,800	\$2,800	105.26	\$2,800	\$0	\$2,800	\$2,800	105.26	102	102	123
Median	\$2,000	\$0	\$2,000	\$2,000	100.00	\$2,000	\$0	\$2,000	\$1,972	100.00	12	12	113
Average	\$2,077	\$0	\$2,077	\$2,104	98.81	\$2,077	\$0	\$2,077	\$2,077	99.98	20	20	99

Report Totals Properties: 20

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$1,400	\$1,400	91.30	\$1,400		\$1,400	3	3	4
High	\$2,800	\$2,800	105.26	\$2,800		\$2,800	102	102	123
Median	\$1,972	\$2,000	100.00	\$2,000		\$2,000	12	12	113
Average	\$2,077	\$2,104	98.81	\$2,077		\$2,077	20	20	99

Search Criteria:

- 2 BR Unit
- Rented Since 1/1/2012
- 0.50 mile radius of subject property

Residential Stats - Analysis Detail Report

RENTED 20 LISTINGS

	Price when initially entered					Price at time of sale							
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
505 O St Nw #2	\$2,000	\$0	\$2,000	\$1,900	105.26	\$2,000	\$0	\$2,000	\$1,900	105.26	6	6	113
1800 4Th St Nw #3	2,400	\$0	\$2,400	\$2,600	92.31	\$2,400	\$0	\$2,400	\$2,400	100.00	102	102	115
44 Florida Ave Nw	2,000	\$0	\$2,000	\$2,000	100.00	\$2,000	\$0	\$2,000	\$2,000	100.00	10	10	113
1333 6Th St Nw	1,400	\$0	\$1,400	\$1,400	100.00	\$1,400	\$0	\$1,400	\$1,400	100.00	9	9	113
1824 North Capitol St Nw #1	1,850	\$0	\$1,850	\$1,850	100.00	\$1,850	\$0	\$1,850	\$1,850	100.00	13	13	113
1711 11Th St Nw #2	1,900	\$0	\$1,900	\$1,900	100.00	\$1,900	\$0	\$1,900	\$1,900	100.00	39	39	123
1603 5Th St Nw	2,600	\$0	\$2,600	\$2,600	100.00	\$2,600	\$0	\$2,600	\$2,600	100.00	8	8	113
23 Bates St Nw #2	1,700	\$0	\$1,700	\$1,850	91.89	\$1,700	\$0	\$1,700	\$1,700	100.00	32	32	113
51 Rhode Island Ave Nw #4	2,750	\$0	\$2,750	\$2,750	100.00	\$2,750	\$0	\$2,750	\$2,750	100.00	3	3	106
1510 8Th St Nw	2,200	\$0	\$2,200	\$2,200	100.00	\$2,200	\$0	\$2,200	\$2,200	100.00	7	7	113
1827 1St St Nw #1	2,100	\$0	\$2,100	\$2,300	91.30	\$2,100	\$0	\$2,100	\$2,200	95.45	31	31	106
413 Richardson Pl Nw	1,999	\$0	\$1,999	\$1,999	100.00	\$1,999	\$0	\$1,999	\$1,999	100.00	26	26	113
1409-1411 1St St Nw	1,800	\$0	\$1,800	\$1,750	102.86	\$1,800	\$0	\$1,800	\$1,800	100.00	5	5	103
130 Q St Nw #4	1,945	\$0	\$1,945	\$2,075	93.73	\$1,945	\$0	\$1,945	\$1,945	100.00	22	22	80
117 W St Nw #B	1,550	\$0	\$1,550	\$1,550	100.00	\$1,550	\$0	\$1,550	\$1,550	100.00	21	21	104
435 Q St Nw	2,500	\$0	\$2,500	\$2,400	104.17	\$2,500	\$0	\$2,500	\$2,400	104.17	5	5	113
1824 North Capitol St Nw #1	1,850	\$0	\$1,850	\$1,850	100.00	\$1,850	\$0	\$1,850	\$1,850	100.00	7	7	113
440 Rhode Island Ave Nw #20	2,800	\$0	\$2,800	\$2,800	100.00	\$2,800	\$0	\$2,800	\$2,800	100.00	25	25	4
150 V St Nw #302	2,400	\$0	\$2,400	\$2,400	100.00	\$2,400	\$0	\$2,400	\$2,400	100.00	9	9	7
40 T St Nw #Basement	1,800	\$0	\$1,800	\$1,900	94.74	\$1,800	\$0	\$1,800	\$1,900	94.74	22	22	103
Low	\$1,400	\$0	\$1,400	\$1,400	91.30	\$1,400	\$0	\$1,400	\$1,400	94.74	3	3	4
High	\$2,800	\$0	\$2,800	\$2,800	105.26	\$2,800	\$0	\$2,800	\$2,800	105.26	102	102	123
Median	\$2,000	\$0	\$2,000	\$2,000	100.00	\$2,000	\$0	\$2,000	\$1,972	100.00	12	12	113
Average	\$2,077	\$0	\$2,077	\$2,104	98.81	\$2,077	\$0	\$2,077	\$2,077	99.98	20	20	99

Report Totals Properties: 20

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$1,400	\$1,400	91.30	\$1,400		\$1,400	3	3	4
High	\$2,800	\$2,800	105.26	\$2,800		\$2,800	102	102	123
Median	\$1,972	\$2,000	100.00	\$2,000		\$2,000	12	12	113

1. 2019 年 12 月 31 日，公司总资产 130,000.00 元，净资产 130,000.00 元，流动资产 130,000.00 元，非流动资产 0.00 元，流动负债 0.00 元，非流动负债 0.00 元，所有者权益 130,000.00 元，其中：实收资本 130,000.00 元，资本公积 0.00 元，盈余公积 0.00 元，未分配利润 0.00 元。

Residential Stats - Analysis Detail Report

Average	\$2,077	\$2,104	98.81	\$2,077	\$2,077	20	20	99
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Search Criteria:

- 2 BR Unit
- Rented Since 1/1/2012
- 0.50 mile radius of subject property



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Fabulous condo in the heart of Bloomingdale. Very large, spacious rooms, beautiful bamboo floors, granite counters and stainless steel appliances. Washer/dryer. Large landscaped private patio, great for entertaining. Loads of light, lots of windows. Baths with double sinks and jet tub, loads of storage. Section 8 welcomed.

Directions: WEST ON RHODE ISLAND AVE. TO FIRST ST. NW, TURN LEFT, THEN LEFT ON TO SEATON PLACE. CONDO IS AT CORNER OF SEATON AND NORTH CAPITOL.

1824 NORTH CAPITOL ST NW #1, WASHINGTON, DC 20002

List Price: \$1,850
App Reg Date: 18-Feb-2012
Adv. Sub: BLOOMINGDALE/ECKINGTON
Type: Garden 1-4 Floors
Model:
BR: 2 **FB:** 2 **HB:** 0
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Natural Gas/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Alarm Cd, Call 1st-Showing Service, Lockbox-Sentrilock, Show Anytime, All Days, 9
Showing Contact: CSS CSS
Company: Long & Foster Real Estate, Inc., LNG196
List Agent: Angela Jones

Own: Condo, Rental
Close Date: 18-Feb-2012
Style: Victorian
#Lvls: 1 **#Fpls:** 0
Basement: No
Total Taxes:
Close Price: \$1,850
ADC Map: 000
Area:
Acres: **Yr Blt:** 1900
MLS#: DC7762064
Status: RENTED
Avail: 3/1/2012
HOA: **C/C:** \$163
Tax Living Area: 1,251
Gar/Cpt/Assgn: // **Upd Date:** 14-Mar-2012
List Date: 26-Jan-2012
H: (866) 891-7469 **DOMM/DOMP:** 13/13
O: (202) 526-7141 **F:** (202) 526-9290
H: (202) 494-6797 **O:** (202) 526-7141 **C:** (202) 494-6797



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Location, Location, Location! This top level unit with 1 bedroom and a den is located between two metro stops (U St and Shaw). Walking distance to 14th St and U St. corridor of shops and nightlife. The unit boasts an updated kitchen, fresh paint, and hardwood floors. Access to Washer/ Dryer and parking in the rear (for fee). Call for details and make an appointment today before it's too late.

Directions: 11th St NW between S and R Streets

1711 11TH ST NW #2, WASHINGTON, DC 20001-5012

List Price: \$1,900
App Reg Date: 15-Mar-2012
Adv. Sub: NORTH LOGAN CIRCLE
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Window Unit(s)/Electric, Natural Gas/Public/Public Sewer
Park: Drvwy/Off Str, Street
Const: Brick
Showing Information: Call 1st-Showing Service, All Days, 9 AM - 8 PM
Showing Contact: CSS CSS
Company: Long & Foster Real Estate, Inc., LNG36
List Agent: Jillian Dacosta

Own: Fee Simple, Rental
Close Date: 29-Mar-2012
Style: Colonial
#Lvls: 1 **#Fpls:** 0
Basement: No
Total Taxes:
Close Price: \$1,900
ADC Map: TBD
Area:
Acres: 0.04 **Yr Blt:** 1890
MLS#: DC7767796
Status: RENTED
Avail: 3/1/2012
HOA: **C/C:**
Tax Living Area: 1,544
Gar/Cpt/Assgn: // **Upd Date:** 29-Mar-2012
List Date: 04-Feb-2012
H: (866) 891-7469 **DOMM/DOMP:** 39/39
O: (301) 384-8700 **F:** (301) 421-0262
H: (301) 384-7800 **O:** (301) 384-8700 **C:** (410) 693-2284



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: ALARM IS ON ---CODE 0419 OFF AND AWAY Adorable, totally renovated 1,300 s.f end townhouse with open and very light main level, eat in kitchen and 2 master suites upstairs. Granite and stainless steel kitchen, 1/2 bath and washer/dryer on main level. New wood floors, windows and baths. Secure one car parking in rear. Owner will consider a pet. COMBO LOCK COMBINATION - S-T-M

Directions: 5th Street between Q and R Streets- just south of Rhode Island Avenue

1603 5TH ST NW, WASHINGTON, DC 20001-2405

List Price: \$2,600
App Reg Date: 17-Mar-2012
Adv. Sub: OLD CITY #2
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Surface
Const: Brick
Showing Information: Lockbox-Comb, No Sgn on Prop, Vacant, , -
Showing Contact: vacant vacant
Company: Evers & Company Real Estate, Inc., EVR1
List Agent: Judy Meyerson

Own: Fee Simple, Rental
Close Date: 17-Mar-2012
Style: Federal
#Lvls: 2 **#Fpls:** 0
Basement: No
Total Taxes:
Close Price: \$2,600
ADC Map: N/A
Area:
Acres: 0.02 **Yr Blt:** 1900
MLS#: DC7786995
Status: RENTED
Avail: 3/9/2012
HOA: **C/C:**
Tax Living Area: 1,400
Gar/Cpt/Assgn: // **Upd Date:** 19-Mar-2012
List Date: 05-Mar-2012
H: **DOMM/DOMP:** 8/8
O: (202) 364-1700 **F:** (202) 537-0160
H: (301) 657-3210 **O:** (202) 364-1700 **C:** (202) 276-0755



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: New Price! Freshly Painted 2 Bedroom & 2 Bath condo remodeled in 2007 includes SS appliances, granite counters, upgraded cabinets, hardwood floors, open floor plan, sky light, washer/dryer, recessed lighting, shared patio space & even a 32" Mounted FLAT SCREEN TV. 2 blocks to NY Ave station. 12/24 Months. Pets Case by case. Street Parking. Avail 5/1 but flexible. \$50 app fee per adult.

Directions: Heading SOUTH on North Capitol NW to RIGHT on Bates just past Florida Ave intersection. Bates is a one way street heading WEST. Home on the RIGHT.

23 BATES ST NW #2, WASHINGTON, DC 20001-1111

List Price: \$1,700
App Reg Date: 18-Apr-2012
Adv. Sub: OLD CITY #2
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 0
Heat/Cool/Wtr/Swr: Central/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick and Siding
Showing Information: Call 1st-Lister, Lockbox-Comb, All Days, -
Showing Contact: Michael Stroud
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Michael Stroud

Own: Condo, Rental
Close Date: 23-Apr-2012
Style: Contemporary
#Lvls: 1 **#Fpls:** 0
Basement: No
Total Taxes:
Close Price: \$1,700
ADC Map: ABC
Area:
Acres: **Yr Blt:** 1900
MLS#: DC7793437
Status: RENTED
Avail: 4/1/2012
HOA: **C/C:** \$0
Tax Living Area: 861
Gar/Cpt/Assgn: // **Upd Date:** 24-Apr-2012
List Date: 13-Mar-2012
H: (202) 236-3837 **DOMM/DOMP:** 32/32
O: (202) 362-5800 **F:** (202) 362-7674
H: (202) 236-3837 **O:** (202) 362-5800 **C:** (202) 236-3837

Residential Gallery - Agent



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Luxury bright and expansive 2 level penthouse condo in Ledroit Park!!! Easy access to downtown DC. 2 very nice size bedrooms and an extra den/study. 2 fabulous baths with jacuzzi tubs. Hardwood floors everywhere, amazing kitchen with top line appliances. Also comes with off street parking space. Owner will consider well behaved pets. Must see!!!

Directions: From N Capitol St., take exit for Rhode Island Ave NW, going west towards Logan. The property will be on the right.

51 RHODE ISLAND AVE NW #4, WASHINGTON, DC 20001-1006

List Price: \$2,750	Own: Condo, Rental	Total Taxes:	MLS#: DC7796493
App Reg Date: 18-Apr-2012	Close Date: 01-May-2012	Close Price: \$2,750	Status: RENTED
Adv. Sub: LEDROIT PARK		ADC Map: CHECK	Avail: 3/31/2012
Type: Multi-Family	Style: Other	Area:	HOA: C/C: \$0
Model:	#Lvls: 2 #Fpls: 0	Acres:	Tax Living Area: 1,344
BR: 2 FB: 2 HB: 0	Basement: No	Yr Blt: 1907	
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Natural Gas/Public/Public Sewer			
Park: Drvwy/Off Str, Private 1-10 Spaces, Prk Space Cnvsy			
Const: Brick, Brick and Siding			
Showing Information: Call 1st-Showing Contact, Lockbox-Comb, Show Anytime, Vacant, , -			
Showing Contact: Jacqueline Talpa			
Company: Eva Realty, LLC, EVA1			
List Agent: Jacqueline Talpa			
Upd Date: 07-May-2012			
DOMM/DOMP: 3/3			
O: (202) 237-5100 F: (202) 237-5295			
H: (202) 362-3400 O: (202) 362-2044 C: (301) 325-8526			



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Perfect downtown location, U Street Corridor, steps to Convention Center, Logan Circle, Shaw Metro and the new O Street Mkt. Recent updated electrical and parking in the rear. USE STANDARD GCAAR RENTAL APPLICATION/ALL MONIES CERTIFIED OR MONEY ORDER. THANK YOU Call any questions.

Directions: Exit Logan Circle P Street, right on 8th between P & Q. House will be on your right between P & Q Streets. House will be on your right between P & O St.

1510 8TH ST NW, WASHINGTON, DC 20001-3206

List Price: \$2,200	Own: Fee Simple, Rental	Total Taxes:	MLS#: DC7807156
App Reg Date: 09-Apr-2012	Close Date: 21-Apr-2012	Close Price: \$2,200	Status: RENTED
Adv. Sub: OLD CITY #2		ADC Map: XX4X	Avail: 4/1/2012
Type: Attach/Row Hse	Style: Colonial	Area:	HOA: C/C:
Model:	#Lvls: 3 #Fpls: 0	Acres: 0.03	Tax Living Area: 1,146
BR: 2 FB: 1 HB: 0	Basement: Yes, Cellar	Yr Blt: 1900	
Heat/Cool/Wtr/Swr: Baseboard/Natural Gas/None/None/Public/Public Sewer			
Park: Faces Rear			
Const: Brick			
Showing Information: Call 1st-Showing Service, All Days, 10 AM - 8 PM			
Showing Contact: Call Centralized Showing Service			
Company: Realty Pros, RPA1			
List Agent: Nancy Ricks			
Upd Date: 21-Apr-2012			
DOMM/DOMP: 7/7			
O: (202) 537-3800 F: (202) 537-0020			
H: (301) 270-0780 O: (202) 538-3700 C: (240) 286-4179			



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Stunning Boutique Victorian. 2BR/ 2BA ground floor apartment with front and rear patio.Features include exposed brick walls,maple cabinets,hardwood floors,granite countertops,stainless steel appliances,CD Intercom,jacuzzi tub,washer,dryer,crown molding and recessed lights. Street parking only. Available early May.

Directions: Rhode Island Ave to First Street

1827 1ST ST NW #1, WASHINGTON, DC 20001-1073

List Price: \$2,200	Own: Rental Apartment, Ren	Total Taxes:	MLS#: DC7809327
App Reg Date: 09-May-2012	Close Date: 09-May-2012	Close Price: \$2,100	Status: RENTED
Adv. Sub: ECKINGTON		ADC Map: XXXY	Avail: 5/4/2012
Type: Attach/Row Hse	Style: Victorian	Area:	HOA: C/C: \$0
Model:	#Lvls: 1 #Fpls: 0	Acres:	Tax Living Area: 811
BR: 2 FB: 2 HB: 0	Basement: No	Yr Blt: 1907	
Heat/Cool/Wtr/Swr: Other/Central, Natural Gas/Central A/C/Electric/Public/Public Sewer			
Park: Street			
Const: Brick Front			
Showing Information: 24 Hour Notice, Call 1st-Lister, Lockbox-Sentrilock, Restr Times, Sign on Property, , -			
Showing Contact: Lauren McCarty			
Company: Executive Housing Consultants, Inc., EHC1			
List Agent: Lauren McCarty			
Upd Date: 15-May-2012			
DOMM/DOMP: 31/31			
O: (301) 951-4111 F: (301) 907-7329			
H: (301) 951-4111 O: (301) 951-4111 C: (202) 497-4483			



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Lovely two bedroom, 1.5 bath townhouse blocks away from Shaw metro station. Home has a fenced back yard, street parking on a wide street with little to no traffic. Should really be called a cul de sac. Home has a large living room, washer and dryer, dishwasher and central air. Utilities not included and pets on a case by case basis. Close to U st corridor and Noma. This one will move quickly

Directions: From Florida turn on 4th st heading south, make your first right

413 RICHARDSON PL NW, WASHINGTON, DC 20001-1933

List Price: \$1,999	Own: Fee Simple, Rental	Total Taxes:	MLS#: DC7838171
App Reg Date: 21-Jun-2012	Close Date: 01-Jul-2012	Close Price: \$1,999	Status: RENTED
Adv. Sub: OLD CITY #2		ADC Map: 040-A	Avail: 5/9/2012
Type: Attach/Row Hse	Style: Traditional	Area:	HOA: C/C:
Model:	#Lvls: 2 #Fpls: 0	Acres: 0.03	Tax Living Area: 892
BR: 2 FB: 1 HB: 1	Basement: No	Yr Blt: 1900	
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer			
Park: Street			
Const: Brick Front			
Showing Information: Email 1st-Lister, Lockbox-Sentrilock, , -			
Showing Contact: Danilo Antezana			
Company: Keller Williams Metro Team Realty, KWTR1			
List Agent: Danilo Antezana			
Upd Date: 17-Jul-2012			
DOMM/DOMP: 26/26			
O: (301) 978-9775 F: (301) 216-2819			
H: (301) 613-6867 O: (301) 613-6867 C: (301) 613-6867			



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: SPACIOUS 2BR UNIT JUST MINUTES FROM FLORIDA AVE METRO, BUS LINE TO DOWNTOWN DC/CAPITOL. LR W/DECORATIVE FIREPLACE, TWO GOOD SIZE BRS WITH REAL CLOSETS, MODERN BATH, LG SEP DR, UPDATED KIT W/SS APPLIANCES AND GRANITE BREAKFAST BAR. DECK OUT BACK. READY FOR JUNE MOVE-IN. VOUCHERS WELCOMED. CALL AGENT FOR LBOX COMBO.

Directions: NORTH ON FIRST STREET BETWEEN O AND P STREET, NW.

1409-1411 1ST ST NW, WASHINGTON, DC 20001-1131

List Price: \$1,800
App Reg Date: 07-Jun-2012
Adv. Sub: OLD CITY #2
Type: Duplex
Model:
BR: 2 **FB:** 1 **HB:** 0
Style: Victorian
#Lvls: 2 **#Fpls:** 1
Basement: Yes, Unfinished
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Comb, Show Anytime, All Days, 10 AM - 9 PM
Showing Contact: CARLA LABAT
Company: Long & Foster Real Estate, Inc., LNG3
List Agent: Carla Labat

Total Taxes:
Close Price: \$1,800
ADC Map: 0000
Area:
Acres: 0.05 **Yr Blt:** 1910
Gar/Cpt/Assgn: // **Upd Date:** 12-Jun-2012
List Date: 21-May-2012
DOMM/DOMP: 5/5
O: (202) 363-9700 **F:** (202) 364-0222
H: (202) 361-8538 **O:** (202) 361-8538 **C:** (202) 361-8538

MLS#: DC7847068

Status: RENTED

Avail: 6/1/2012

HOA:

C/C:

Tax Living Area: 2,996



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Light-filled top floor unit is just blocks from 2 metros (Shaw & NY Ave) in coveted Bloomingdale/Truxton Circle. Gorgeous bamboo floor, updated kitchen w/ granite c-tops & SS appliances, rare, nicely sized balcony. Off street parking enough for 2 cars to tandem park. Washer/dryer in unit. Pets case by case. For day showings, call Nick; Evening, call Steven.

Directions: FROM 395: Exit Massachusetts Ave, go straight at the light onto New Jersey, right Q Street to property on right. Q Street is a one way street

130 Q ST NW #4, WASHINGTON, DC 20001-1105

List Price: \$1,945
App Reg Date: 03-Jul-2012
Adv. Sub: OLD CITY #2
Type: Townhouse
Model:
BR: 2 **FB:** 1 **HB:** 0
Style: Victorian
#Lvls: 1 **#Fpls:** 0
Basement: No
Heat/Cool/Wtr/Swr: Central, Heat Pump(s), Programmable Thermostat/Electric/Ceiling Fan(s), Heat Pu
Park: Drvwy/Off Str
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, -
Showing Contact: Vacant Vacant
Company: McEneaney Associates, Inc., MCE1
List Agent: Ann Yanagihara

Total Taxes:
Close Price: \$1,945
ADC Map: 10 12C
Area:
Acres: **Yr Blt:** 1933
Gar/Cpt/Assgn: // **Upd Date:** 09-Jul-2012
List Date: 11-Jun-2012
DOMM/DOMP: 22/22
O: (703) 549-9292 **F:** (703) 739-0523
H: (703) 721-3310 **O:** (703) 549-9292 **C:** (703) 725-2346

MLS#: DC7862564

Status: RENTED

Avail: 7/7/2012

HOA:

C/C: \$0

Tax Living Area: 680



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: AGENTS - TEXT MACEO AT 202-285-4529 FOR COMBO. DO NOT LEAVE VOICEMAIL. Minimum annual household income must be 40 x monthly rent. No credit below 600. Excellent rental history. Section 8 applicants welcome to apply.

Directions: 1st. to W St. NW

117 W ST NW #B, WASHINGTON, DC 20001-1618

List Price: \$1,550
App Reg Date: 26-Jul-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 0
Style: Colonial
#Lvls: 1 **#Fpls:** 0
Basement: Yes, Daylight, Full, Fully Finished, Heated, Rear Entrance
Heat/Cool/Wtr/Swr: Central/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Other, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Michelle Munro
Company: Long & Foster Real Estate, Inc., LNG202
List Agent: Maceo Thomas

Total Taxes:
Close Price: \$1,550
ADC Map: A-1
Area:
Acres: 0.06 **Yr Blt:** 1909
Gar/Cpt/Assgn: // **Upd Date:** 13-Aug-2012
List Date: 25-Jun-2012
DOMM/DOMP: 21/21
O: (202) 547-9200 **F:** (202) 547-9783
H: (202) 285-4529 **O:** (202) 547-9200 **C:** (202) 285-4529

MLS#: DC7872260

Status: RENTED

Avail: 6/25/2012

HOA:

C/C:

Tax Living Area: 2,466



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: WALK TO WORK IN DOWNTOWN DC. Fully renovated two story colonial home with two master bedrooms. Two fireplaces; one in master bedroom, skylight in master bedroom, full bath and walk-in closet. Fireplace in living room, open floor plan. Formal dining room w/eat-in kitchen & stainless steel appliances. Hardwood floors throughout. Patio & roll up garage w/space for 2 cars.

Directions: Take Rhode Island Avenue to P Street. Take P Street to 4th Street. Make right turn. Follow to Q Street, make right.

435 Q ST NW, WASHINGTON, DC 20001-2443

List Price: \$2,400
App Reg Date: 30-Jul-2012
Adv. Sub: OLD CITY #2
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 1
Style: Colonial
#Lvls: 2 **#Fpls:** 2
Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Septic, Pu
Park: Street
Const: Brick
Showing Information: Call 1st-Lister, Lockbox-Other, No Sgn on Prop, Show Anytime, All Days, 10 AM - 9 PM
Showing Contact: Valerie Settles
Company: Long & Foster Real Estate, Inc., LNG33
List Agent: Val Settles

Total Taxes:
Close Price: \$2,500
ADC Map: 00
Area:
Acres: 0.03 **Yr Blt:** 1900
Gar/Cpt/Assgn: // **Upd Date:** 30-Jul-2012
List Date: 20-Jul-2012
DOMM/DOMP: 5/5
O: (301) 499-1411
F: (301) 390-1016
H: (301) 499-1411 **O:** (301) 249-1600 **C:** (240) 603-7780

MLS#: DC7890277

Status: RENTED

Avail: 8/1/2012

HOA: \$0

C/C:

Tax Living Area: 1,448

**1824 NORTH CAPITOL ST NW #1, WASHINGTON, DC 20002**

List Price: \$1,850 Own: Condo, Rental
 App Reg Date: 08-Aug-2012 Close Date: 08-Aug-2012
 Adv. Sub: BLOOMINGDALE/ECKINGTON
 Type: Garden 1-4 Floors Style: Victorian
 Model: #Lvls: 1 #Fpls: 0
 BR: 2 FB: 2 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Natural Gas/Public/Public Sewer
 Park: Street
 Const: Brick
 Showing Information: Call 1st-Alarm Cd, Call 1st-Showing Service, Lockbox-SentriLock, Show Anytime, All Days, 9
 Showing Contact: CSS CSS
 Company: Long & Foster Real Estate, Inc., LNG196
 List Agent: Angela Jones

Total Taxes: # Gar/Cpt/Assgn: //
 Close Price: \$1,850 List Date: 23-Jul-2012 Upd Date: 09-Aug-2012
 ADC Map: 000 Avail: 8/15/2012
 Area: HOA: C/C: \$163
 Acres: Yr Blt: 1900 Tax Living Area: 1,251
 O: (202) 526-7141 F: (202) 526-9290
 H: (202) 494-6797 O: (202) 526-7141 C: (202) 494-6797

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Fabulous condo in the heart of Bloomingdale. Very large, spacious rooms, beautiful bamboo floors, granite counters and stainless steel appliances.

Washer/dryer. Large landscaped private patio, great for entertaining. Loads of light, lots of windows. Baths with double sinks and jet tub, loads of storage. Section 8 welcomed. Call CSS to show. Alarm code needed.

Directions: WEST ON RHODE ISLAND AVE. TO FIRST ST. NW, TURN LEFT, THEN LEFT ON TO SEATON PLACE. CONDO IS AT CORNER OF SEATON AND NORTH CAPITOL.

**440 RHODE ISLAND AVE NW #203, WASHINGTON, DC 20001-1873**

List Price: \$2,800 Own: Condo, Rental
 App Reg Date: 14-Sep-2012 Close Date: 14-Sep-2012
 Adv. Sub: OLD CITY #2
 Type: Garden 1-4 Floors Style: Other
 Model: #Lvls: 0 #Fpls: 0
 BR: 2 FB: 2 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Septic, Public Sewer
 Park: Assigned, Prk Space Cnvs
 Const: Brick
 Showing Information: Email 1st-Lister, Lockbox-SentriLock, Show Anytime, , -
 Showing Contact: Payam Bakhaje
 Company: Long & Foster Real Estate, Inc., LNG35
 List Agent: Payam Bakhaje

MLS#: DC7910679 Status: RENTED
 Total Taxes: # Gar/Cpt/Assgn: //1
 Close Price: \$2,800 List Date: 20-Aug-2012 Upd Date: 14-Sep-2012
 ADC Map: 20001 Avail: 8/27/2012
 Area: HOA: \$0 C/C: \$250
 Acres: Yr Blt: 2009 Tax Living Area: 899
 O: (202) 363-1800 F: (202) 363-1637
 H: (202) 345-2778 O: (202) 363-1800 C: (202) 345-2778

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: 2BR/2BA unit in a newly constructed building minutes from the Shaw Metro and minutes away from shopping, U street & fine dinings. Open Floor plan with lots of natural light. High end kitchen with Silestone Counters, European Cabinets, Stainless Steel Appliances, and a breakfast bar. Private Balcony and common Roof Deck.Parking Convey .

Directions: East toward NJ ave NW Corner of RI & NJ AVE NW

**150 V ST NW #302, WASHINGTON, DC 20001-1617**

List Price: \$2,400 Own: Condo, Rental
 App Reg Date: 07-Sep-2012 Close Date: 10-Sep-2012
 Adv. Sub: LEDROIT PARK
 Type: Mid-Rise 5-8 Floors Style: Contemporary
 Model: #Lvls: 1 #Fpls: 0
 BR: 2 FB: 1 HB: 0 Basement: No
 Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/None/Public/Public Septic, Public Sewer
 Park: Street
 Const: Brick
 Showing Information: Call 1st-Lister, Lockbox-SentriLock, Show Anytime, All Days, -
 Showing Contact: Derek Jones
 Company: Long & Foster Real Estate, Inc., LNG3
 List Agent: Denise Champion-Jones

MLS#: DC7916316 Status: RENTED
 Total Taxes: # Gar/Cpt/Assgn: //
 Close Price: \$2,400 List Date: 29-Aug-2012 Upd Date: 07-Sep-2012
 ADC Map: 0000 Avail: 8/29/2012
 Area: HOA: C/C: \$2,400
 Acres: Yr Blt: 2006 Tax Living Area: 872
 O: (202) 363-9700 F: (202) 364-0222
 H: (202) 895-7270 O: (202) 363-9700 C: (202) 215-9242

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: RENTAL! PETS CASE BY CASE! WELCOME TO HISTORIC LeDROIT PARK!! PARKER FLATS AT GAGE SCHOOL GATED COMMUNITY W/ INTERIOR COURTYARD.. LIKE NEW 2 BEDROOM CONDO WITH ALL "THE BELLS & WHISTLES" ...THIS IS A CORNER UNIT WITH FABULOUS LIGHT WITH TALL WINDOWS! IMPRESSIVE KITCHEN W/GRANITE, STAINLESS STEEL APP. & CENTER ISLAND, WASHER & DRYER..THIS IS A DEFINITE KNOCKOUT!

Directions: 1st St NW to V to 150 V St NW!

**40 T ST NW #BASEMENT, WASHINGTON, DC 20001-1009**

List Price: \$1,900 Own: Rental Apartment, Ren
 App Reg Date: 03-Dec-2012 Close Date: 03-Dec-2012
 Adv. Sub: BLOOMINGDALE
 Type: Attach/Row Hse Style: Victorian
 Model: #Lvls: 1 #Fpls: 0
 BR: 2 FB: 1 HB: 0 Basement: Yes, English, Front Entrance, Fully Finished, Heated, Improv
 Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C, Heat Pump(s)/Electric/Public/Public Sewer
 Park: Street
 Const: Brick
 Showing Information: Appt Only-Lister, , -
 Showing Contact: Kenn Blagburn
 Company: Citylights Realty Group, LLC, CRGL1
 List Agent: Kenn Blagburn

MLS#: DC9001940 Status: RENTED
 Total Taxes: # Gar/Cpt/Assgn: //
 Close Price: \$1,800 List Date: 13-Nov-2012 Upd Date: 05-Dec-2012
 ADC Map: 0000 Avail: 11/13/2012
 Area: HOA: C/C: \$0
 Acres: Yr Blt: 1910 Tax Living Area: 1,804
 O: (202) 587-2787 F: (202) 318-4434
 H: (202) 468-5917 O: (202) 587-2787 C: (202) 468-5917

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Renovated and freshly painted 2 bedroom in Bloomingdale. Tenant is responsible for electricity. Immediate occupancy available.

Directions: 1st street to t street end at 40 T

Search Criteria:

-2 BR Unit

-Rented Since 1/1/2012

-0.50 mile radius of subject property

Metropolitan Regional Information Systems, Inc.

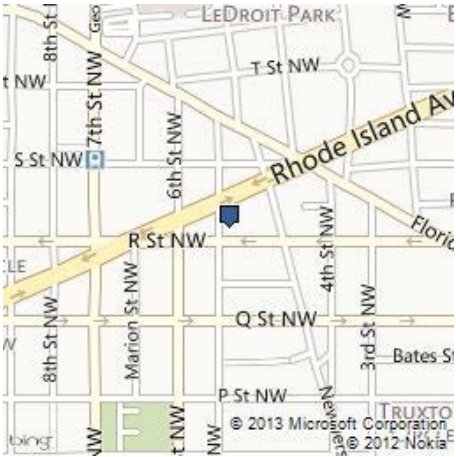
Confidentially
Report a Violation

DC7913407 - WASHINGTON
449 R ST NW #301, WASHINGTON, DC 20001

Full Listing
Residential

- Select this listing
- Watch this listing

Image 1 of 16 [Slideshow](#) · [Album](#)



Media Center
[16 - Photos](#)
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[Neighbor Photos](#)
[Virtual Earth Maps](#)

Additional Information
[Tax Record](#)
[Property History](#)
[History - New, Price, Status](#)
[History - All Upd Types](#)
No Open Houses

Resource Center
[Community Information](#)
[Assessor Map](#)
[Washington DC Tax Website](#)
[View Documents](#)

Status: Rented
Close Date: 05-Sep-2012
Ownership: Condo
Sale or Rental: Rental
Listing Type: Excl. Right
Adv Sub: Old City #2
Legal Sub: Old City #2
Condo/Coop Proj Name: OLD CITY #2

Tax ID: [0508//2011](#)
HOA Fee: \$.00 / None
C/C Fee: \$.00 / Monthly
Elementary:

Style: Contemporary
Seller Subsidy:\$0
Type: Garden 1-4 Floors
TH Type:
#Levels: 2
#Fireplaces: 0
Model:

Total Taxes:
Tax Year:
Lot AC/SF: /
Middle:

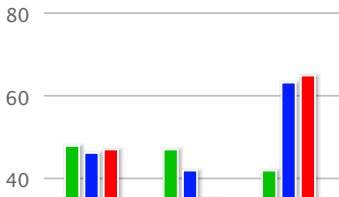
List Price: \$2,950
Close Price: \$2,950
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1962
Election District: 2
ADC Map: 0000
TBM Map:
Area:

Level Location:Top Floor
Age: 6
Year Built: 2007
High:

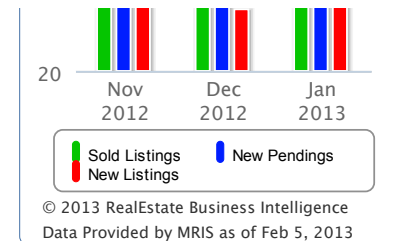
INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	3	2	1	0	0	0
Full Baths:	2	1	1	0	0	0
Half Baths:	1	1	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
FEATURES				

Market Activity | ZIP: 20001



Rooms:
Main Entrance:
Interior Style: Floor Plan-Open, Loft
Dining/Kitchen: Kit-Breakfast Bar, Kit-Dining Combo
Appliances: Dishwasher, Disposal, Icemaker, Intercom, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer/Dryer
Stacked, Water dispenser
Amenities: Bath Ceramic Tile, Granite Counters, MBR-BA Full, Wood Floors
Security:
Windows/Doors:
Walls/Ceilings:



[More 20001 stats >>](#)
[Learn about RBI >>](#)



Basement: No	Foundation:	
Handicap: None		
Unit Description:		
R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions:	SQFT-Tot Fin: 1300	
Above Grade Unfinished:	Above Grade Finished: 1300	
Below Grade Finished:	Below Grade Unfinished:	Tax Living Area: 1,336

REMARKS

General/Agent:
Gorgeous penthouse unit! Beautiful kitchen w/ stainless steel appliances & granite countertops. 3 BRs, 2.5 BAs on two levels of living space. Open, light filled areas w/ steel staircase to 3rd BR/loft. Private roof access w/ fabulous views! Close to Shaw Metro. Dogs OK case by case. Pkg space incl in rent. Give owner at least 1 hour notice-dog on premises. Call Kelly Fairweather 240-223-4662 w/ ?...

Internet/Public:
Gorgeous penthouse unit! Beautiful kitchen with stainless steel appliances and granite countertops. 3 BRs, 2.5 BAs on two levels of living space. Open, light filled areas with steel staircase to 3rd BR/loft. Private roof access with fabulous views! Close to Shaw Metro. Dogs OK case by case. Pkg space incl in rent.

Directions:

5th and R Street, NW

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: /

Exterior:

Exterior Construction: Brick

Lot Description:	
Other Structures: Above Grade	
Original Builder:	New Construction: No
Property Condition: Shows Well	
Roads:	
Roofing:	
Soil Type:	
Topography:	
Transportation:	
View/Exposure:	
Year Converted:	Year Renovated:

PARKING

Parking: Assigned
Garage Type: # Gar/Carpt/Assgn Sp: //1
Carport Type: Parking Space #: 301
Parking Incl in List Price: No Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Forced Air
Cool System: Central A/C
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: Electric
Cool Fuel: Electric
Hot Water: Electric

FINANCIAL INFORMATION

Security Deposit: \$2,950
Elevator Use Fee: \$
Repair Deductible: \$
Date Avail: 10-01-2012
Lease Terms: 12
Rent Includes: Gas, HOA/Condo Fee, Parking, Party Room, Water and Sewer
Rental Special: None
Lease Clauses: No Smokers, Pets-Allowed
Tenant Responsible: HVAC Maint, Insurance, LBulbs/Filters/Fuses/Alarm Care, Some Utilities
Earnest Money:
Total Taxes:
Tax Year:

Processing Fee: \$50
Pets Allowed: Case by Case
Min Lease: 12

Move in Fee: \$250
Pet Deposit: \$400
App Accept Date: 03-Sep-2012
Max Lease: 36

Assessments:

Land:

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements:
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed:
Total Tax Assessment:
Total Units:

Project Approved:
Possession:
Tenant Rights: None

Current Financing/Loan:

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:

New Financing:

Cash to Assume:	Interest Rate:	Years:
Balloon # Years:	Amortized Years:	
Annual Rent Income:	Special Assessment:	Remaining Yrs:
Rental Year:	Special Assessment 2:	Remaining Yrs:

HOA/CONDO

HOA Fee: \$.00/ None
Condo/Coop Fee: \$.00/ Monthly
HOA/Condo/Coop Amenities: Exercise Room, Party Room
HOA/Condo/Coop Rules: Moving Fees Reqd
HOA/Condo/Coop Fee Includes: Electricity, Ext Bldg Maint, Gas, Master Ins Policy, Sewer, Water
HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map: 0508 2011	Lot #: 2011	Block/Square: 0508
Section:	Phase:	Parcel Number:
Liber:	Folio:	
Zoning Code:	Master Plan Zoning:	
Historic Designation ID:		
Contract Info:		
Disclosures: Lead Based Paint		
Documents:		
Special Permits:		

OWNER and SHOWING CONTACT

Owner 1: Owner of Record
Show Contact #1: CALL TENANT Iris or Marc
Show Instructions: Call 1st-Owner Call 1st-Pet Lockbox-Sentrilock No Sign on Prop

Home:
Home: (202) 322-9773

Office:
Office:

Show Instructions: Can List Owner, Can List For, Lockbox Send Lock, No Sign On Prop
Show Time: Show Days:

PROPERTY MANAGEMENT

Property Mgmt Company: THE JANE FAIRWEATHER TEAM
Prop Mgr's Name: Unknown Manager

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Jane Fairweather
Email: [Email Agent](#)

Home: (240) 223-4663
Office: (240) 223-4663
Voice Mail: (240) 223-4663 Ext:

Home Fax: (240) 223-0044
Pager:
Cell: (240) 223-4000

Broker Name: Coldwell Banker Residential Brokerage
Broker Address: 7272 Wisconsin Ave Ste# 100, Bethesda, MD 20814

Broker Code: CBRB53
Office Phone: (301) 718-0010
Office Fax: (301) 941-2323

COMPENSATION

Sub-Agent: .5

Buyer-Agent: .5

Additional:

Disclose Dual Agency: Yes

Variable Rate: No

Designated Rep: No

List Date: 24-Aug-2012

Orig List Price: \$2,950

Update Type: Other

VRP: No

Prior List Price:

Update Date: 05-Sep-2012

Low Price: \$2,950

DOM-MLS: 5

DOM-Prop: 5

Status Change Date: 05-Sep-2012

Off Mkt Date:

Photo Option: Lister will Submit All

Total Photos: 16

Advertising: IDX-PUB

SOLD INFORMATION

Contract Date: 03-Sep-2012

Sell/Rent Agency:Buyer Agency

Close Date: 05-Sep-2012

Close Price: \$2,950

Selling/Rental Office: LNG44

Long & Foster Real Estate, Inc.

Selling/Rental Agent ID: 3031131

Jerome Brown

Seller Subsidy: \$0

Email: [Email Agent](#)

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Information is believed to be accurate, but should not be relied upon without verification.

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

Sales Comparables

1 BR, 2BR, 3BR, Townhomes

Residential Stats - Analysis Report

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	\$289,900	\$0	\$280,000	\$299,900	93.36	\$289,900	\$0	\$280,000	\$289,900	96.27	5	5	4
High	\$437,041	\$9,900	\$437,041	\$399,000	113.47	\$437,041	\$9,900	\$437,041	\$399,000	113.47	268	268	100
Median	\$357,500	\$1,250	\$356,250	\$357,228	97.36	\$357,500	\$1,250	\$356,250	\$354,778	99.66	44	44	94
Average	\$360,644	\$2,840	\$357,804	\$359,586	99.32	\$360,644	\$2,840	\$357,804	\$352,836	101.17	73	73	85

Report Totals

Properties: 10

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$289,900	\$299,900	93.36	\$289,900	\$0	\$280,000	5	5	4
High	\$399,000	\$399,000	113.47	\$437,041	\$9,900	\$437,041	268	268	100
Median	\$354,778	\$357,228	97.36	\$357,500	\$1,250	\$356,250	44	44	94
Average	\$352,836	\$359,586	99.32	\$360,644	\$2,840	\$357,804	73	73	85

Residential Stats - Analysis Report

SOLD

9 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	\$247,000	\$0	\$243,000	\$249,950	91.34	\$247,000	\$0	\$243,000	\$249,950	91.34	3	3	55
High	\$389,000	\$10,000	\$382,250	\$389,000	108.09	\$389,000	\$10,000	\$382,250	\$389,000	108.09	97	97	133
Median	\$331,500	\$6,000	\$331,500	\$319,300	97.58	\$331,500	\$6,000	\$331,500	\$319,300	97.58	20	20	95
Average	\$318,389	\$5,292	\$313,097	\$319,111	98.08	\$318,389	\$5,292	\$313,097	\$319,111	98.08	33	42	90

Report Totals

Properties: 9

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$249,950	\$249,950	91.34	\$247,000	\$0	\$243,000	3	3	55
High	\$389,000	\$389,000	108.09	\$389,000	\$10,000	\$382,250	97	97	133
Median	\$319,300	\$319,300	97.58	\$331,500	\$6,000	\$331,500	20	20	95
Average	\$319,111	\$319,111	98.08	\$318,389	\$5,292	\$313,097	33	42	90

Search Criteria:

-1 BR Condo

-Sold Since 1/1/2012

-0.25 mile radius of subject property



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Introducing LeDroit Park's newest boutique building! The Top Floor Unit features high ceilings, high-end finishes, bamboo hardwoods, granite kitchen with stainless Bosch appliances & marble bath with glass accents. Plus, Aiphone video security, Bosch washer/dryer, secure PARKING and inviting deck. Low condo fees. Four blocks to Shaw Metro. This one has it all!

Directions: From Florida or Rhode Island, go north on 4th Street NW. Building is on the left.

1814 4TH ST NW #A, WASHINGTON, DC 20001

List Price: \$389,000
Contr Date: 26-Jun-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse
Model:
BR: 1 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, -
Showing Contact: Stanton Schnepf
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Stanton Schnepf

Own: Condo, Sale

Close Date: 30-Jul-2012

Style: Victorian

#Lvs: 1 **#Fpls:** 0

Basement: No

Total Taxes:

Close Price: \$389,000

ADC Map: 0000

Area:

Acres: **Yr Blt:** 1905

Gar/Cpt/Assgn: // **List Date:** 14-Jun-2012

H: (202) 997-5192

O: (202) 387-6180 **F:** (202) 387-6185

H: (202) 997-5192 **O:** (202) 387-6180 **C:** (202) 997-5192

MLS#: DC7864317

Status: SOLD

Subsidy: \$6,750

Gr Rent:

HOA: **C/C:** \$206

Tax Living Area:

Upd Date: 08-Aug-2012

DOMM/DOMP: 12/12



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Introducing LeDroit Park's newest boutique building! The Main Floor Unit features high ceilings, high-end finishes, original hardwoods, granite kitchen with stainless Bosch appliances & marble bath with glass accents. Plus, Aiphone video security, Bosch washer/dryer, secure PARKING and inviting deck. Low condo fees. Four blocks to Shaw Metro. Taking Back up Offers!

Directions: From Florida or Rhode Island, go north on 4th Street NW. Building is on the left.

1814 4TH ST NW #B, WASHINGTON, DC 20001

List Price: \$359,000
Contr Date: 04-Jul-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse
Model:
BR: 1 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, -
Showing Contact: Stanton Schnepf
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Stanton Schnepf

Own: Condo, Sale

Close Date: 08-Aug-2012

Style: Victorian

#Lvs: 1 **#Fpls:** 0

Basement: No

Total Taxes:

Close Price: \$359,000

ADC Map: 0000

Area:

Acres: **Yr Blt:** 1905

Gar/Cpt/Assgn: // **List Date:** 14-Jun-2012

H: (202) 997-5192

O: (202) 387-6180 **F:** (202) 387-6185

H: (202) 997-5192 **O:** (202) 387-6180 **C:** (202) 997-5192

MLS#: DC7864406

Status: SOLD

Subsidy: \$3,500

Gr Rent:

HOA: **C/C:** \$200

Tax Living Area:

Upd Date: 09-Aug-2012

DOMM/DOMP: 20/20



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Introducing LeDroit Park's newest boutique building! The Terrace Level Unit features its own private entrance, full windows, gas fireplace, high-end finishes, bamboo hardwoods, granite kitchen with stainless Bosch appliances & marble bath with glass accents. Plus, Airphone video security, Bosch W/D & inviting patio. Super Low condo fees. Four blocks to Shaw Metro. Taking Back Up Offers!!

Directions: From Florida or Rhode Island, go north on 4th Street NW. Building is on the left.

1814 4TH ST NW #C, WASHINGTON, DC 20001

List Price: \$339,000
Contr Date: 04-Jul-2012
Adv. Sub: LEDROIT PARK
Type: Attach/Row Hse
Model:
BR: 1 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, -
Showing Contact: Stanton Schnepf
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Stanton Schnepf

Own: Condo, Sale

Close Date: 14-Aug-2012

Style: Victorian

#Lvs: 1 **#Fpls:** 1

Basement: No

Total Taxes:

Close Price: \$331,500

ADC Map: 0000

Area:

Acres: **Yr Blt:** 1905

Gar/Cpt/Assgn: // **List Date:** 14-Jun-2012

H: (202) 997-5192

O: (202) 387-6180 **F:** (202) 387-6185

H: (202) 997-5192 **O:** (202) 387-6180 **C:** (202) 997-5192

MLS#: DC7864584

Status: SOLD

Subsidy: \$0

Gr Rent:

HOA: **C/C:** \$200

Tax Living Area:

Upd Date: 14-Aug-2012

DOMM/DOMP: 20/20



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Sharp units on a tree lined street in a hip part of town...Boutique Building with sharp units loaded with upgrades. Crisp euro style kitchen & Baths, cool patio and double living area...Other units avail...Parking 25K...SALES BY: UrbanLand Company

Directions: 6th & S Street, NW

1806 6TH ST NW #202, WASHINGTON, DC 20001-5106

List Price: \$309,000
Contr Date: 31-Jul-2012
Adv. Sub: SHAW
Type: Garden 1-4 Floors
Model:
BR: 1 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str, On-site Prk/Sale
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, -
Showing Contact: gerard diruggiero
Company: Urban Land Company, LLC, ULC1
List Agent: Gerard DiRuggiero

Own: Condo, Sale

Close Date: 18-Sep-2012

Style: Contemporary

#Lvs: 1 **#Fpls:** 0

Basement: No

Total Taxes: \$5,648

Close Price: \$334,000

ADC Map: ZZZZ

Area:

Acres: **Yr Blt:** 1938

Gar/Cpt/Assgn: // **List Date:** 19-Jul-2012

H:

O: (202) 299-9223 **F:** (202) 299-9225

H: (202) 320-9976 **O:** (202) 299-9223 **C:** (202) 320-9976

MLS#: DC7889160

Status: SOLD

Subsidy: \$0

Gr Rent:

HOA: **C/C:** \$143

Tax Living Area: 3,464

Upd Date: 20-Sep-2012

DOMM/DOMP: 12/12

Directions: 6th & S Street, NW

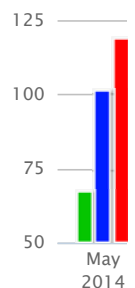
-0.25 mile radius of subject property

10 of 10 · Checked 10 · [Un-check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · Next · [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) **[10]**

Metropolitan Regional Information Systems, Inc.

DC8352628 - WASHINGTON
1806 6TH ST NW #202, WASHINGTON, DC 20001Full Listing
ResidentialImage 1 of 15 [Slideshow](#) · [Album](#)Me
[15](#)
[3 -](#)
[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
NoRe
[Co](#)
[Ass](#)
[Wa](#)
[1 -](#)**Status: Sold**
Close Date: 01-Jul-2014Ownership: Condo
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name: HOWARD SQUARE CONDOMINIUMTax ID: [0441/2017](#)
HOA Fee: /
C/C Fee: \$155.40 / Monthly
Elementary:Style: Federal
Seller Subsidy: \$0.0
Auction: No
Type: Garden 1-4 Floors
TH Type:
#Levels: 1
#Fireplaces: 0
Model:Total Taxes: \$2,457
Tax Year: 2013
Lot AC/SF: /
Middle:**List Price: \$359,555**
Close Price: \$408,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 5116
Election District: 1
ADC Map: 000
TBM Map:
Area:Level Location: Floors 2-5
Age: 76
Year Built: 1938
High:

Market Activity

© 2014 RealEstate
Data Provided by

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	1	1	0	0	0	0
Full Baths:	1	1	0	0	0	0
Half Baths:	0	0	0	0	0	0

FEATURES

Main Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Sep Dining Rm
Appliances: Dishwasher, Disposal, Washer/Dryer Stacked, Refrigerator, Range hood, Oven/Range-Gas, Ice maker
Amenities: Granite Counters, Wood Floors
Security:
Windows/Doors:
Walls/Ceilings:**Basement:** No

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions:

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 750

Above Grade Finished: 750

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 697

REMARKS

General/Agent:

Call CSS 866.891.7469 for easy showing. Call alt agent Shannon O'Farrell, 202.413.4796, with all questions. Offers due on Tuesday May 27th by close of business.

[More 20001 s](#)
[Learn about s](#)

Internet/Public:

Bright and sunny corner home on top floor of boutique 4-unit building. Superb Shaw location, steps to restaurants, wework office spaces at the Wonder Bread Factory & the Metro. Glowing hardwood floors, large windows and a generous living space with separate living and dining rooms. Updated kitchen with granite and stainless, plus walk-in pantry. Assigned parking space. Pet-friendly. In home W/D.

Directions:

6th ST NW at S ST NW

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: /

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition: Shell

Roads:

Roofing:

Soil Type: Unknown

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Drvwy/Off Str

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #: P1

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Parking Block/Square:

UTILITIES

Heat System: Radiator

Heat Fuel: Natural Gas

Cool System: Wall Unit

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm:

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$2,457

City/Town Tax: \$2,457

Tax Year: 2013

Refuse Fee:

County Tax:

Tap:

Water/Sewer Hook-up:

Front Foot Fee:

Special Tax Assess:

Yr Assessed: 2013

Improvements: \$202,300

Total Tax Assessment: \$289,000

Investor Ratio:

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: \$155.40/ Monthly

HOA/Condo/Coop Amenities: Common Grounds

HOA/Condo/Coop Rules: Pets-Allowed

HOA/Condo/Coop Fee Includes: Water, Sewer, Master Ins Policy

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0441 2017

Lot #: 2017

Block/Square: 0441

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: c/o agent

Home:

Office:

Show Contact #1: CSS CSS

Home: (866) 891-7469

Office:

Show Contact #2: Shannon O'Farrell

Home: (202) 413-4796

Office:

Show Instructions: Call 1st-Showing Service

Show Time:

Show Days:

 - Schedule a showing

PROPERTY MANAGEMENT

Property Mgmt Company: UNKNOWN COMPANY
Prop Mgr's Name: Christine Nygen

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: David Getson
Email: [Email Agent](#)

Home: (202) 557-5411
Office: (202) 387-6180
Voice Mail: (202) 557-5411 Ext:

Home Fax:
Pager:
Cell: (202) 557-5411

ALTERNATE AGENT

Alt Agent: Shannon OFarrell
Email: [Email Agent](#)

Home: (202) 413-4796
Office: (202) 387-6180
Voice Mail: Ext:

Home Fax: (866) 436-6816
Pager:
Cell: (202) 413-4796

Broker Name: Coldwell Banker Residential Brokerage
Broker Address: 1606 17th St NW, Washington, DC 20009

Broker Code: CBRB106
Office Phone: (202) 387-6180
Office Fax: (202) 387-6185

COMPENSATION

Sub-Agent: 0
Disclose Dual Agency: No

Buyer-Agent: 3
Variable Rate: No

Additional:
Designated Rep: No

List Date: 19-May-2014
VRP: No
Low Price: \$359,555
Status Change Date: 01-Jul-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$359,555
Prior List Price:
DOM-MLS: 9
Off Mkt Date:
Total Photos: 15

Update Type: Other
Update Date: 01-Jul-2014
DOM-Prop: 9

SOLD INFORMATION

Contract Date: 28-May-2014
Close Date: 01-Jul-2014
New 1st Trust Loan Amt: \$346,800
Selling/Rental Office: MSQU1
Selling/Rental Agent ID: 3028349

Sell/Rent Agency: Buyer Agency
Close Price: \$408,000
New 1st Trust Loan Type: Conventional
M Squared Real Estate LLC
Joshua Oliver

Seller Subsidy: \$0.0

Email: [Email Agent](#)

Status is 'Sold'
Ownership is 'Condo'
Bedrooms is 1
CloseDate is 2/28/2014+
Latitude, Longitude is around 38.91, -77.02
Found 10 results in 0.03 seconds.

Residential Stats - Analysis Report

RENTED 7 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	\$1,650	\$0	\$1,650	\$1,650	85.71	\$1,650	\$0	\$1,650	\$1,650	94.74	5	5	3
High	\$3,100	\$0	\$3,100	\$3,100	100.00	\$3,100	\$0	\$3,100	\$3,100	100.00	60	125	114
Median	\$2,100	\$0	\$2,100	\$2,350	96.08	\$2,100	\$0	\$2,100	\$2,200	100.00	22	25	104
Average	\$2,271	\$0	\$2,271	\$2,393	94.64	\$2,271	\$0	\$2,271	\$2,314	98.04	26	42	86

Report Totals Properties: 7

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$1,650	\$1,650	85.71	\$1,650		\$1,650	5	5	3
High	\$3,100	\$3,100	100.00	\$3,100		\$3,100	60	125	114
Median	\$2,200	\$2,350	96.08	\$2,100		\$2,100	22	25	104
Average	\$2,314	\$2,393	94.64	\$2,271		\$2,271	26	42	86

Residential Stats - Analysis Report

SOLD

17 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	\$341,000	\$0	\$334,180	\$340,445	91.51	\$341,000	\$0	\$334,180	\$340,445	92.73	3	3	1
High	\$611,350	\$17,000	\$611,350	\$599,900	106.38	\$611,350	\$17,000	\$611,350	\$599,900	106.38	132	141	120
Median	\$494,000	\$5,000	\$489,000	\$525,000	97.47	\$494,000	\$5,000	\$489,000	\$499,000	98.16	34	34	55
Average	\$477,991	\$6,184	\$471,807	\$484,500	97.41	\$477,991	\$6,184	\$471,807	\$477,964	98.62	47	51	52

Report Totals

Properties: 17

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$340,445	\$340,445	91.51	\$341,000	\$0	\$334,180	3	3	1
High	\$599,900	\$599,900	106.38	\$611,350	\$17,000	\$611,350	132	141	120
Median	\$499,000	\$525,000	97.47	\$494,000	\$5,000	\$489,000	34	34	55
Average	\$477,964	\$484,500	97.41	\$477,991	\$6,184	\$471,807	47	51	52

Search Criteria:

-2 BR Condo

-Sold Since 1/1/2012

-0.25 mile radius of subject property

Residential Stats - Analysis Detail Report

SOLD
17 LISTINGS

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
1907 3Rd St Nw #102	\$341,000	\$6,820	\$334,180	\$340,445	98.16	\$341,000	\$6,820	\$334,180	\$340,445	98.16	129	129	55
605 Rhode Island Ave Nw #3	375,000	\$5,000	\$370,000	\$399,000	92.73	\$375,000	\$5,000	\$370,000	\$399,000	92.73	132	132	113
1915 6Th St Nw #A	533,000	\$15,990	\$517,010	\$565,000	91.51	\$533,000	\$15,990	\$517,010	\$539,900	95.76	73	73	2
1742 6Th St Nw #3	385,000	\$0	\$385,000	\$395,000	97.47	\$385,000	\$0	\$385,000	\$395,000	97.47	90	90	120
440 Rhode Island Ave Nw #400	430,000	\$10,000	\$420,000	\$439,750	95.51	\$430,000	\$10,000	\$420,000	\$419,750	100.06	70	141	4
301 R St Nw ##1	545,000	\$16,350	\$528,650	\$569,000	92.91	\$545,000	\$16,350	\$528,650	\$549,000	96.29	29	29	113
301 R St Nw ##2	525,000	\$12,500	\$512,500	\$549,000	93.35	\$525,000	\$12,500	\$512,500	\$529,000	96.88	59	59	113
320 T St Nw #1	510,000	\$550	\$509,450	\$534,999	95.22	\$510,000	\$550	\$509,450	\$534,999	95.22	33	33	106
440 Rhode Island Ave Nw #400	469,000	\$13,770	\$455,230	\$459,852	98.99	\$469,000	\$13,770	\$455,230	\$459,852	98.99	34	34	4
1806 6Th St Nw #201	390,000	\$2,145	\$387,855	\$389,750	99.51	\$390,000	\$2,145	\$387,855	\$389,750	99.51	18	18	75
440 Rhode Island Ave Nw #T-1	357,000	\$0	\$357,000	\$359,900	99.19	\$357,000	\$0	\$357,000	\$359,900	99.19	13	13	4
1639-1643 6Th St Nw #4	460,000	\$0	\$460,000	\$460,000	100.00	\$460,000	\$0	\$460,000	\$460,000	100.00	13	13	75
515 Q St Nw #1	585,000	\$0	\$585,000	\$549,900	106.38	\$585,000	\$0	\$585,000	\$549,900	106.38	3	3	1
515 Q St Nw #3	611,350	\$0	\$611,350	\$599,900	101.91	\$611,350	\$0	\$611,350	\$599,900	101.91	4	4	1
501 Rhode Island Ave Nw #1	494,000	\$5,000	\$489,000	\$525,000	93.14	\$494,000	\$5,000	\$489,000	\$499,000	98.00	58	58	1
501 Rhode Island Ave Nw #2	574,000	\$17,000	\$557,000	\$575,000	96.87	\$574,000	\$17,000	\$557,000	\$575,000	96.87	35	35	1
1811 8Th St Nw #2	541,500	\$0	\$541,500	\$525,000	103.14	\$541,500	\$0	\$541,500	\$525,000	103.14	5	5	99
Low	\$341,000	\$0	\$334,180	\$340,445	91.51	\$341,000	\$0	\$334,180	\$340,445	92.73	3	3	1
High	\$611,350	\$17,000	\$611,350	\$599,900	106.38	\$611,350	\$17,000	\$611,350	\$599,900	106.38	132	141	120
Median	\$494,000	\$5,000	\$489,000	\$525,000	97.47	\$494,000	\$5,000	\$489,000	\$499,000	98.16	34	34	55
Average	\$477,991	\$6,184	\$471,807	\$484,500	97.41	\$477,991	\$6,184	\$471,807	\$477,964	98.62	47	51	52

Report Totals

Properties: 17

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$340,445	\$340,445	91.51	\$341,000	\$0	\$334,180	3	3	1
High	\$599,900	\$599,900	106.38	\$611,350	\$17,000	\$611,350	132	141	120
Median	\$499,000	\$525,000	97.47	\$494,000	\$5,000	\$489,000	34	34	55
Average	\$477,964	\$484,500	97.41	\$477,991	\$6,184	\$471,807	47	51	52

Search Criteria:

-2 BR Condo

-Sold Since 1/1/2012

-0.25 mile radius of subject property

**1907 3RD ST NW #102, WASHINGTON, DC 20001-1701**

List Price: \$340,445

Contr Date: 31-Oct-2011

Adv. Sub: LEDROIT PARK

Type: Garden 1-4 Floors

Model:

BR: 2 FB: 2 HB: 0

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: On-site Prk/Sale

Const: Brick

Showing Information: Lockbox-Sentrilock, Vacant, All Days, -

Showing Contact: vacant vacant

Company: Urban Land Company, LLC, ULC1

List Agent: Gerard DiRuggiero

Total Taxes: \$5,978

Close Price: \$341,000

ADC Map: ZZZZ

Area:

Acres: Yr Blt: 1958

Gar/Cpt/Assgn: //

List Date: 24-Jun-2011

MLS#: DC7634997

Status: SOLD

Subsidy \$6,820

Gr Rent:

HOA:

C/C: \$301

Tax Living Area:

Upd Date: 01-Feb-2012

DOMM/DOMP: 129/129

O: (202) 299-9223 F: (202) 299-9225

H: (202) 320-9976 O: (202) 299-9223 C: (202) 320-9976

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Fabulous 2BR/2BA at an unbeatable price! Your buyers will look no further once they see these contemp. finishes, custom ice stone counters, bike storage, W/D, Carrera marble baths and so much more! Parking available \$17,500 in rear of building. Check out common roof deck! FHA approved and ready to settle..Sales by: UrbanLand Company

Directions: U Street to Florida Ave to Left on T Street thru Historic Ledroit Park to Anna Cooper Circle...Can't miss it!

**605 RHODE ISLAND AVE NW #3, WASHINGTON, DC 20001-1854**

List Price: \$399,000

Contr Date: 07-Feb-2012

Adv. Sub: LOGAN/SHAW

Type: Townhouse

Model:

BR: 2 FB: 1 HB: 1

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Prk Space Cnvs

Const: Brick

Showing Information: Call 1st-Alarm Cd, Call 1st-Lister, Saturday, Sunday, Thursday, Wednesday, -

Showing Contact: MICHAEL MOORE

Company: TTR Sotheby's International Realty, TTRS2

List Agent: Michael Moore

Total Taxes: \$3,474

Close Price: \$375,000

ADC Map: 0000

Area:

Acres: Yr Blt: 1900

Gar/Cpt/Assgn: //

List Date: 28-Sep-2011

H: (202) 262-7762

O: (202) 333-1212 F: (202) 333-9396

H: (202) 262-7762 O: (202) 333-1212

C: (202) 262-7762

MLS#: DC7698308

Status: SOLD

Subsidy \$5,000

Gr Rent:

HOA:

C/C: \$199

Tax Living Area: 896

Upd Date: 24-Mar-2012

DOMM/DOMP: 132/132

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: AGENTS: Call lister with showing time for alarm code. Bright & sunny top floor 2BR/1.5BA in 3-unit townhouse renovated in 2003. Shows like new, hardwood floors throughout, freshly painted, high ceilings, crown molding, chair rails, gas fireplace, huge kitchen with granite counters, separate DR and oversize parking space. 1 blk to Metro.

Directions: East on Rhode Island from Logan Circle to 6th St., NW

**1915 6TH ST NW #A, WASHINGTON, DC 20001**

List Price: \$539,900

Contr Date: 18-Jan-2012

Adv. Sub: LEDROIT PARK / U STREET

Type: Attach/Row Hse

Model:

BR: 2 FB: 2 HB: 1

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Brick, Hardiplank

Showing Information: Email 1st-Lister, Lockbox-Sentrilock, Show Anytime, Vacant, All Days, Other - Other

Showing Contact: Call Phil Call Phil

Company: Long & Foster Real Estate, Inc., LNG54

List Agent: Philip DiRuggiero

Total Taxes:

Close Price: \$533,000

ADC Map: XXXX

Area:

Acres: Yr Blt: 2011

Gar/Cpt/Assgn: //

List Date: 30-Sep-2011

H: (202) 364-5200 F: (202) 364-7052

H: (202) 725-2250 O: (202) 525-5236

C: (202) 725-2250

MLS#: DC7699799

Status: SOLD

Subsidy \$15,990

Gr Rent:

HOA:

C/C: \$265

Tax Living Area:

Upd Date: 18-Feb-2012

DOMM/DOMP: 73/73

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: GO SHOW (SL) - 2-Level NEW unit. Designed to entertain: wide open floor plan. Maple HW Flrs, Hi Ceils, Recess. Lights, Big Wndws. Center Kit w/SileStone Cntrs, 42" Cabs & SS Appl. Gas Range w/Hood. White Marble BAs. Priv Balcony. Easy Street Parking! Best street around; 1 Block, 1 Way & Quiet! 3 BL to U St METRO. FHA Approval in process - Videos & Floor Plans at LIVEINDC.US

Directions: Fron U Street Metro travel East and Continue on Florida 1 block to a Left on 6th. Welcome home!

**1742 6TH ST NW #3, WASHINGTON, DC 20001-5103**

List Price: \$395,000

Contr Date: 07-Feb-2012

Adv. Sub: SHAW

Type: Garden 1-4 Floors

Model:

BR: 2 FB: 1 HB: 0

Heat/Cool/Wtr/Swr: Central, Programmable Thermostat/Central, Natural Gas/Ceiling Fan(s), Central A/

Park: Prk Space Cnvs, Unassigned, Faces Rear

Const: Brick

Showing Information: Call 1st-Lister, Email 1st-Lister, Lockbox-Sentrilock, Show Anytime, Sign on Property, All D

Showing Contact: Robyn Porter

Company: W.C. & A.N. Miller, Realtors, A Long & Foster

List Agent: Robyn Porter

Total Taxes: \$3,034

Close Price: \$385,000

ADC Map: SEE MAP

Area:

Acres: Yr Blt: 1893

Gar/Cpt/Assgn: //

List Date: 09-Nov-2011

H: (703) 963-0142

O: (301) 229-4000 F: (301) 229-4015

H: (301) 320-8349 O: (301) 229-4000

C: (703) 963-0142

MLS#: DC7724292

Status: SOLD

Subsidy \$0

Gr Rent:

HOA:

C/C: \$250

Tax Living Area: 791

Upd Date: 18-Mar-2012

DOMM/DOMP: 90/90

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Commission only payable on successful settlement. Treat as vacant but call LA to schedule an appointment. Lockbox located on the rail to the left of the front door.

Directions: Corner of 6th & S Streets, NW.

A photograph of a hotel room. A large bed with white linens and brown pillows is the central focus. To the left is a dark wooden nightstand with a glass. A floor lamp is visible in the background. The room has a warm, neutral color palette.

Directions: R St NW and 5th St NW

List Agent: Gerard DiRuggiero

less Appliances, and Modern Cabinets.

9-9223 C: (202) 320-9976



Directions: South of 3rd St NW and FLA Ave. NW

ately 3 level corner Victorian townhouse. Sun-drenched home features expansive living space, large LR bay,

house. Sun-drenched home features expansive living space, large LR bay,

7-8462



Directions: South of 3rd St NW and FLA Ave. NW

ately 3 level corner Victorian townhouse. Sun-drenched home features expansive living space, large LR bay

house. Sun-drenched home features expansive living space, large LR bay,

7-8462



Directions: 4TH ST TO T ST TO 320

orian in heart of historic LeDroit Park near U St. Walk to metro, off-street parking for 2. Gourmet kitchen, SS

rk near U St. Walk to metro, off-street parking for 2. Gourmet kitchen, SS

DOMM/DOMP: 33/33

Residential Gallery - Agent



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Very Spacious Contemporary Top Floor Unit. Open Kitchen w/Breakfast Bar, Stone Counters, High End Stainless Appliances, and Modern Cabinets. Private Balcony, Wood Floors, Recessed and Accent Lighting, Master Bedroom, with Full Master Bath, Washer/Dryer, High Ceilings, and Luxury Baths. Don't miss the Fabulous Roof Deck with amazing City Views! Unit 402 also available.

Directions: R St NW and 5th St NW

440 RHODE ISLAND AVE NW #401, WASHINGTON, DC 20001-1873

List Price: \$459,852 **Own:** Condo, Sale **Total Taxes:** \$3,552
Contr Date: 20-Mar-2012 **Close Date:** 30-Apr-2012 **Close Price:** \$469,000
Adv. Sub: SHAW **Style:** Victorian **ADC Map:** ZZZ
Type: Garden 1-4 Floors **#Lvls:** 1 **#Fpls:** 0 **Area:** **Yr Blt:** 2009
Model: **Basement:** No
BR: 2 **FB:** 2 **HB:** 0
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: On-site Prk/Sale **# Gar/Cpt/Assgn:** //
Const: Brick **List Date:** 17-Feb-2012 **Upd Date:** 01-May-2012
Showing Information: Lockbox-Sentrilock, Show Anytime, Sign on Property, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Diana Korkor **H:** (440) 570-8849 **DOMM/DOMP:** 34/34
Company: Urban Land Company, LLC, ULC1 **O:** (202) 299-9223 **F:** (202) 299-9225
List Agent: Gerard DiRuggiero **H:** (202) 320-9976 **O:** (202) 299-9223 **C:** (202) 320-9976

MLS#: DC7776519
Status: SOLD
Subsidy: \$13,770
Gr Rent:
HOA: **C/C:** \$250
Tax Living Area: 899



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Sharp units on a tree lined street in a hip part of town...Boutique Building with sharp units loaded with upgrades. Crisp euro style kitchen & Baths, front facing, great bath w/skylight...Other units avail...Parking 25K... SALES BY: UrbanLand Company

Directions: 6th & S Street, NW

1806 6TH ST NW #201, WASHINGTON, DC 20001-5106

List Price: \$389,750 **Own:** Condo, Sale **Total Taxes:** \$5,648
Contr Date: 09-Aug-2012 **Close Date:** 04-Sep-2012 **Close Price:** \$390,000
Adv. Sub: SHAW **Style:** Contemporary **ADC Map:** ZZZZ
Type: Garden 1-4 Floors **#Lvls:** 1 **#Fpls:** 0 **Area:** **Yr Blt:** 1938
Model: **Basement:** No
BR: 2 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str, On-site Prk/Sale **# Gar/Cpt/Assgn:** //
Const: Brick **List Date:** 06-Jul-2012 **Upd Date:** 06-Sep-2012
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, -
Showing Contact: Gerard DiRuggiero **H:** **DOMM/DOMP:** 18/18
Company: Urban Land Company, LLC, ULC1 **O:** (202) 299-9223 **F:** (202) 299-9225
List Agent: Gerard DiRuggiero **H:** (202) 320-9976 **O:** (202) 299-9223 **C:** (202) 320-9976

MLS#: DC7879931
Status: SOLD
Subsidy: \$2,145
Gr Rent:
HOA: **C/C:** \$275
Tax Living Area: 3,464



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Beautiful unit with contemporary open floor plan with lots of light; spacious master bedroom, energy saving appliances, lots of closet space, wood floors, washer/dryer, outdoor space. Ceiling fan in Master Bedroom. Enter thru back door in parking lot, sentry lock on rail near rear door.

Directions: @5th and Rhode Island NW

440 RHODE ISLAND AVE NW #T-104, WASHINGTON, DC 20001-1873

List Price: \$359,900 **Own:** Condo, Sale **Total Taxes:** \$0
Contr Date: 06-Sep-2012 **Close Date:** 05-Nov-2012 **Close Price:** \$357,000
Adv. Sub: OLD CITY #2 **Style:** Contemporary **ADC Map:** 0508//2022
Type: Garden 1-4 Floors **#Lvls:** 1 **#Fpls:** 0 **Area:** **Yr Blt:** 2009
Model: **Basement:** No
BR: 2 **FB:** 2 **HB:** 0
Heat/Cool/Wtr/Swr: Central/Other/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street **# Gar/Cpt/Assgn:** //
Const: Brick, Concrete/Block **List Date:** 24-Aug-2012 **Upd Date:** 30-Nov-2012
Showing Information: Call 1st-Showing Contact, Lockbox-Sentrilock, Show Anytime, Sign on Property, All Days, 1
Showing Contact: Steven Webster **H:** (202) 374-0607 **DOMM/DOMP:** 13/13
Company: Coldwell Banker Residential Brokerage, CBRB **O:** (202) 387-6180 **F:** (202) 387-6185
List Agent: Steven Webster **H:** (202) 374-0607 **O:** (202) 387-6180 **C:** (202) 374-0607

MLS#: DC7913434
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$199
Tax Living Area:



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: City living awaits you in this two level, 2bed/2bath condo in the heart of Shaw. Open floor plan best describes the gourmet kitchen overlooking the living and dining room area. Plenty of windows and skylights and a spacious master bedroom with ensuite bathroom and private balcony. Agents: Call with one hr notice to view - 202.246.6402

Directions: South on Georgia, left on florida ave (going east), right on 6th street, Bldg located on the left with 1643 on the outside.

1639-1643 6TH ST NW #4, WASHINGTON, DC 20001-2428

List Price: \$460,000 **Own:** Condo, Sale **Total Taxes:** \$2,884
Contr Date: 19-Sep-2012 **Close Date:** 19-Oct-2012 **Close Price:** \$460,000
Adv. Sub: OLD CITY #2 **Style:** Contemporary **ADC Map:** CHIC
Type: Garden 1-4 Floors **#Lvls:** 2 **#Fpls:** 0 **Area:** **Yr Blt:** 1938
Model: **Basement:** No
BR: 2 **FB:** 2 **HB:** 0
Heat/Cool/Wtr/Swr: Energy Star Heating System/Electric/Energy Star Cooling System/Electric/Public/P
Park: Street **# Gar/Cpt/Assgn:** //
Const: Brick **List Date:** 07-Sep-2012 **Upd Date:** 15-Nov-2012
Showing Information: Call 1st-Showing Contact, Lockbox-Sentrilock, , 9 AM - 6 PM
Showing Contact: Leslie Suarez **H:** (202) 246-6402 **DOMM/DOMP:** 13/13
Company: Evers & Company Real Estate, Inc., EVR3 **O:** (202) 464-8400 **F:** (202) 464-8411
List Agent: Leslie Suarez **H:** (202) 246-6402 **O:** (202) 464-8400 **C:** (202) 246-6402

MLS#: DC7922655
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$292
Tax Living Area: 934



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Offers reviewed Monday at 5pm. Heritage Title is preferred settlement agent. Please use the Builder's Contract which is under the "View Documents" Tab.

Directions: Between 5th & 6th on Q Street which is a one way so use 6th Street to turn on Q.

515 Q ST NW #1, WASHINGTON, DC 20001

List Price: \$549,900
Contr Date: 10-Sep-2012
Adv. Sub: SHAW
Type: Detached
Model: UNIT #1
BR: 2 **FB:** 2 **HB:** 0

Own: Condo, Sale
Close Date: 22-Oct-2012
Style: Contemporary
#Lvls: 1 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$585,000
ADC Map: UNKNOWN
Area:
Acres: **Yr Blt:** 2012

MLS#: DC7922986
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$258
Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Synthetic Stucco
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Mark Mlakar
Company: M Squared Real Estate LLC, MSQU1
List Agent: Mark Mlakar

Gar/Cpt/Assgn: // **Upd Date:** 01-Dec-2012
List Date: 08-Sep-2012
H: (202) 681-6777 **DOMM/DOMP:** 3/3
O: (202) 706-6163 **F:** (202) 204-0017
H: (202) 681-6777 **O:** (202) 706-6163 **C:** (202) 321-5641



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Offers reviewed Monday at 5pm. Heritage Title is preferred settlement agent. Please use the Builder's Contract which is under the "View Documents" Tab. The unit's percentage interest is 35.9% (you'll need it for the first page of the builder's contract).

Directions: Between 5th & 6th on Q Street which is a one way so use 6th Street to turn on Q.

515 Q ST NW #3, WASHINGTON, DC 20001

List Price: \$599,900
Contr Date: 18-Sep-2012
Adv. Sub: SHAW
Type: Penthouse
Model: PENTHOUSE
BR: 2 **FB:** 2 **HB:** 0

Own: Condo, Sale
Close Date: 11-Oct-2012
Style: Contemporary
#Lvls: 1 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$611,350
ADC Map: UNKNOWN
Area:
Acres: **Yr Blt:** 2012

MLS#: DC7927142
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$230
Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Synthetic Stucco
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Mark Mlakar
Company: M Squared Real Estate LLC, MSQU1
List Agent: Mark Mlakar

Gar/Cpt/Assgn: // **Upd Date:** 18-Oct-2012
List Date: 14-Sep-2012
H: (202) 681-6777 **DOMM/DOMP:** 4/4
O: (202) 706-6163 **F:** (202) 204-0017
H: (202) 681-6777 **O:** (202) 706-6163 **C:** (202) 321-5641



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: JUST REDUCED!!! This sumptuous sun drenched newly constructed luxury condo features 1340 sq/ft, 2 levels, 2-MBR, 2.5-BA, high ceilings, exquisite chef's kitchen w/ 42 inch cabinetry w/ under mounted lighting, granite counters, hrdwd floors, premium stainless steel appliances and patio/terrace. Blocks to Metro, Downtown and U Street. MOTIVATED SELLER let's make a deal!

Directions: From Logan Cir go East on Rhode Island Ave to 510 Rh. Island Ave on Right, near corner of 6th and Rhode Island. Green Line Metro to Howard/Shaw station at 7th & R St NW and go 2 blocks East on Rh. Island Ave to 501 Rhode Island Ave NW

501 RHODE ISLAND AVE NW #1, WASHINGTON, DC 20001

List Price: \$499,000
Contr Date: 01-Dec-2012
Adv. Sub: SHAW - HOWARD
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 1

Own: Condo, Sale
Close Date: 28-Dec-2012
Style: Colonial
#Lvls: 2 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$494,000
ADC Map: 040-G
Area:
Acres: **Yr Blt:** 2012

MLS#: DC7939837
Status: SOLD
Subsidy: \$5,000
Gr Rent:
HOA: **C/C:** \$180
Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Showing Service, Lockbox-Electronic, Lockbox-Sentrilock, Show Anytime, Sign on
Showing Contact: CSS CSS
Company: TTR Sotheby's International Realty, TTRS5
List Agent: Jonathan Rutherford

Gar/Cpt/Assgn: // **Upd Date:** 29-Dec-2012
List Date: 04-Oct-2012
H: (866) 891-7469 **DOMM/DOMP:** 58/58
O: (202) 234-3344 **F:** (202) 667-3386
H: (202) 269-1666 **O:** (202) 269-1666 **C:** (202) 714-1181



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Enjoy penthouse living in this sumptuous sun drenched newly constructed luxury condo. It features 2 levels, 2-MBR, 2.5-BA, high ceilings, exquisite chef's kitchen w/ 42 inch cabinetry w/ under mounted lighting, granite counters, hrdwd floors, premium stainless steel appliances and patio/terrace. Blocks to Metro, Downtown and U Street

Directions: From Logan Cir go East on Rhode Island Ave to 510 Rh. Island Ave on Right, near corner of 6th and Rhode Island. Green Line Metro to Howard/Shaw station at 7th & R St NW and go 2 blocks East on Rh. Island Ave to 501 Rhode Island Ave NW

501 RHODE ISLAND AVE NW #2, WASHINGTON, DC 20001

List Price: \$575,000
Contr Date: 07-Nov-2012
Adv. Sub: SHAW - HOWARD
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 2 **HB:** 1

Own: Condo, Sale
Close Date: 13-Dec-2012
Style: Colonial
#Lvls: 2 **#Fpls:** 0
Basement: No

Total Taxes:
Close Price: \$574,000
ADC Map: 040-G
Area:
Acres: **Yr Blt:** 2012

MLS#: DC7939842
Status: SOLD
Subsidy: \$17,000
Gr Rent:
HOA: \$0 **C/C:** \$194
Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Showing Service, Lockbox-Sentrilock, Show Anytime, Sign on Property, Vacant, AI
Showing Contact: CSS CSS
Company: TTR Sotheby's International Realty, TTRS5
List Agent: Jonathan Rutherford

Gar/Cpt/Assgn: // **Upd Date:** 13-Dec-2012
List Date: 04-Oct-2012
H: (866) 891-7469 **DOMM/DOMP:** 35/35
O: (202) 234-3344 **F:** (202) 667-3386
H: (202) 269-1666 **O:** (202) 269-1666 **C:** (202) 714-1181


1811 8TH ST NW #2, WASHINGTON, DC 20001-3113
List Price: \$525,000

Own: Condo, Sale

Total Taxes: \$3,505

MLS#: DC7961189

Contr Date: 14-Nov-2012

Close Date: 13-Dec-2012

Close Price: \$541,500

Status: SOLD

Adv. Sub: OLD CITY #2

Style: Victorian

ADC Map: 10A11

Subsidy: \$0

Type: Townhouse

#Lvs: 1

#Fpls: 0

Area:
Gr Rent:
HOA: \$0

C/C: \$227

BR: 2

FB: 2

HB: 0

Basement: No

Acres:
Yr Blt: 1914

Tax Living Area: 872

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Garage, Prk Space Cnvs, Garage Door Opener

Gar/Cpt/Assgn: 1 / /

Const: Brick, Stone

List Date: 09-Nov-2012

Upd Date: 14-Dec-2012

Showing Information: Appt Only-Lister, Lockbox-Sentrilock, , -

Showing Contact: Diann Heine

H:
DOMM/DOMP: 5/5

Company: Washington Fine Properties LLC, WFP1

O: (202) 944-5000

F: (202) 944-5021

List Agent: Diann Heine

H: (202) 686-6706

O:
C: (202) 329-7444

Dock Conveys:
Vacation: No

Water Front/View/Access: //

Remarks: BEAUTIFULLY RENOVATED 2-BEDROOM/2-BATH CONDO IN PICTURESQUE BOUTIQUE 2-UNIT VICTORIAN!!! GORGEOUS GRANITE/STAINLESS STEEL KITCHEN, HI CEILINGS, MOD BATHS. CHARMING OPEN FLRPLAN FILLED WITH GREAT NATURAL LIGHT. PRIVATE DECK WITH TREETOP VIEWS OFF MASTER BEDROOM. PARKING!!! MINUTES TO THE LIFE AND POPULAR SPOTS IN U STREET CORRIDOR. RESTAURANTS, THEATER, MINS TO METRO!! OPEN SUN 11/11 1-4

Directions: From Logan Circle East on Rhode Island. Left onto 8th in 4 blocks. OR east on U Street, S Street, or T Street-right on 8th

Search Criteria:

-2 BR Condo

-Sold Since 1/1/2012

-0.25 mile radius of subject property

10 of 14 · Checked 14 · [Un-check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) **[10]** ...

Metropolitan Regional Information Systems, Inc.

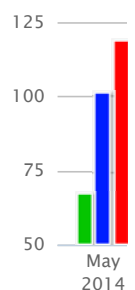
DC8328500 - WASHINGTON
1806 6TH ST NW #101, WASHINGTON, DC 20001Full Listing
ResidentialImage 1 of 20 [Slideshow](#) · [Album](#)Me
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No**Status:** Sold
Close Date: 02-Jul-2014

Ownership: Condo
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name: OLD CITY #2**Style:** Federal
Seller Subsidy: \$0.0
Auction: No
Type: Garden 1-4 Floors
TH Type:
#Levels: 1
#Fireplaces: 0
Model:**List Price:** \$419,850
Close Price: \$436,850
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 5116
Election District: 1
ADC Map: ZZZZ
TBM Map:
Area:Tax ID: [0441/2014](#)
HOA Fee: /
C/C Fee: \$150.00 / Monthly
Elementary:Total Taxes: \$2,380
Tax Year: 2013
Lot AC/SF: /
Middle:Level Location: 1st Floor
Age: 76
Year Built: 1938
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	2	2	0	0	0	0
Full Baths:	1	1	0	0	0	0
Half Baths:	0	0	0	0	0	0

Market Activit

Closed :
New List© 2014 RealEstate
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FEATURES

Main Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Kit-Breakfast Bar
Appliances:
Amenities: Granite Counters, Wood Floors
Security:
Windows/Doors:
Walls/Ceilings:

Foundation:

Basement: No
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions:
Above Grade Unfinished:
Below Grade Finished:R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished: 0
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 599

REMARKS

General/Agent:
6.4.14 **SAVE 50K With This New Price**Sharp unit on a tree lined street in a hip part of town...Boutique Building loaded with upgrades. Crisp euro style kitchen & Baths, Very cool glass front kitchen cabinets, neat backslash, front facing unit, great bath and patio... Live on one of the hottest blocks in Shaw...New O Street Market...Parking Avail \$17K[More 20001 s](#)
[Learn about s](#)

Internet/Public:

6.4.14 **SAVE 50K With This New Price**Sharp unit on a tree lined street in a hip part of town...Boutique Building loaded with upgrades. Crisp euro style kitchen & Baths, Very cool glass front kitchen cabinets, neat backslash, front facing unit, great bath and patio... Live on one of the hottest blocks in Shaw...New O Street Market...Parking Avail \$17K

Directions:

6th & S Street

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: /

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type: Clay

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: On-site Prk/Sale

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #: 1

Parking Incl in List Price: No

Parking Incl in Sale Price: Yes

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Cool System: Central A/C

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Electric

Cool Fuel: Electric

Hot Water: Electric

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$2,380

Tax Year: 2013

Other Fees: /

City/Town Tax: \$2,380

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$196,000

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed: 2013

Total Tax Assessment: \$280,000

Total Units:

Project Approved:

Possession: Immediate

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: \$150.00/ Monthly

HOA/Condo/Coop Amenities: None

HOA/Condo/Coop Rules: Pets-Allowed

HOA/Condo/Coop Fee Includes: Gas, Master Ins Policy, Reserve Funds, Sewer, Trash Removal, Water

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0441 2014

Lot #: 2014

Block/Square: 0441

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: record

Home:

Office:

Show Contact #1: vacant vacant

Home:

Office:

Show Instructions: Lockbox-Sentrilock, Vacant

Show Time:

Show Days:

 - Schedule a showing

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Gerard DiRuggiero
Email: [Email Agent](#)

Home: (202) 320-9976
Office: (202) 299-9223
Voice Mail: Ext:

Home Fax: (301) 320-6726
Pager:
Cell: (202) 320-9976

Broker Name: Urban Land Company, LLC
Broker Address: 913 Florida Ave NW, Washington, DC 20001

Broker Code: ULC1
Office Phone: (202) 299-9223
Office Fax: (202) 299-9225

COMPENSATION

Sub-Agent: 2.5
Disclose Dual Agency: No

Buyer-Agent: 2.5
Variable Rate: No

Additional:
Designated Rep: No

List Date: 24-Apr-2014
VRP: No
Low Price: \$419,850
Status Change Date: 11-Jul-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$469,999
Prior List Price: \$469,999
DOM-MLS: 48
Off Mkt Date:
Total Photos: 20

Update Type: Other
Update Date: 11-Jul-2014
DOM-Prop: 48

SOLD INFORMATION

Contract Date: 11-Jun-2014
Close Date: 02-Jul-2014
New 1st Trust Loan Amt:\$393,165
Selling/Rental Office: DIST1
Selling/Rental Agent ID: 3030725

Sell/Rent Agency: Buyer Agency
Close Price: \$436,850
New 1st Trust Loan Type: Conventional
DC Home Buzz
Desmond McKenna

Seller Subsidy: \$0.0

Email: [Email Agent](#)

Status is 'Sold'
Ownership is 'Condo'
Bedrooms is 2
CloseDate is 2/28/2014+
Latitude, Longitude is around 38.91, -77.02
Found 14 results in 0.02 seconds.

Residential Stats - Analysis Report

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	\$385,000	\$0	\$381,500	\$400,000	92.95	\$385,000	\$0	\$381,500	\$385,000	97.13	4	4	1
High	\$675,500	\$5,000	\$675,500	\$625,000	112.58	\$675,500	\$5,000	\$675,500	\$625,000	112.58	48	48	134
Median	\$491,250	\$0	\$491,250	\$497,400	100.28	\$491,250	\$0	\$491,250	\$497,325	101.51	6	6	103
Average	\$524,382	\$607	\$523,775	\$515,886	101.04	\$524,382	\$607	\$523,775	\$508,011	102.83	16	16	75

Report Totals

Properties: 14

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$385,000	\$400,000	92.95	\$385,000	\$0	\$381,500	4	4	1
High	\$625,000	\$625,000	112.58	\$675,500	\$5,000	\$675,500	48	48	134
Median	\$497,325	\$497,400	100.28	\$491,250	\$0	\$491,250	6	6	103
Average	\$508,011	\$515,886	101.04	\$524,382	\$607	\$523,775	16	16	75

Matrix Search Criteria

3/5/2013 at 7:38 am

Status is 'Sold'

Ownership is 'Condo'

Bedrooms is 3

CloseDate is 3/1/2012+

Latitude, Longitude is around 38.91, -77.02

Jimmy Edgerton

Randall H. Hagner & Company

Home: (202) 281-8245 Agent Office:

Cell: (202) 281-8245

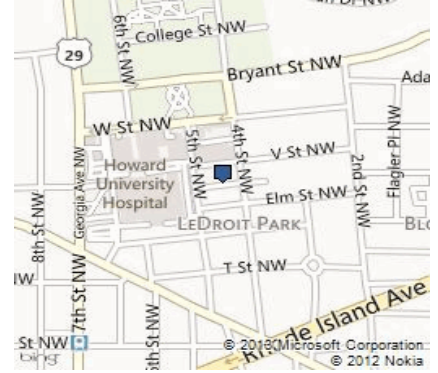
Fax: (202) 296-3890

Broker Office: (202) 857-4300

Website: sustainablehomedc.com

Email: jimmy@sustainablehomedc.com

Status: SOLD
List Price: \$569,900
Ownership: Condo - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: /
Lvls/Fpls: 2 / 0
Tot Fin SF: 2013
Tax Living Area:
Year Built: 2011
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Duplex

**Close Price:** \$550,000**Close Date:** 26-Apr-2012**Subsidy:** \$10,000**Contract Date:** 17-Mar-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:****HOA Fee:** /**Tax Map:****Adv. Sub:** Ledroit Park**C/C Fee:** \$298.00/ Monthly**Liber:****Model:****Other Fee:** /**Folio:****C/C Proj Name:** OAKDALE CONDOMINIUMS**Parcel:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	3	0	3	0	0	0
FB:	2	0	2	0	0	0
HB:	1	1	0	0	0	0

Schools:

ES:

MS:

HS:

Block/Square: 3080**Lot:** 76**ADC Map:** XXXX**Area:****Exterior:** Deck, Fence**Exposure:****Exterior Const:** Brick**Roofing:****Other Structures:** Above Grade**Lot Desc:** Corner Lot**Basement:** Yes, None**Parking:** Prk Space Cnvs**Gar/Crpt/Assgd Spaces:** //**Heating System:** Central**Heating Fuel:** Natural Gas**Water:** Public**Hot Water:** Natural Gas, Tankless**Cooling System:** Ceiling Fan(s), Central A/C**Cooling Fuel:** Electric**Sewer/Septic:** Public Sewer**Soil Type:** Unknown**Appliances:****Amenities:** Crown Molding, Granite Counters, High Efficiency Toilets, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master

Walk-in Closet, Other, Tub-2 + person, Tub-Soaking, Wood Floors

HOA/C/C Fee Includes: CAM, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds, Trash Removal, Water**HOA/C/C Amenities:** Basketball Courts, Other, Tot Lots/Plygrd**List Date:** 19-Nov-2011**Update Date:** 28-Apr-2012**DOM-MLS:** 103**DOM-Prop:** 103

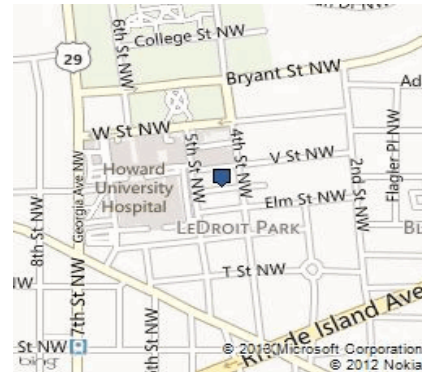
Remarks: New Condos. 2 LVLS. Spacious 3 BR/2.5 BA. Open FL plan w/9 FT ceilings, crown moldings. All high-end fixtures & finish. Island KT w/granite counters, SS APPL, double-oven, tiled-glass backsplash. Tankless water heater. Deck off KT. Parking. Camera ready BLDG. In quiet neighborhood. Across Howard UNIV Hosptl. Ambulance entrance on other side on GA AVE. 1 YR Condo Fee+2% CC for full price offer.

Directions: from GA AVE (SOUTH) to LEFT on FL AVE to LEFT on 5TH ST to RIGHT on OAKDALE PL

Show Instructions: Call 1st-Showing Service, Lockbox-Comb, Lockbox-Sentrilock, Show Anytime, Sign on Property, All Days, 10 AM - 9 PM

Listing Co: Long & Foster Real Estate, Inc., LNG7**Phone:** (301) 441-9511**Fax:** (301) 474-4438**Listing Agent:** HILDA LAWRENCE**Home:** (301) 935-4538**Fax:** (301) 935-4537**Office:** (301) 441-9511**Pager:****Cell:** (240) 475-0016**Owners:** OWNER OF RECORD**Home:****Show Contacts:** CSS *CSS**Home:** (866) 891-7469**Sub Comp:** 2.5**Buy Comp:** 2.5**Add'l:****Dual:** Y**DesR:** Y**VarC:** N

Status: SOLD
List Price: \$519,900
Ownership: Condo - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: /
Lvls/Fpls: 2 / 0
Tot Fin SF: 1918
Tax Living Area:
Year Built: 2011
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Duplex

**Close Price:** \$515,000**Close Date:** 20-Jun-2012**Subsidy:** \$10,300**Contract Date:** 17-Apr-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:****HOA Fee:** /**Adv. Sub:** Ledroit Park**C/C Fee:** \$266.00/ Monthly**Model:****Other Fee:** /**C/C Proj Name:** OAKDALE CONDOMINIUMS**Tax Map:****Liber:****Folio:****Parcel:****Block/Square:** 3080**Lot:** 76**ADC Map:** XXXX**Area:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	0	0	3	0	ES:
FB:	2	0	0	0	2	0	MS:
HB:	1	1	0	0	0	0	HS:

Exterior: Deck, Fenced - Fully**Exposure:****Exterior Const:** Brick**Roofing:****Other Structures:** Below Grade, Above Grade**Lot Desc:** Corner Lot**Basement:** Yes, Full, Fully Finished, Rear Entrance, Walkout Level, Windows**Parking:** Street**Gar/Crpt/Assgd Spaces:** //**Heating System:** Forced Air**Heating Fuel:** Natural Gas**Water:** Public**Hot Water:** Natural Gas, Tankless**Cooling System:** Ceiling Fan(s), Central A/C**Cooling Fuel:** Electric**Sewer/Septic:** Public Sewer**Soil Type:** Unknown

Appliances: Dishwasher, Disposal, Dryer, Dual flush toilets, Exhaust Fan, Intercom, Microwave, Other, Oven-Double, Oven/Range-Gas, Refrigerator, Stove, Washer/Dryer Stacked

Amenities: Bath Ceramic Tile, Crown Molding, Granite Counters, High Efficiency Toilets, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Other, Tub-Soaking, Wood Floors

HOA/C/C Fee Includes: CAM, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds, Trash Removal, Water

HOA/C/C Amenities: Basketball Courts, Other, Tot Lots/Plygrd

List Date: 25-Nov-2011**Update Date:** 28-Jun-2012**DOM-MLS:** 122**DOM-Prop:** 122

Remarks: Price Just Reduced. New Condo in desirable Ledroit Park. Appraised for \$580K. 2 LVL. Spacious 3 BR/2.5 BA. Open floor plan w/ 9ft ceiling, crown molding. High end fixtures & finish. Deck off KT. Tankless water heater. Island KT w/granite counters, double-oven, SS APPL, tiled glass backsplash. Camera ready bldg. Quiet neighborhood across Howard UNIV Hospital. Ambulance entrance on GA AVE

Directions: from GA AVE (S) to LEFT on FL AVE to LEFT on 5th ST to 442 OAKDALE PL on CORNER of 5th & OAKDALE PL.

Show Instructions: Call 1st-Showing Service, Lockbox-Comb, Lockbox-Sentrilock, Show Anytime, All Days, 9 AM - 9 PM

Listing Co: Long & Foster Real Estate, Inc., LNG7**Phone:** (301) 441-9511**Fax:** (301) 474-4438**Listing Agent:** HILDA LAWRENCE**Home:** (301) 935-4538**Fax:** (301) 935-4537**Office:** (301) 441-9511**Pager:****Cell:** (240) 475-0016**Owners:** OWNER OF RECORD**Home:****Show Contacts:** CSS* CSS***Home:****Sub Comp:** 2.5**Buy Comp:** 2.5**Add'l:****Dual:** Y**DesR:** Y**VarC:** N

DC7732242

Residential Synopsis - Agent

438 OAKDALE PL NW #1 WASHINGTON, DC 20001

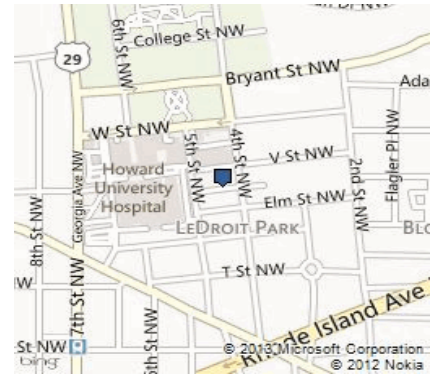


Page 3 of 6

05-Mar-2013

7:38 am

Status: SOLD
List Price: \$519,900
Ownership: Condo - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: /
Lvls/Fpls: 2 / 0
Tot Fin SF: 1885
Tax Living Area:
Year Built: 2011
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Duplex

**Close Price:** \$505,000**Close Date:** 29-May-2012**Subsidy:** \$1,300**Contract Date:** 02-May-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:****HOA Fee:** /**Tax Map:****Adv. Sub:** Ledroit Park**C/C Fee:** \$262.00/ Monthly**Liber:****Model:****Other Fee:** /**Folio:****C/C Proj Name:** OAKDALE CONDOMINIUMS**Parcel:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	0	0	3	0	ES:
FB:	2	0	0	0	2	0	MS:
HB:	1	1	0	0	0	0	HS:

Block/Square: 3080**Lot:** 77**ADC Map:** XXXX**Area:****Exterior:** Deck, Fenced - Fully, Fence**Exposure:****Exterior Const:** Brick**Roofing:****Other Structures:** Below Grade, Above Grade**Lot Desc:****Basement:** Yes, Daylight, Full, Fully Finished, Rear Entrance, Walkout Stairs, Windows**Parking:** Street**Gar/Crpt/Assgd Spaces:** //**Heating System:** Forced Air**Heating Fuel:** Natural Gas**Water:** Public**Hot Water:** Tankless**Cooling System:** Ceiling Fan(s), Central A/C**Cooling Fuel:** Electric**Sewer/Septic:** Public Sewer**Soil Type:** Unknown**Appliances:**

Amenities: Crown Molding, Double Vanities, Granite Counters, High Efficiency Toilets, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Other, Tub-Soaking, Wood Floors

HOA/C/C Fee Includes: CAM, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds, Sewer, Trash Removal, Water

HOA/C/C Amenities: Basketball Courts, Other, Tot Lots/Plygrd

List Date: 25-Nov-2011**Update Date:** 05-Jun-2012**DOM-MLS:** 139**DOM-Prop:** 139

Remarks: Price Just Reduced! Last unit left. Appraised for \$580K. 2 LVL. Spacious 3 BR/2.5 BA. Open floor plan w/ 9FT ceiling & crown molding. Island KT w/ granite counters, SS APPL, double-oven, glass tiled back-splash. Tankless water heater. Deck off KT. BLDG pre-wired for cameras. Located in quite neighborhood across Howard UNIV Hospital. Ambulance entrance on GA AVE.

Directions: from GA AVE (S) to LEFT on FL AVE to LEFT on 5th ST to RIGHT on OAKDALE PL building on RIGHT SIDE of the road

Show Instructions: Call 1st-Showing Contact, Call 1st-Showing Service, Lockbox-Sentrilock, Show Anytime, Sign on Property, All Days, 9 AM - 9 PM

Listing Co: Long & Foster Real Estate, Inc., LNG7**Phone:** (301) 441-9511**Fax:** (301) 474-4438**Listing Agent:** HILDA LAWRENCE**Home:** (301) 935-4538**Fax:** (301) 935-4537**Office:** (301) 441-9511**Pager:****Cell:** (240) 475-0016**Owners:** OWNER OF RECORD**Home:****Show Contacts:** CSS* CSS***Home:****Sub Comp:** 2.5**Buy Comp:** 2.5**Add'l:****Dual:** Y**DesR:** Y**VarC:** N

DC7732342

Residential Synopsis - Agent

438 OAKDALE PL NW #2 WASHINGTON, DC 20011

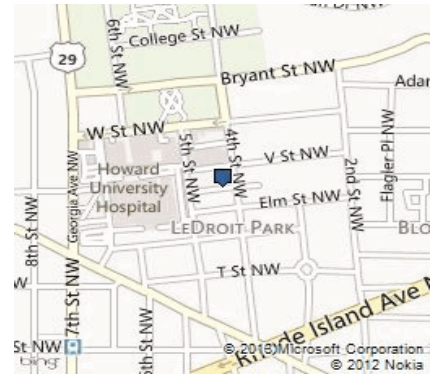


Page 4 of 6

05-Mar-2013

7:38 am

Status: SOLD
List Price: \$550,000
Ownership: Condo - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: /
Lvls/Fpls: 2 / 0
Tot Fin SF: 1998
Tax Living Area:
Year Built: 2011
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Duplex

**Close Price:** \$535,000**Close Date:** 25-May-2012**Subsidy:** \$3,336**Contract Date:** 23-Apr-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:****HOA Fee:** /**Adv. Sub:** Ledroit Park**C/C Fee:** \$278.00/ Monthly**Model:****Other Fee:** /**C/C Proj Name:** OAKDALE CONDOMINIUMS

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	3	0	3	0	0	0
FB:	2	0	2	0	0	0
HB:	1	1	0	0	0	0

Schools:
 ES:
 MS:
 HS:

Tax Map:**Liber:****Folio:****Parcel:****Block/Square:** 3080**Lot:** 77**ADC Map:** XXX**Area:****Exterior:** Deck, Fenced - Fully, Fence**Exposure:****Exterior Const:** Brick**Roofing:****Other Structures:** Above Grade**Lot Desc:** Corner Lot**Basement:** No**Parking:** Assigned, Drvwy/Off Str**Gar/Crpt/Assgd Spaces:** //1**Heating System:** Forced Air**Heating Fuel:** Natural Gas**Water:** Public**Hot Water:** Tankless**Cooling System:** Central A/C**Cooling Fuel:** Electric**Sewer/Septic:** Public Sewer**Soil Type:** Unknown

Appliances: Dishwasher, Disposal, Dryer, Dual flush toilets, Exhaust Fan, Intercom, Microwave, Other, Oven-Double, Oven-SCC, Oven/Range-Gas, Refrigerator, Stove, Washer

Amenities: Crown Molding, Double Vanities, Granite Counters, High Efficiency Toilets, MBA/Sep Shwr, MBA/Sep Tub, Master Walk-in Closet, Other, Tub-2 + person, Tub-Soaking, Wood Floors

HOA/C/C Fee Includes: CAM, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds, Trash Removal, Water

HOA/C/C Amenities: Basketball Courts, Other, Tot Lots/Plygrd

List Date: 25-Nov-2011**Update Date:** 26-May-2012**DOM-MLS:** 130**DOM-Prop:** 130

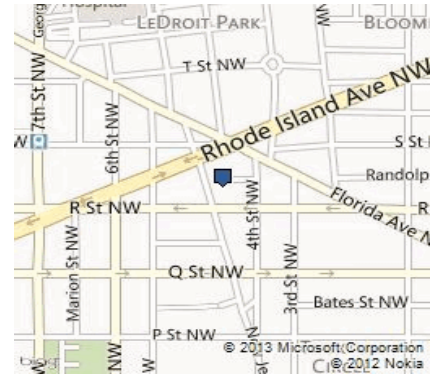
Remarks: Price Just Reduced. Last unit w/Parking. New Condos in desirable Ledroit Park. Appraised for \$600K. 3 BR/2.5 BA. 2 LVLS. Open floor plan. 9 FT ceilings w/crown molding. All high-end fixtures & finish. Island KT w/granite counters, SS APPL, double-oven, glass tiled backsplash. Tankless water heater. Deck off KT. In quite neighborhood across Howard UNIV Hospital. Ambulance entrance on GA AVE.

Directions: from GA AVE (SOUTH) to LEFT on FL AVE to LEFT on 5th ST to RIGHT on OAKDALE PL

Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock, Show Anytime, Sign on Property, All Days, 9 AM - 9 PM

Listing Co: Long & Foster Real Estate, Inc., LNG7**Phone:** (301) 441-9511**Fax:** (301) 474-4438**Listing Agent:** HILDA LAWRENCE**Home:** (301) 935-4538**Fax:** (301) 935-4537**Office:** (301) 441-9511**Pager:****Cell:** (240) 475-0016**Owners:** OWNER OF RECORD**Home:****Show Contacts:** CSS* CSS***Home:****Sub Comp:** 2.5**Buy Comp:** 2.5**Add'l:****Dual:** Y**DesR:** N**VarC:** N

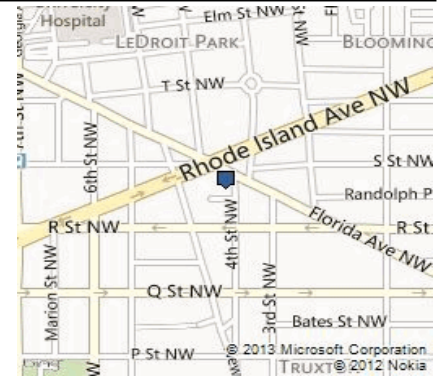
Status: SOLD
List Price: \$489,900
Ownership: Condo - Sale
BR/FB/HB: 3/3/0
Lot AC/SF: /
Lvls/Fpls: 2 / 0
Tot Fin SF: 1300
Tax Living Area: 1,146
Year Built: 1900
Total Tax: \$2,540
Tax Yr: 2011
Ground Rent:
Style: Victorian
Type: Attach/Row Hse

**Close Price:** \$501,500**Close Date:** 24-Apr-2012**Subsidy:** \$0**Contract Date:** 05-Apr-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:** Old City #2**HOA Fee:** /**Tax Map:** 0507 0016**Adv. Sub:** Shaw**C/C Fee:** \$214.92/ Monthly**Liber:****Model:****Other Fee:** /**Folio:****C/C Proj Name:** 1713 NEW JERSEY CONDOM**Parcel:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	1	0	0	2	0	ES:
FB:	3	1	0	0	2	0	MS:
HB:	0	0	0	0	0	0	HS:

Block/Square: 0507**Lot:** 16**ADC Map:** 000**Area:****Exterior:****Exposure:****Exterior Const:** Brick, Stucco**Roofing:****Other Structures:** Above Grade**Lot Desc:****Basement:** No**Gar/Crpt/Assgd Spaces:** //**Parking:** Drvwy/Off Str, Lmt Comm Elem**Heating Fuel:** Natural Gas**Heating System:** Forced Air**Hot Water:** Electric**Water:** Public**Cooling Fuel:** Electric**Cooling System:** Central A/C**Soil Type:** Unknown**Sewer/Septic:** Public Sewer**Appliances:****Amenities:** 2 Attach Mstr Baths, Double Vanities, Granite Counters, MBRs Multiple, Steam Shower, Wood Floors**HOA/C/C Fee Includes:** Master Ins Policy, Reserve Funds, Sewer, Water**HOA/C/C Amenities:** None**List Date:** 09-Dec-2011**Update Date:** 25-Apr-2012**DOM-MLS:** 40**DOM-Prop:** 40**Remarks:** Contracts on builders contracts. Thoughtfully designed and executed 3-bed 3-bath condo three blocks to Metro with parking, steam showers, Bosch appliances, contemporary style attractively priced with low condo fees.**Directions:** 1713 New Jersey Ave. NW, between R Street and Rhode Island Avenue.**Show Instructions:** Lockbox-Sentrilock, Vacant, , -**Listing Co:** DC Living Real Estate LLC, DCLR1**Phone:** (202) 337-0501**Fax:** (202) 337-0502**Listing Agent:** BRIAN SINK**Home:** (202) 270-9972**Fax:****Office:** (202) 337-0501**Pager:****Cell:** (202) 270-9972**Alt. Agent:** William Reuther**Office:** (202) 337-0501**Home:** (703) 888-2053**Owners:** 1713 New Jersey Avenue, LLC**Home:****Show Contacts:** Brian Sink, Bill Reuther**Home:** (202) 270-9972**Sub Comp:** 0**Buy Comp:** 3**Add'l:** 0**Dual:** N**DesR:** Y**VarC:** N

Status: SOLD
List Price: \$549,000
Ownership: Condo - Sale
BR/FB/HB: 3/3/0
Lot AC/SF: /
Lvls/Fpls: 2 / 2
Tot Fin SF: 1478
Tax Living Area: 1,263
Year Built: 1940
Total Tax: \$4,245
Tax Yr: 2011
Ground Rent:
Style: Other
Type: Duplex

**Close Price:** \$535,000**Close Date:** 25-May-2012**Subsidy:** \$14,000**Contract Date:** 12-Apr-2012**Transaction Type:** Standard Sale**Auction:** No**Legal Sub:** Old City #2**HOA Fee:** /**Tax Map:** 0507 2002**Adv. Sub:** Logan/Shaw**C/C Fee:** \$130.00/ Monthly**Liber:****Model:****Other Fee:** /**Folio:****C/C Proj Name:** HAMPTON CONDOS**Parcel:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	1	2	0	0	0	ES:
FB:	3	1	2	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Block/Square: 0507**Lot:** 2002**ADC Map:** 0000**Area:****Exterior:****Exposure:****Exterior Const:** Brick, Brick and Siding**Roofing:****Other Structures:** Above Grade**Lot Desc:****Basement:** No**Parking:** Assigned, Faces Rear**Gar/Crpt/Assgd Spaces:** //1**Heating System:** Forced Air, Heat Pump(s)**Heating Fuel:** Natural Gas**Water:** Public**Hot Water:** Natural Gas**Cooling System:** Central A/C, Heat Pump(s)**Cooling Fuel:** Electric**Sewer/Septic:** Public Septic, Public Sewer**Soil Type:** Urban Land-Sassafras-Chillum**Appliances:** Dishwasher, Disposal, Microwave, Oven/Range-Gas, Refrigerator, Washer/Dryer Stacked**Amenities:** FP Glass Doors, Granite Counters, MBR-BA Full, Wood Floors, Wpool Jets**HOA/C/C Fee Includes:** CAM, Master Ins Policy, Water**HOA/C/C Amenities:** None**List Date:** 26-Jan-2012**Update Date:** 25-May-2012**DOM-MLS:** 76**DOM-Prop:** 76

Remarks: DUPLEX WITH TOWNHOUSE FEEL! Almost 1500 sq ft 3 bed/3 full baths with two fireplaces (1 in MBR!), private rooftop deck, 2nd floor balcony and parking! Hardwoods throughout, open gourmet kitchen with stainless appliances and granite counters. Loads of light. Video security. Blocks to Metro. MUST SEE!

Directions: From Rhode Island, turn South on Florida, and right onto 4th**Show Instructions:** Call 1st-Owner, Lockbox-Sentrilock, Sign on Property, , -**Listing Co:** Coldwell Banker Residential Brokerage, CBRB106**Phone:** (202) 387-6180**Fax:** (202) 387-6185**Listing Agent:** STANTON SCHNEPP**Home:** (202) 997-5192**Fax:** (202) 387-6185**Office:** (202) 387-6180**Pager:****Cell:** (202) 997-5192**Alt. Agent:** Michael Marriott**Office:** (202) 387-6180**Home:** (202) 387-6180**Owners:** Tim Vickey**Home:** (202) 445-1717**Show Contacts:** Tim Vickey**Home:** (202) 445-1717**Sub Comp:** 0**Buy Comp:** 2.5**Add'l:****Dual:** Y**DesR:** Y**VarC:** N

Matrix Search Criteria

3/5/2013 at 7:38 am

Status is 'Sold'

Ownership is 'Condo'

Bedrooms is 3

CloseDate is 3/1/2012+

Latitude, Longitude is around 38.91, -77.02

Jimmy Edgerton

Randall H. Hagner & Company

Home: (202) 281-8245 Agent Office:

Cell: (202) 281-8245

Fax: (202) 296-3890

Broker Office: (202) 857-4300

Website: sustainablehomedc.com

Email: jimmy@sustainablehomedc.com

Residential Stats - Analysis Report

SOLD

6 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	\$501,500	\$0	\$501,500	\$489,900	90.14	\$501,500	\$0	\$501,500	\$489,900	94.75	40	40	2
High	\$550,000	\$14,000	\$540,000	\$589,900	102.37	\$550,000	\$14,000	\$540,000	\$569,900	102.37	139	139	113
Median	\$525,000	\$6,668	\$512,850	\$554,900	91.64	\$525,000	\$6,668	\$512,850	\$534,450	96.78	113	113	2
Average	\$523,583	\$6,489	\$517,094	\$553,083	93.71	\$523,583	\$6,489	\$517,094	\$533,100	97.11	102	102	32

Report Totals

Properties: 6

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$489,900	\$489,900	90.14	\$501,500	\$0	\$501,500	40	40	2
High	\$569,900	\$589,900	102.37	\$550,000	\$14,000	\$540,000	139	139	113
Median	\$534,450	\$554,900	91.64	\$525,000	\$6,668	\$512,850	113	113	2
Average	\$533,100	\$553,083	93.71	\$523,583	\$6,489	\$517,094	102	102	32

Matrix Search Criteria

3/5/2013 at 7:38 am

Status is 'Sold'

Ownership is 'Condo'

Bedrooms is 3

CloseDate is 3/1/2012+

Latitude, Longitude is around 38.91, -77.02

Jimmy Edgerton

Randall H. Hagner & Company

Home: (202) 281-8245 Agent Office:

Cell: (202) 281-8245

Fax: (202) 296-3890

Broker Office: (202) 857-4300

Website: sustainablehomedc.com

Email: jimmy@sustainablehomedc.com

Residential Stats - Analysis Detail Report

SOLD
6 LISTINGS

	Price when initially entered					Price at time of sale							
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of	DOMM	DOMP	Age
442 Oakdale Pl Nw #2	\$550,000	\$10,000	\$540,000	\$589,900	91.54	\$550,000	\$10,000	\$540,000	\$569,900	94.75	103	103	2
442 Oakdale Pl Nw #1	515,000	\$10,300	\$504,700	\$559,900	90.14	\$515,000	\$10,300	\$504,700	\$519,900	97.08	122	122	2
438 Oakdale Pl Nw #1	505,000	\$1,300	\$503,700	\$549,900	91.60	\$505,000	\$1,300	\$503,700	\$519,900	96.88	139	139	2
438 Oakdale Pl Nw #2	535,000	\$3,336	\$531,664	\$579,900	91.68	\$535,000	\$3,336	\$531,664	\$550,000	96.67	130	130	2
1713 New Jersey Ave Nw #1	501,500	\$0	\$501,500	\$489,900	102.37	\$501,500	\$0	\$501,500	\$489,900	102.37	40	40	113
1718 4Th St Nw #2	535,000	\$14,000	\$521,000	\$549,000	94.90	\$535,000	\$14,000	\$521,000	\$549,000	94.90	76	76	73
Low	\$501,500	\$0	\$501,500	\$489,900	90.14	\$501,500	\$0	\$501,500	\$489,900	94.75	40	40	2
High	\$550,000	\$14,000	\$540,000	\$589,900	102.37	\$550,000	\$14,000	\$540,000	\$569,900	102.37	139	139	113
Median	\$525,000	\$6,668	\$512,850	\$554,900	91.64	\$525,000	\$6,668	\$512,850	\$534,450	96.78	113	113	2
Average	\$523,583	\$6,489	\$517,094	\$553,083	93.71	\$523,583	\$6,489	\$517,094	\$533,100	97.11	102	102	32

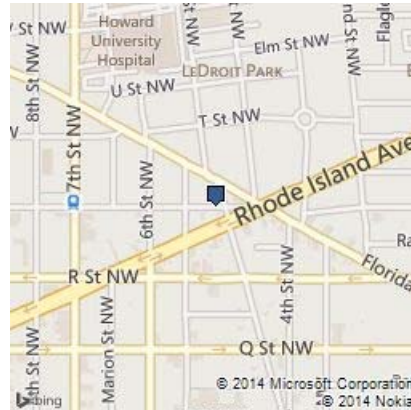
Report Totals

Properties: 6

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$489,900	\$489,900	90.14	\$501,500	\$0	\$501,500	40	40	2
High	\$569,900	\$589,900	102.37	\$550,000	\$14,000	\$540,000	139	139	113
Median	\$534,450	\$554,900	91.64	\$525,000	\$6,668	\$512,850	113	113	2
Average	\$533,100	\$553,083	93.71	\$523,583	\$6,489	\$517,094	102	102	32

16 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [11](#) [12](#) [13](#) [14](#) [15](#) **[16]** [17](#) [18](#) [19](#) [20](#) ...

Metropolitan Regional Information Systems, Inc.

DC8224446 - WASHINGTON
451 S ST NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 1 of 30 [Slideshow](#) · [Album](#)[Me](#)
[30](#)
[Vir](#)
[Nei](#)
[Vir](#)[Ad](#)
[Tax](#)
[Pro](#)
[His](#)
[His](#)
[No](#)[Re](#)
[Co](#)
[Ass](#)
[Wa](#)
[1-](#)**Status:** Sold
Close Date: 24-Jan-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name:Style: Traditional
Seller Subsidy: \$2000.0
Auction: No
Type: Semi-Detached
TH Type: End
#Levels: 5
#Fireplaces: 0
Model:**List Price: \$949,500**
Close Price: \$950,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001
Election District: 2
ADC Map: TBD
TBM Map:
Area:Tax ID: [0475/E/0022](#)
HOA Fee: /
C/C Fee: /
Elementary:Total Taxes: \$407
Tax Year: 2012
Lot AC/SF: .02 / 844
Middle:Level Location:
Age: 1
Year Built: 2013
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	5	0	2	2	1	0
Full Baths:	5	0	2	2	1	0
Half Baths:	1	1	0	0	0	0

FEATURES

Main Entrance: Living Room
Interior Style: Floor Plan-Open
Dining/Kitchen: 2nd Kitchen, Kit-Island, Liv-Din Combo
Appliances: Cooktop, Dishwasher, Disposal, Exhaust Fan, Icemaker, Microwave, Oven-Wall, Oven/Range-Gas, Refrigerator
Amenities: Bath Ceramic Tile, Granite Counters, MBR-BA Full, Sump Pump, Washer/Dryer Hookup, Wood Floors
Security: Security System
Windows/Doors:
Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: English, Fully Finished, Daylight, Full, Full, Windows

Basement Entrance: Front Entrance, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 3078

Above Grade Unfinished:

Above Grade Finished: 2490

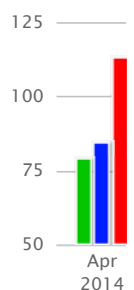
Below Grade Finished: 588

Below Grade Unfinished:

Tax Living Area:

REMARKS

General/Agent:

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by[More 20001 s](#)
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Broker's open 11-19 11:30-1:30 PM*CALL LISTING AGENT FOR ALARM CODE BEFORE SHOWING*English basement separately metered w/full kitchen and bath plus bedroom*Please MAKE SURE to lock basement doors as well as main doors*All upper bedrooms w/ensuite baths*Roof top large enough for furniture*Compensation on net price (sales price minus seller subsidy)*Tax info not current.

Internet/Public:

FAB-U-LOUS BRAND NEW contemporary TH in one of city's hottest neighborhoods*Offers so much: Metro, restaurants, retail, history, Howard Univ., O Street market*4 gorgeous bedrooms above grade, all w/ensuite baths; separately metered English basement for 5th bedroom plus full bath, full kitchen, and own heating/cooling, still bright and sunny*Bonus rooftop deck faces south*Tax info not current.

Directions:

FR Georgia Ave & Florida Ave, east on Florida, R on 5th. Watch parking signs! Home at corner of 5th & S Streets, NW.

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: .02/844

Exterior: Roof Deck

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade, Below Grade

Original Builder: Is Enterprises

Property Condition: Shows Well

Roads:

Roofing:

Soil Type: Urban Land-Beltsville-Chillum

Topography: Level

Transportation: 1 mi-subway, 1 mi-Metro Bus

View/Exposure: South

Year Converted:

Year Renovated:

PARKING

Parking: Street

Garage Type:

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: //
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Forced Air

Cool System: Central A/C, Ceiling Fan(s)

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm: CATV/Dwelling

Heat Fuel: Natural Gas
Cool Fuel: Electric
Hot Water: Electric, Tankless, Natural Gas

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$407

Tax Year: 2012

Other Fees: /

City/Town Tax: \$407

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$

Investor Ratio:

Assessments:

Land: \$47,910

Project Approved:

Possession: Settlement

Tenant Rights: None

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2012
Total Tax Assessment: \$47,910
Total Units:

Current Financing/Loan:

1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:

Cash to Assume: Interest Rate: Years:

Balloon # Years: Amortized Years:

Annual Rent Income: Special Assessment: Remaining Yrs:

Rental Year: Special Assessment 2: Remaining Yrs:

HOA/CONDO

HOA Fee: /

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map: 0475E 0022

Section:

Liber:

Zoning Code:

Historic Designation ID:

Contract Info: Comp-Settled Price

Disclosures: None

Documents:

Special Permits:

Lot #: 22

Phase:

Folio:

Master Plan Zoning:

Block/Square: 0475
Parcel Number:

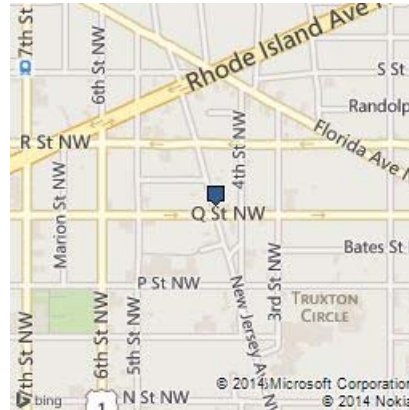
OWNER and SHOWING CONTACT

Owner 1: 491 S Street LLC Show Contact #1: John Mentis Show Instructions: Call 1st-Alrm Cd, Lockbox-Sentrilock, Restr Times, Vacant Show Time: 9 AM - 9 PM  - Schedule a showing	Home: Home: (202) 549-0081 Office: (703) 522-0500 Show Days: All Days	Office: Office: (202) 549-0081
PROPERTY MANAGEMENT Property Mgmt Company: Prop Mgr's Name:		Office: Phone:
LISTING AGENT/BROKER Listing Agent: John Mentis Email: Email Agent		Home Fax: (703) 525-0387 Pager: Cell: (202) 549-0081
Broker Name: Long & Foster Real Estate, Inc. Broker Address: 4600 Lee Hwy, Arlington, VA 22207		Broker Code: LNG84 Office Phone: (703) 522-0500 Office Fax: (703) 525-0387
COMPENSATION Sub-Agent: 1.5% Disclose Dual Agency: No		Additional: Designated Rep: Yes
List Date: 14-Nov-2013 VRP: No Low Price: \$949,500 Status Change Date: 24-Jan-2014 Photo Option: Lister will Submit All Advertising: IDX-PUB	Buyer-Agent: 2.5% Variable Rate: No Orig List Price: \$949,500 Prior List Price: DOM-MLS: 24 Off Mkt Date: Total Photos: 30	Update Type: Other Update Date: 24-Jan-2014 DOM-Prop: 24
SOLD INFORMATION Contract Date: 08-Dec-2013 Close Date: 24-Jan-2014 New 1st Trust Loan Amt:\$712,500 Selling/Rental Office: LNG194 Selling/Rental Agent ID: 69412		Seller Subsidy: \$2000.0 Email: Email Agent

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

23 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [21](#) [22](#) [**23**] [24](#) [25](#) [26](#) [27](#) [28](#) [29](#) [30](#) ...

Metropolitan Regional Information Systems, Inc.

DC8254638 - WASHINGTON
1607 NEW JERSEY AVE NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 18 of 27 [Slideshow](#) · [Album](#)Me
[27](#)
[Vir](#)
[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
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[Co](#)
[Ass](#)
[Wa](#)
No**Status: Sold**

Close Date: 18-Feb-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Agency
Adv Sub: Old City #2
Legal Sub: Old City #2
Condo/Coop Proj Name:Tax ID: [0509/E/0005](#)

HOA Fee: /

C/C Fee: /

Elementary:

Style: Other

Seller Subsidy: \$0.0

Auction: No

Type: Attach/Row Hse

TH Type: Interior

#Levels: 3

#Fireplaces: 0

Model:

Total Taxes: \$2,705

Tax Year: 2013

Lot AC/SF: .02 / 876

Middle:

List Price: \$859,900

Close Price: \$860,000

Transaction Type: Standard

Inc City/Town: WASHINGTON DC

Zip: 20001 - 2407

Election District: 5

ADC Map: 0

TBM Map:

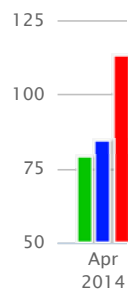
Area:

Level Location:

Age: 114

Year Built: 1900

High:

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	4	0	3	0	1	0
Full Baths:	3	0	2	0	1	0
Half Baths:	1	1	0	0	0	0

FEATURESMain Entrance:
Interior Style:
Dining/Kitchen: Sep Dining Rm
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:**Basement:** YesBasement Type: Fully Finished
Basement Entrance: Inside Access
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions:
Above Grade Unfinished:
Below Grade Finished:

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 2010
Above Grade Finished: 2010
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 1,340

REMARKS

General/Agent:

[More 20001 s](#)
[Learn about s](#)

A beautiful Cameron renovation. Open floor plan. All new. HWF. Exposed brick on 3 levels. Granite counter top. SS appliances. 42" Espresso self-closing cabinets. Triple crown molding. Designer baths. Skylights. 12' cathedral ceiling in master bedroom. Double sinks & closets. Bay windows. New slate sidewalk & entrance area. Call LA to show. ***DO NOT CALL BROKER OFFICE***

Internet/Public:

A beautiful Cameron renovation. Open floor plan. All new. HWF. Exposed brick on 3 levels. Granite counter top. SS appliances. 42" Espresso self-closing cabinets. Triple crown molding. Designer baths. Skylights. 12' cathedral ceiling in master bedroom. Double sinks & closets. Bay windows. New slate sidewalk & entrance area.

Directions:

NA

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: .02/876

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

Property Condition:

Roads:

Roofing:

Soil Type: Soil Study Avail

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Street

Garage Type:

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: //

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Cool System: Central A/C

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$2,705

Tax Year: 2013

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$137,020

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed:

Total Tax Assessment: \$317,450

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:

Cash to Assume: Interest Rate: Years:

Balloon # Years: Amortized Years:

Annual Rent Income: Special Assessment: Remaining Yrs:

Rental Year: Special Assessment 2: Remaining Yrs:

HOA: No

HOA/CONDO

HOA Fee: /

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0509E 0005 Lot #: 5 Block/Square: 0509

Section: Phase: Parcel Number:

Liber: Folio:

Zoning Code: Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Agt/Fin Int, Owner RE Licensee

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: CAMERON STREET LLC Home: (202) 369-4500 Office: (202) 369-4500

Show Contact #1: JERRY JEWELL
Show Instructions: Call 1st-Lister
Show Time:
 - Schedule a showing

Home: (202) 369-4500

Office: (202) 369-4500

Show Days:

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Jerry Jewell
Email: [Email Agent](#)

Home: (301) 585-1500
Office: (301) 652-8822
Voice Mail: (301) 608-3800 Ext:

Home Fax: (301) 565-2200
Pager: (301) 585-1500
Cell: (202) 369-4500

Broker Name: REALTYFORCE, INC.
Broker Address: 8311 Wisconsin Ave Ste A-3, Bethesda, MD 20814

Broker Code: FORC1
Office Phone: (301) 652-8822
Office Fax: (202) 204-6044

COMPENSATION

Sub-Agent: 3%
Disclose Dual Agency: No

Buyer-Agent: 3%
Variable Rate: No

Additional:
Designated Rep: No

List Date: 16-Jan-2014
VRP: No
Low Price: \$859,900
Status Change Date: 21-Feb-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$799,900
Prior List Price: \$799,900
DOM-MLS: 5
Off Mkt Date:
Total Photos: 27

Update Type: Other
Update Date: 23-Feb-2014
DOM-Prop: 5

SOLD INFORMATION

Contract Date: 20-Jan-2014
Close Date: 18-Feb-2014
New 1st Trust Loan Amt:\$688,000
Selling/Rental Office: KWCP1
Selling/Rental Agent ID: 3061099

Sell/Rent Agency:Buyer Agency
Close Price: \$860,000
New 1st Trust Loan Type:Conventional
Keller Williams Capital Prop.
Peter Principe

Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

33 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [31](#) [32](#) [**33**] [34](#) [35](#) [36](#) [37](#) [38](#) [39](#) [40](#) ...

Metropolitan Regional Information Systems, Inc.

DC8293592 - WASHINGTON
1714 5TH ST NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 1 of 1 [Album](#)Me
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[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
NoRe
[Co](#)
[Ass](#)
[Wa](#)
No**Status: Sold**
Close Date: 14-Apr-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name:Style: Victorian
Seller Subsidy: \$0.0
Auction: No
Type: Dwelling w/Rental
TH Type: End
#Levels: 3
#Fireplaces: 1
Model:**List Price: \$1,100,000**
Close Price: \$1,090,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1818
Election District: 2
ADC Map: XXX
TBM Map:
Area:Tax ID: [0475/S/0032](#)
HOA Fee: /
C/C Fee: /
Elementary:Total Taxes: \$3,540
Tax Year: 2013
Lot AC/SF: .02 / 895
Middle:Level Location:
Age: 114
Year Built: 1900
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	4	0	2	0	2	0
Full Baths:	4	0	2	0	2	0
Half Baths:	1	1	0	0	0	0

FEATURESMain Entrance:
Interior Style:
Dining/Kitchen: 2nd Kitchen, Kit-Breakfast Bar, Liv-Din Combo, Eat-In Kitchen
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Intercom, Oven-SCC, Oven/Range-Gas, Refrigerator
Amenities: Crown Molding, FP Heatilator, Granite Counters, MBR-BA Full, MBRs Multiple, Wood Floors
Security: Security System
Windows/Doors:
Walls/Ceilings:**Basement:** Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Heated, Improved, Front Entrance, Walkout Stairs, Windows, Windows

Basement Entrance: Front Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 2250

Above Grade Unfinished:

Above Grade Finished: 1500

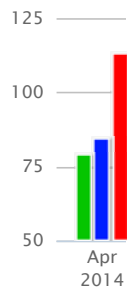
Below Grade Finished: 750

Below Grade Unfinished:

Tax Living Area: 1,932

REMARKS

General/Agent:

Market ActivitApr
2014Closed :
New List© 2014 RealEstate
Data Provided by[More 20001 s](#)
[Learn about s](#)

This majestic Victorian has been beautifully renovated into 2 separately metered units with all high-end appliances and fixtures. Live in one and rent out the other to offset your mortgage. Main unit has 2 levels w/10 ft ceilings & 1500 sf of living area. Lower unit w/ 2 BR 2 BA is 750 sf & Cofo. Sellers would prefer to settle w/Allied Title. 2 blocks from Shaw Metro.

Internet/Public:

This majestic Victorian has been beautifully renovated into 2 separately metered units with all high-end appliances and fixtures. Live in one and rent out the other to offset your mortgage. Main unit has 2 levels w/10 ft ceilings & 1500 sf of living area. Bright w/southeastern light exposure and recessed lights thru out. Lower unit w/2 BR & 2 BA is 750 sf. 2 blocks from Shaw Metro.

Directions:

Intersection of 5th and Rhode Island AVE NW

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: .02/895

Exterior:

Exterior Construction: Brick, Brick Front

Lot Description:

Other Structures: Above Grade, Below Grade

Original Builder:

Property Condition: Shows Well, Renov/Remod New Construction: No

Roads:

Roofing:

Soil Type: Unknown

Topography:

Transportation:

View/Exposure:

Year Converted: Year Renovated: 2014

PARKING

Parking: Permit Required, Street

Garage Type:

Carport Type:

Parking Incl in List Price: No Parking Incl in Sale Price: No # Gar/Carpt/Assgn Sp: //

Parking Block/Square: Parking Space #:

UTILITIES

Heat System: Forced Air

Cool System: Ceiling Fan(s), Central A/C

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Tankless, Natural Gas

FINANCIAL INFORMATION

Earnest Money: Other Fees: /

Total Taxes: \$3,540 City/Town Tax: \$3,540

Tax Year: 2013 Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$148,800

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed: 2013

Total Tax Assessment: \$416,490

Total Units:

Project Approved:

Possession: Negotiable, Immediate

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:

Cash to Assume: Interest Rate: Years:

Balloon # Years: Amortized Years:

Annual Rent Income: Special Assessment: Remaining Yrs:

Rental Year: Special Assessment 2: Remaining Yrs:

HOA/CONDO

HOA Fee: / HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0475S 0032 Lot #: 32

Section: Phase:

Liber: Folio:

Zoning Code: Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Expt-disclos/disclaim

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: Owner of Record Home:

Office:

Show Contact #1: CSS* CSS
Show Instructions: Call 1st-Showing Service
Show Time: 10 AM - 9 PM
 - Schedule a showing

Home: (866) 891-7469

Office:

Show Days: All Days

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Hilda Lawrence
Email: [Email Agent](#)

Home: (240) 475-0016
Office: (301) 441-9511
Voice Mail: Ext:

Home Fax: (301) 935-4537
Pager:
Cell: (240) 475-0016

Broker Name: Long & Foster Real Estate, Inc.
Broker Address: 9094 Baltimore Blvd, College Park, MD 20740

Broker Code: LNG7
Office Phone: (301) 441-9511
Office Fax: (301) 474-4438

COMPENSATION

Sub-Agent: 2.25
Disclose Dual Agency: Yes

Buyer-Agent: 2.25
Variable Rate: No

Additional:
Designated Rep: No

List Date: 16-Mar-2014
VRP: No
Low Price: \$1,100,000
Status Change Date: 15-Apr-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$1,100,000
Prior List Price:
DOM-MLS: 1
Off Mkt Date:
Total Photos: 1

Update Type: Other
Update Date: 15-Apr-2014
DOM-Prop: 1

SOLD INFORMATION

Contract Date: 17-Mar-2014
Close Date: 14-Apr-2014
New 1st Trust Loan Amt:\$817,500
Selling/Rental Office: MSQU1
Selling/Rental Agent ID: 3028349

Sell/Rent Agency:Designated Representative
Close Price: \$1,090,000
New 1st Trust Loan Type:Conventional
M Squared Real Estate LLC
Joshua Oliver

Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.02 seconds.

44 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [41](#) [42](#) [43](#) [**44**] [45](#) [46](#) [47](#) [48](#) [49](#) [50](#) ...

Metropolitan Regional Information Systems, Inc.

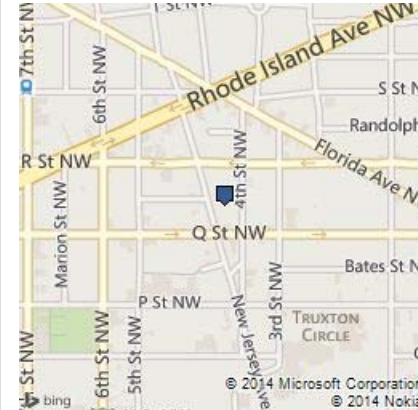


DC8325850 - WASHINGTON

1615 NEW JERSEY AVE NW, WASHINGTON, DC 20001

Full Listing

Residential

Image 6 of 30 [Slideshow](#) · [Album](#)[Me](#)
[30](#)
[Vir](#)
[Nei](#)
[Vir](#)[Ad](#)
[Tax](#)
[Pro](#)
[His](#)
[His](#)
[No](#)[Re](#)
[Co](#)
[Ass](#)
[Wa](#)
[No](#)**Status: Sold**

Close Date: 18-Jun-2014

Ownership: Fee Simple

Sale or Rental: Sale

Listing Type: Excl. Right

Adv Sub: Old City #2

Legal Sub: Old City #2

Condo/Coop Proj Name:

Tax ID: [0509/E/0072](#)

HOA Fee: /

C/C Fee: /

Elementary: Walker-Jones

Style: Federal

Seller Subsidy: \$15500.0

Auction: No

Type: Attach/Row Hse

TH Type: Interior

#Levels: 3

#Fireplaces: 0

Model:

Total Taxes: \$2,292

Tax Year: 2013

Lot AC/SF: .02 / 720

Middle: Shaw

List Price: \$699,000

Close Price: \$716,000

Transaction Type: Standard

Inc City/Town: WASHINGTON DC

Zip: 20001 - 2407

Election District: 5

ADC Map: ADC MAP

TBM Map:

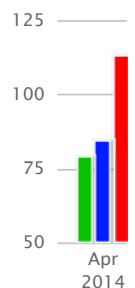
Area:

Level Location:

Age: 114

Year Built: 1900

High: Dunbar

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
INTERIOR						
Bedrooms:	3	0	2	0	1	0
Full Baths:	2	0	1	0	1	0
Half Baths:	1	1	0	0	0	0

FEATURES

Main Entrance: Living Room

Interior Style: Floor Plan-Open

Dining/Kitchen: Gourmet

Appliances: Dishwasher, Disposal, Dryer-front loading, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stove, Washer-front loading, Washer/Dryer Stacked, Water dispenser

Amenities: Attic-Floored, Attic-Strs Pull Dwn, Bath Ceramic Tile, Granite Counters, Shades/Blinds, Sump Pump, Walk-in Closet(s), Wood Floors

Security: Electric Alarm, Monitored, Motion Detectors, Security System, Smoke Detector, Carbon Monoxide Detector(s)

Windows/Doors: Dble Pane Wind, Insulated Door(s), Insulated Window(s), Recessed Lighting, Screens, Skylight(s), Sliding Glass Dr

Walls/Ceilings: 9'+ Ceilings, Brick

Basement: Yes

Foundation:

Basement Type: Full, Fully Finished, Front Entrance, Daylight, Full, Heated, Rear Entrance, Walkout Stairs, Windows, Connecting Stairway

Basement Entrance: Front Entrance, Inside Access, Outside Entrance, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: 34 x 12

Above Grade Unfinished: 104

Below Grade Finished: 468

R-Factor Ceilings: 49

SQFT-Tot Fin: 1404

Above Grade Finished: 936

Below Grade Unfinished:

R-Factor Walls: 19

Tax Living Area: 936

REMARKS[More 20001 s](#)
[Learn about s](#)

General/Agent:

Love life in a 2014 fully renovated home in vibrant Shaw! Overlooking a spacious front garden, this 3BR/2.5Bath rowhouse features 9 ft. ceilings, exposed brick on 3 levels, oak flrs, maple cabinets, 2 decks, private rear garden, and bright skylights. Cap. Bikeshare, Metro, Grocery, Shops, Eats, Nightlife, Library.

Internet/Public:

Love life in a 2014 fully renovated home in vibrant Shaw! Overlooking a spacious front garden, this 3BR/2.5Bath rowhouse features 9 ft. ceilings, exposed brick on 3 levels, oak flrs, maple cabinets, 2 decks, private rear garden, and bright skylights. Cap. Bikeshare, Metro, Grocery, Shops, Eats, Nightlife, Library.

Directions:

New Jersey Av. between Q and R Sts. NW / RI Av. West to Left on NJ Av. / GA Av. South to Left on Q St. to Left on NJ Av. / FL Av. West to Left on P St. to Right on NJ Av. / NY Av. West to Right on M St. to Right on NJ Av.

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: .02/720

Exterior: Decks - Multiple, Fenced - Rear

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade, Below Grade

Original Builder:

Property Condition: Renov/Remod, Shows Well

Roads: Public Street

Roofing: Shingle-Asphalt

Soil Type: Urban Land-Beltsville-Chillum

Topography:

Transportation: 1 mi-Metro Bus, 1 mi-subway

View/Exposure: Garden/Lawn, Trees, City, East, West

Year Converted: Year Renovated: 2014

PARKING

Parking: Street

Garage Type:

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: //
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Forced Air

Cool System: Central A/C, Ceiling Fan(s)

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm: 220 Line, Cable-Prewired, DSL Available, Phone Jacks-Plug

Heat Fuel: Electric
Cool Fuel: Electric
Hot Water: Electric

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$2,292

Tax Year: 2013

Other Fees: /

City/Town Tax: \$2,292

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$91,680

Investor Ratio:

Assessments:

Land: \$177,920

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:

Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:

Cash to Assume:

Balloon # Years:

Annual Rent Income:

Rental Year:

Interest Rate:

Amortized Years:

Special Assessment:

Special Assessment 2:

Years:
Remaining Yrs:
Remaining Yrs:

HOA/CONDO

HOA Fee: /

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map: 0509E 0072

Section:

Liber:

Zoning Code:

Historic Designation ID:

Contract Info:

Disclosures: Owner RE Licensee, Agt/Fin Int, Agt/Rel to Own, Lead Based Paint

Documents:

Special Permits:

Lot #: 72

Phase:

Folio:

Master Plan Zoning:

Block/Square: 0509
Parcel Number:

OWNER and SHOWING CONTACT

Owner 1: Owner of Record
Show Contact #1: Latrice Vincent
Show Contact #2: Latrice Vincent
Show Instructions: Call 1st-Alrm Cd, Lockbox-Sentrilock
Show Time: 9 AM - 8 PM
 - Schedule a showing

Home:
Home: (202) 360-1177
Home: (202) 360-1177

Show Days: All Days

Office:
Office: (202) 360-1177
Office: (202) 360-1177

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Latrice Vincent
Email: [Email Agent](#)

Home: (202) 360-1177
Office: (202) 347-8181
Voice Mail: Ext:

Home Fax:
Pager:
Cell: (202) 360-1177

Broker Name: Washington Realty Brokers, LLC
Broker Address: 1455 Pennsylvania Ave Ste# 400, Washington, DC 20004

Broker Code: WSRB1
Office Phone: (202) 347-8181
Office Fax: (202) 347-8182

COMPENSATION

Sub-Agent: 2.5%
Disclose Dual Agency: Yes

Buyer-Agent: 2.5%
Variable Rate: No

Additional:
Designated Rep: No

List Date: 22-Apr-2014
VRP: No
Low Price: \$699,000
Status Change Date: 20-Jun-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$779,000
Prior List Price: \$749,900
DOM-MLS: 25
Off Mkt Date:
Total Photos: 30

Update Type: Other
Update Date: 20-Jun-2014
DOM-Prop: 25

SOLD INFORMATION

Contract Date: 17-May-2014
Close Date: 18-Jun-2014
New 1st Trust Loan Amt: \$699,000
Selling/Rental Office: CBRB88
Selling/Rental Agent ID: 3028362

Sell/Rent Agency: Buyer Agency
Close Price: \$716,000
New 1st Trust Loan Type: VA
Coldwell Banker Residential Brokerage
Kelly Brocki

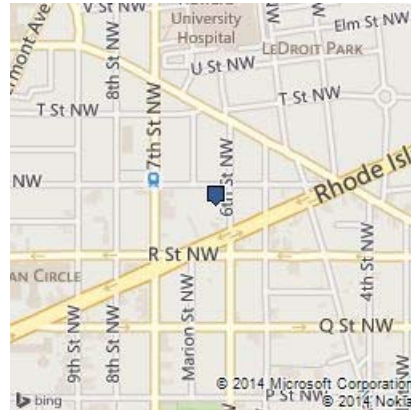
Seller Subsidy: \$15500.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

52 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [51](#) [**52**] [53](#) [54](#) [55](#) [56](#) [57](#) [58](#) [59](#) [60](#)

Metropolitan Regional Information Systems, Inc.

DC8344334 - WASHINGTON
1728 6TH ST NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 28 of 28 [Slideshow](#) · [Album](#)Me
28
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Wa
1-**Status:** Sold
Close Date: 19-Jun-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Old City #2
Legal Sub: Old City #2
Condo/Coop Proj Name:Style: Traditional
Seller Subsidy: \$1000.0
Auction: No
Type: Semi-Detached
TH Type: End
#Levels: 2
#Fireplaces: 0
Model:**List Price: \$899,000**
Close Price: \$875,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 5103
Election District: 2
ADC Map: 0000
TBM Map:
Area:Tax ID: [0442/0871](#)
HOA Fee: /
C/C Fee: /
Elementary:Total Taxes: \$5,018
Tax Year: 2013
Lot AC/SF: .04 / 1,857
Middle:Level Location:
Age: 134
Year Built: 1880
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	3	0	3	0	0	0
Full Baths:	2	0	2	0	0	0
Half Baths:	1	1	0	0	0	0

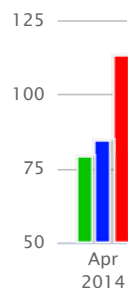
Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master				
Bedroom-Master 2				
Laundry-Kit Lvl				
Living Room				
Kitchen				
Dining Room				
Bedroom-Third				

FEATURES

Main Entrance: Living Room
Interior Style: Floor Plan-Open
Dining/Kitchen: Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Living Combo
Appliances: Dishwasher, Disposal, Dryer, Dryer-front loading, Energy Star Appliances, Exhaust Fan, Microwave, Oven/Range-Gas, Refrigerator, Range hood, Washer
Amenities: 2 Attach Mstr Baths, Bath Ceramic Tile, Crown Molding, Dual Entry Bathroom, Granite Counters, MBA/Sep Shwr, MBR-BA Full, MBRs Multiple, Shades/Blinds, Wood Floors, Washer/Dryer Hookup, Water Closet
Security: Electric Alarm, Fire Detect Sys, Monitored, Motion Detectors
Windows/Doors: Bay/Bow Wind, Vinyl Clad, Sliding Glass Dr, Wood Frame
Walls/Ceilings: Dry Wall

Basement: No
Handicap: None

Foundation: BlckBrck

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by[More 20001 s](#)
[Learn about s](#)

Unit Description:		R-Factor Ceilings:	R-Factor Walls:
R-Factor Basement:		SQFT-Tot Fin: 0	
House Dimensions:		Above Grade Finished:	
Above Grade Unfinished:		Below Grade Unfinished:	Tax Living Area: 1,776
Below Grade Finished:			
REMARKS			
General/Agent:			
WOW! Beautifully renovated home This 1,800 sf house may look small but it has so much to offer! COMPLETELY renovated 2007. 2 BIG Master BR ++ 3rd BR/Den! 2.5 BA. REAL Hrdwd floors! 2 Decks. Privacy fenced backyard. 2 Car Prkg. S/S Appl. & granite counters/island, eat-in Kitchen. Recessed lighting throughout. & only 1 block to METRO & restaurants/nitelife on U St.			
Internet/Public:			
WOW! Beautifully renovated home This 1,800 sf house may look small but it has so much to offer! COMPLETELY renovated 2007. 2 BIG Master BR ++ 3rd BR/Den! 2.5 BA. REAL Hrdwd floors! 2 Decks. Privacy fenced backyard. 2 Car Prkg. S/S Appl. & granite counters/island, eat-in Kitchen. Recessed lighting throughout. & only 1 block to METRO & restaurants/nitelife on U St.			
Directions:			
From Logan Circle traveling east on Rhode Island Ave, NW, turn left onto 6th St., NW. Property will be on the left in the middle of the block.			
EXTERIOR			
Building Sites/Lots:		Lot Dimension:	Lot Acres/Sqft: .04/1,857
Exterior: Deck, Deck #2, Decorative Fence, Fenced - Fully, Fenced - Rear			
Exterior Construction: Brick and Siding, Concrete/Block			
Lot Description:			
Other Structures:			
Original Builder:			New Construction: No
Property Condition: Renov/Remod			
Roads:			
Roofing: Rubber			
Soil Type: Unknown			
Topography:			
Transportation:			
View/Exposure:			
Year Converted:		Year Renovated: 2007	
PARKING			
Parking: Drvwy/Off Str			
Garage Type:			# Gar/Carpt/Assgn Sp: //
Carport Type:			Parking Space #: 2
Parking Incl in List Price: Yes		Parking Incl in Sale Price: Yes	Parking Block/Square:
UTILITIES			
Heat System: Forced Air			Heat Fuel: Natural Gas
Cool System: Central A/C			Cool Fuel: Electric
Water: Public			Hot Water: Electric
Sewer Septic: Public Sewer			
TV/Cable/Comm: Cable-Prewired			
FINANCIAL INFORMATION			
Earnest Money:		Other Fees: /	
Total Taxes: \$5,018		City/Town Tax: \$5,018	County Tax:
Tax Year: 2013		Refuse Fee:	Tap:
		Water/Sewer Hook-up:	Front Foot Fee:
Assessments:		Special Tax Assess:	Yr Assessed: 2013
Land: \$300,500		Improvements: \$289,850	Total Tax Assessment: \$590,350
		Investor Ratio:	Total Units:
Project Approved:			
Possession: Immediate			
Tenant Rights: None			
Current Financing/Loan:			
1st Trust Bal:	PI:	Int Rate:	Orig. Date: Yrs Remain:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date: Yrs Remain:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date: Yrs Remain:
New Financing:			
Cash to Assume:		Interest Rate:	Years:
Balloon # Years:		Amortized Years:	
Annual Rent Income:		Special Assessment:	Remaining Yrs:
Rental Year:		Special Assessment 2:	Remaining Yrs:
HOA/CONDO			
HOA Fee: /			HOA: No
Condo/Coop Fee: /			
HOA/Condo/Coop Amenities:			
HOA/Condo/Coop Rules:			
HOA/Condo/Coop Fee Includes:			
HOA/Condo/Coop Management:			
LEGAL INFORMATION			
Tax Map: 0442 0871		Lot #: 871	Block/Square: 0442
Section:		Phase:	Parcel Number:
Liber:		Folio:	
Zoning Code:			

Historic Designation ID: Contract Info: Local Assoc Contr Disclosures: Prop Disclosure Documents: Special Permits:	Master Plan Zoning:	
OWNER and SHOWING CONTACT		
Owner 1: Kolassa	Home:	Office:
Show Contact #1: Jamie Finch	Home:	Office:
Show Instructions: Call 1st-Alrm Cd, Lockbox-Sentrilock		
Show Time: 9 AM - 9 PM	Show Days: All Days	
 - Schedule a showing		
PROPERTY MANAGEMENT		
Property Mgmt Company:		Office:
Prop Mgr's Name:		Phone:
LISTING AGENT/BROKER		
Listing Agent: Jamie Finch	Home: (202) 316-5600	Home Fax: (202) 234-9606
Email: Email Agent	Office: (202) 243-7700	Pager:
	Voice Mail: (202) 316-5600 Ext:	Cell: (202) 316-5600
Broker Name: GreenLine Real Estate, LLC		
Broker Address: 3927 Georgia Ave NW 1, Washington, DC 20011		Broker Code: GNLN1
		Office Phone: (202) 525-5236
		Office Fax: (202) 525-5442
COMPENSATION		
Sub-Agent: 3.00	Buyer-Agent: 3.00	Additional:
Disclose Dual Agency: No	Variable Rate: No	Designated Rep: Yes
List Date: 09-May-2014	Orig List Price: \$899,000	Update Type: Other
VRP: No	Prior List Price:	Update Date: 19-Jun-2014
Low Price: \$899,000	DOM-MLS: 13	DOM-Prop: 13
Status Change Date: 19-Jun-2014	Off Mkt Date:	
Photo Option: Lister will Submit All	Total Photos: 28	
Advertising: IDX-PUB		
SOLD INFORMATION		
Contract Date: 22-May-2014	Sell/Rent Agency: Buyer Agency	
Close Date: 19-Jun-2014	Close Price: \$875,000	Seller Subsidy: \$1000.0
New 1st Trust Loan Amt: \$700,000	New 1st Trust Loan Type: Conventional	
Selling/Rental Office: TTRS5	TTR Sotheby's International Realty	Email: Email Agent
Selling/Rental Agent ID: 3002025	Tyler Garrison	

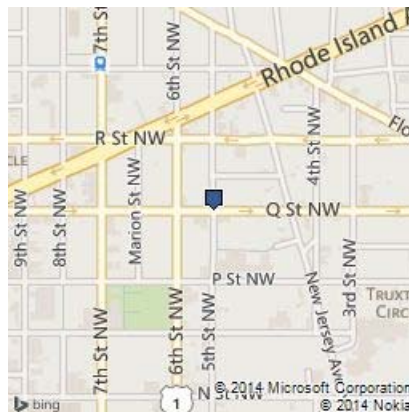
County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

50 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display ☐ Full - Agent[Previous](#) · [Next](#) · ... [41](#) [42](#) [43](#) [44](#) [45](#) [46](#) [47](#) [48](#) [49](#) [50] ...

Metropolitan Regional Information Systems, Inc.

DC8334545 - WASHINGTON
503 Q ST NW, WASHINGTON, DC 20001Full Listing
Residential

Image 1 of 30

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[Vir](#)[Ad](#)
[Tax](#)
[Pro](#)
[His](#)
[His](#)
[No](#)[Re](#)
[Co](#)
[Ass](#)
[Wa](#)
[3 -](#)**Status: Sold**

Close Date: 19-Jun-2014

Ownership: Condo
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Truxton Circle
Legal Sub: Old City #2
Condo/Coop Proj Name: Q-5 TOWNHOMESTax ID: [0477/2024](#)

HOA Fee: /

C/C Fee: \$600.00 / Annually

Elementary:

Style: Federal

Seller Subsidy: \$0.0

Auction: No

Type: Attach/Row Hse

TH Type: End

#Levels: 4

#Fireplaces: 1

Model:

Total Taxes: \$5,500

Tax Year: 2013

Lot AC/SF: /

Middle:

List Price: \$1,279,000

Close Price: \$1,165,000

Transaction Type: Standard

Inc City/Town: WASHINGTON DC

Zip: 20001

Election District: 2

ADC Map: UNKNOWN

TBM Map:

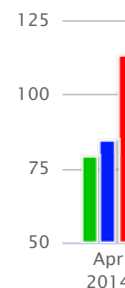
Area:

Level Location: Townhouse

Age: 5

Year Built: 2009

High:

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	4	0	2	2	0	0
Full Baths:	3	0	2	1	0	0
Half Baths:	1	1	0	0	0	0

FEATURES

Main Entrance:

Interior Style: Floor Plan-Open

Dining/Kitchen: Gourmet, Kit-Breakfast Bar

Appliances: Dishwasher, Disposal, Ice maker, Microwave, Oven/Range-Gas, Refrigerator, Washer/Dryer Stacked

Amenities: Walk-in Closet(s), Granite Counters

Security:

Windows/Doors:

Walls/Ceilings:

Basement: No

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions:

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 2300

Above Grade Finished: 2300

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 2,218

REMARKS

General/Agent:

Disclosures and brochure are under the "View Documents" Tab. Preferred title company is Express Title Company.

Internet/Public:

[More 20001 s](#)
[Learn about s](#)

Spectacular 4Br Shaw home with modern design and top of the line finishes. Built in 2009, this home conveys every modern convenience including: dual zone HVAC, motorized blinds, honed granite countertops, tile floors imported from Spain, gourmet kitchen, huge closets, rooftop deck and off-street parking for 2 cars. Basilica and U.S. Capitol views round out this beautiful home.

Directions:

Contact Centralized Showing Service at least one hour in advance to showing.

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: /

Exterior: Roof Deck, Balcony

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type: Unknown

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Drvwy/Off Str

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Heat Fuel: Natural Gas

Cool System: Central A/C

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm:

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$5,500

City/Town Tax: \$6,998

Tax Year: 2013

Refuse Fee:

County Tax:

Assessments:

Land: \$247,000

Water/Sewer Hook-up:

Tap:

Special Tax Assess:

Front Foot Fee:

Improvements: \$576,330

Yr Assessed: 2013

Investor Ratio:

Total Tax Assessment: \$823,330

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: \$600.00/ Annually

HOA/Condo/Coop Amenities: Common Grounds

HOA/Condo/Coop Rules: None

HOA/Condo/Coop Fee Includes: Master Ins Policy

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0477 2024

Lot #: 2024

Section:

Phase:

Block/Square: 0477

Liber:

Folio:

Parcel Number:

Zoning Code:

Historic Designation ID:

Master Plan Zoning:

Contract Info:

Disclosures: Subj to Condo/HOA Docs

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: See Tax Record

Home:

Office:

Show Contact #1: Centralized Showing Service

Home:

Office: (866) 891-7469

Show Instructions: Call 1st-Showing Contact

Show Time: 4 PM - 8 PM

Show Days: Saturday, Sunday

 - Schedule a showing

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Justin Paulhamus
Email: [Email Agent](#)

Home: (202) 255-5282
Office:
Voice Mail: Ext:

Home Fax:
Pager:
Cell: (202) 255-5282

Broker Name: M Squared Real Estate LLC
Broker Address: 1010 Wisconsin Ave NW Ste# 200, Washington, DC 20007

Broker Code: MSQU1
Office Phone: (202) 706-6163
Office Fax: (202) 204-0017

COMPENSATION

Sub-Agent: 2.5
Disclose Dual Agency: Yes

Buyer-Agent: 2.5
Variable Rate: No

Additional:
Designated Rep: No

List Date: 01-May-2014
VRP: No
Low Price: \$1,279,000
Status Change Date: 19-Jun-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$1,279,000
Prior List Price:
DOM-MLS: 19
Off Mkt Date:
Total Photos: 30

Update Type: Other
Update Date: 19-Jun-2014
DOM-Prop: 19

SOLD INFORMATION

Contract Date: 19-May-2014
Close Date: 19-Jun-2014
New 1st Trust Loan Amt:\$932,000
Selling/Rental Office: LNRE1
Selling/Rental Agent ID: 3022316

Sell/Rent Agency:Buyer Agency
Close Price: \$1,165,000
New 1st Trust Loan Type:Conventional
Lindsay Reishman Real Estate, Inc.
Sean Aalai

Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

45 of 57 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [41](#) [42](#) [43](#) [44](#) **[45]** [46](#) [47](#) [48](#) [49](#) [50](#) ...

Metropolitan Regional Information Systems, Inc.

DC8337974 - WASHINGTON
1556 3RD ST NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 1 of 19 [Slideshow](#) · [Album](#)Me
[19](#)
[2 -](#)
[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
NoRe
[Co](#)
[Ass](#)
[Wa](#)
[1 -](#)**Status:** Sold
Close Date: 11-Jul-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name:Style: Contemporary
Seller Subsidy: \$0.0
Auction: No
Type: Semi-Detached
TH Type:
#Levels: 3
#Fireplaces: 0
Model:**List Price: \$995,500**
Close Price: \$1,020,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1924
Election District: 5
ADC Map: MAPQUEST
TBM Map:
Area:Tax ID: [0521//0810](#)
HOA Fee: /
C/C Fee: /
Elementary:Total Taxes: \$2,935
Tax Year: 2013
Lot AC/SF: .02 / 931
Middle:Level Location:
Age: 114
Year Built: 1900
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	5	0	3	0	2	0
Full Baths:	3	0	2	0	1	0
Half Baths:	1	1	0	0	0	0

FEATURES

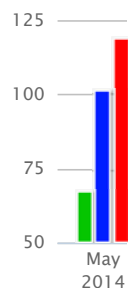
Main Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Gourmet, Kit-Island, Eat-In Kitchen
Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan, Ice maker, Microwave, Intercom, Range hood, Refrigerator, Oven/Range-Gas, Washer
Amenities: Bath Ceramic Tile, Crown Molding, Granite Counters, High Efficiency Toilets, MBA/Sep Shwr, Sump Pump, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors
Security: Motion Detectors, Main Entrance Lock, Fire Detect Sys, Smoke Detector, Security System
Windows/Doors: Skylight(s)
Walls/Ceilings: 9'+ Ceilings, Tray Ceilings

Basement: Yes
Basement Type: Fully Finished, Improved, Walkout Stairs, Side Entrance, Sump Pump
Basement Entrance: Side Entrance, Inside Access, Connect Stair
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions:
Above Grade Unfinished:
Below Grade Finished:

Foundation:
R-Factor Ceilings:
SQFT-Tot Fin: 2856
Above Grade Finished: 2856
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 1,911

REMARKS**Market Activit**© 2014 RealEstate
Data Provided by[More 20001 s](#)
[Learn about s](#)

General/Agent:

Another Gorgeous Renovation by KL Development LLC. VERY SPACIOUS 5br 3.5ba home offers a stunning open floor plan gourmet kitchen, center island w/granite & SS appl w/all the bells & whistles. Large brs,wide plank hdwd flrs, tray ceilings,built-in speakers. Security system,beautiful landscaping & flagstone patio+ more. Inlaw suite 2 Br 1 ba. Sq.ft 2,900.

Internet/Public:

Another Gorgeous Renovation by KL Development LLC . VERY SPACIOUS 5br 3.5ba home offers a stunning open floor plan gourmet kitchen, center island, w/granite SS appl. w/all the bells & whistles. Large bedrooms,wide plank espresso oak hdwd flrs, tray ceilings,built-in speakers. In law 2br 1ba suite. Security system & beautiful landscaping flagstone patio & much more. Sq. ft. 2,900

Directions:

South on 3rd st nw from Florida ave nw to 1556 3rd st. on right at corner.

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: .02/931

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition: Renov/Remod, Shows Well

Roads:

Roofing:

Soil Type: Urban Land-Sassafras-Chillum

Topography:

Transportation: 1 mi-Metro Bus, 1 mi-subway

View/Exposure:

Year Converted:

Year Renovated: 2014

PARKING

Parking: Street

Garage Type:

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: //

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Energy Star Heating System, Forced Air, Programmable Thermostat, Zoned

Heat Fuel: Natural Gas

Cool System: Central A/C, Programmable Thermostat, Energy Star Cooling System, Ceiling Fan(s)

Cool Fuel: Electric

Water: Public

Hot Water: Electric

Sewer Septic: Public Sewer

TV/Cable/Comm: Cable-Prewired, Phone Jacks-Mod

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$2,935

City/Town Tax: \$2,935

Tax Year: 2013

Refuse Fee:

County Tax:

Assessments:

Land: \$185,260

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$160,020

Investor Ratio:

Tap:

Front Foot Fee:

Yr Assessed: 2013

Total Tax Assessment: \$345,280

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights: None

Current Financing/Loan:

1st Trust Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0521 0810

Lot #: 810

Block/Square: 0521

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure, Owner RE Licensee

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: Owner of Record Show Contact #1: Larry McAdoo Show Instructions: Lockbox-Sentrilock, Show Anytime, Sign on Property, Vacant Show Time: 9 AM - 9 PM Suggested Lead Time to Show: 1 hours.  - Schedule a showing	Home: Home: Show Days: All Days	Office: Office: (202) 487-7253
PROPERTY MANAGEMENT Property Mgmt Company: Prop Mgr's Name:		Office: Phone:
LISTING AGENT/BROKER Listing Agent: Larry McAdoo Email: Email Agent	Home: (202) 829-1604 Office: (202) 462-5106 Voice Mail: Ext:	Home Fax: (202) 462-5182 Pager: Cell: (202) 487-7253
Broker Name: KL Associates, Inc. Broker Address: 1350 Wallach Pl NW, Washington, DC 20009		Broker Code: KLA11 Office Phone: (202) 462-5106 Office Fax: (202) 462-5182
COMPENSATION Sub-Agent: 0 Disclose Dual Agency: Yes	Buyer-Agent: 3 Variable Rate: No	Additional: Designated Rep: Yes
List Date: 03-May-2014 VRP: No Low Price: \$995,500 Status Change Date: 11-Jul-2014 Photo Option: Lister will Submit All Advertising: IDX-PUB	Orig List Price: \$1,150,000 Prior List Price: \$1,150,000 DOM-MLS: 24 Off Mkt Date: Total Photos: 19	Update Type: Other Update Date: 11-Jul-2014 DOM-Prop: 24
SOLD INFORMATION Contract Date: 27-May-2014 Close Date: 11-Jul-2014 New 1st Trust Loan Amt:\$600,000 Selling/Rental Office: LNRE1 Selling/Rental Agent ID: 75878	Sell/Rent Agency:Buyer Agency Close Price: \$1,020,000 New 1st Trust Loan Type:Conventional Lindsay Reishman Real Estate, Inc. Catherine Czuba	Seller Subsidy: \$0.0 Email: Email Agent

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 2/27/2014+
Latitude, Longitude is around 38.91, -77.02
Found 57 results in 0.03 seconds.

54 of 57 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [51](#) [52](#) [53](#) [54] [55](#) [56](#) [57](#)

Metropolitan Regional Information Systems, Inc.

DC8387812 - WASHINGTON
608 S ST NW, WASHINGTON, DC 20001Full Listing
Residential

Image 1 of 10

[Slideshow](#) · [Album](#)Me
[10](#)
[Vir](#)
[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
NoRe
[Co](#)
[Ass](#)
[Wa](#)
[1-](#)**Status: Sold**

Close Date: 25-Jul-2014

Ownership: Fee Simple

Sale or Rental: Sale

Listing Type: Excl. Right

Adv Sub: Shaw/U St

Legal Sub: Old City #2

Condo/Coop Proj Name:

Tax ID: [0442//0081](#)

HOA Fee: /

C/C Fee: /

Elementary:

Style: Federal

Seller Subsidy:\$0.0

Auction: No

Type: Attach/Row Hse

TH Type: Interior

#Levels: 2

#Fireplaces: 0

Model:

Total Taxes: \$2,999

Tax Year: 2013

Lot AC/SF:.01 / 581

Middle:

List Price: \$450,000

Close Price: \$507,000

Transaction Type: Standard

Inc City/Town: WASHINGTON DC

Zip: 20001 - 5130

Election District: 2

ADC Map: XXXX

TBM Map:

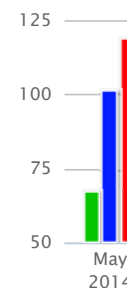
Area:

Level Location:

Age: 134

Year Built: 1880

High:

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
INTERIOR						
Bedrooms:	2	0	2	0	0	0
Full Baths:	1	0	1	0	0	0
Half Baths:	0	0	0	0	0	0

FEATURES

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Dining Combo

Appliances: Washer/Dryer Stacked, Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Gas, Refrigerator, Stove

Amenities: W/W Carpeting, Walk-in Closet(s), Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: No

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions:

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 864

Above Grade Finished: 864

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 864

REMARKS

General/Agent:

This charming 2BR/1BA single family home is the perfect condo alternative. The first floor provides ample living space and direct access to the patio. The modern upgrades, spacious upstairs bedrooms and location make this home a great value. Ideally located on a quaint block, steps away from great restaurants, shopping, and a metro stop. All offers, if any, are due Monday 6/30/14 by 6pm.

[More 20001 s](#)
[Learn about s](#)

Internet/Public:

This charming 2BR/1BA single family home is the perfect condo alternative. The first floor provides ample living space and direct access to the patio. The modern upgrades, spacious upstairs bedrooms and location make this home a great value. Ideally located on a quaint block, steps away from great restaurants, shopping, and a metro stop. All offers, if any, are due Monday 6/30/14 by 6pm.

Directions:

Located on S Street NW between 6th and 7th Street NW.

EXTERIOR

Building Sites/Lots: Lot Dimension: Lot Acres/Sqft: .01/581

Exterior:

Exterior Construction: Brick

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type: Urban Land-Sassafras-Chillum

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Street

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Heat Fuel: Natural Gas

Cool System: Central A/C

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm:

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$2,999

City/Town Tax: \$2,999

County Tax:

Tax Year: 2013

Refuse Fee:

Tap:

Water/Sewer Hook-up:

Front Foot Fee:

Special Tax Assess:

Yr Assessed: 2013

Improvements: \$102,540

Total Tax Assessment: \$352,850

Investor Ratio:

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
----------------	-----	-----------	-------------	-------------

2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
----------------	-----	-----------	-------------	-------------

Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
----------------	-----	-----------	-------------	-------------

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0442 0081

Lot #: 81

Block/Square: 0442

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Other

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: Michael Karmel

Home:

Office:

Show Contact #1: Tyler Garrison

Home:

Office:

Show Contact #2: Shawn Breck

Home:

Office:

Show Instructions: Vacant, Lockbox-Sentrilock, Show Anytime

Show Time:

 - Schedule a showing

Show Days:

PROPERTY MANAGEMENT

Property Mgmt Company:

Prop Mgr's Name:

Office:

Phone:

LISTING AGENT/BROKER**Listing Agent:** Tyler GarrisonEmail: [Email Agent](#)

Home: (202) 256-2132

Office: (202) 256-2132

Voice Mail: Ext:

Home Fax:

Pager:

Cell: (202) 256-2132

ALTERNATE AGENT**Alt Agent:** Shawn BreckEmail: [Email Agent](#)

Home: (202) 641-1200

Office: (202) 234-3344

Voice Mail: Ext:

Home Fax:

Pager:

Cell: (202) 641-1200

Broker Name: TTR Sotheby's International Realty

Broker Address: 1506 14th St NW, Washington, DC 20005

Broker Code: TTRS5

Office Phone: (202) 234-3344

Office Fax: (202) 667-3386

COMPENSATION

Sub-Agent: ---

Disclose Dual Agency: Yes

Buyer-Agent: 3

Variable Rate: No

Additional:

Designated Rep: No

List Date: 25-Jun-2014

VRP: No

Low Price: \$450,000

Status Change Date: 29-Jul-2014

Photo Option: Lister will Submit All

Advertising: IDX-PUB

Orig List Price: \$449,000

Prior List Price: \$449,000

DOM-MLS: 5

Off Mkt Date:

Total Photos: 10

Update Type: Other

Update Date: 30-Jul-2014

DOM-Prop: 5

SOLD INFORMATION

Contract Date: 30-Jun-2014

Close Date: 25-Jul-2014

New 1st Trust Loan Amt:\$50,700

Selling/Rental Office: LNRE1

Selling/Rental Agent ID: 110611

Sell/Rent Agency:Buyer Agency

Close Price: \$507,000

New 1st Trust Loan Type:Conventional

Lindsay Reishman Real Estate, Inc.

Veronica Seva-Gonzalez

Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'

Status is 'Sold'

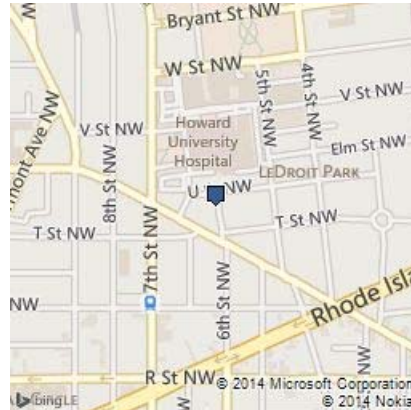
CloseDate is 2/27/2014+

Latitude, Longitude is around 38.91, -77.02

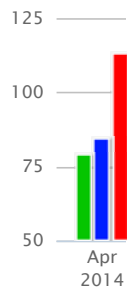
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59 of 60 · Checked 1 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [51](#) [52](#) [53](#) [54](#) [55](#) [56](#) [57](#) [58](#) **[59]** [60](#)

Metropolitan Regional Information Systems, Inc.

DC8376187 - WASHINGTON
1920 6TH ST NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 5 of 21 · [Slideshow](#) · [Album](#)Me
[21](#)
[Vir](#)
[Nei](#)
[Vir](#)Ad
[Tax](#)
[Pro](#)
[His](#)
[His](#)
NoRe
[Co](#)
[Ass](#)
[Wa](#)
[1-](#)**Status: Sold**

Close Date: 31-Jul-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Modified/Excl
Adv Sub: Ledroit Park
Legal Sub: Ledroit Park
Condo/Coop Proj Name:Style: Victorian
Seller Subsidy: \$0.0
Auction: No
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
#Fireplaces: 2
Model:**List Price: \$789,900**Close Price: \$900,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1849
Election District: 1
ADC Map: UNKNOWN
TBM Map:
Area:**Market Activit**Tax ID: [3092/0029](#)

HOA Fee: /

C/C Fee: /

Elementary:

Total Taxes: \$3,277
Tax Year: 2013
Lot AC/SF: .03 / 1,388
Middle:Level Location:
Age: 114
Year Built: 1900
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	3	0	3	0	0	0
Full Baths:	2	0	2	0	0	0
Half Baths:	1	1	0	0	0	0

FEATURES

Main Entrance:

Interior Style:

Dining/Kitchen: Kit-Table Space, Sep Dining Rm

Appliances: Dishwasher, Disposal, Dryer, Ice maker, Microwave, Oven/Range-Gas, Refrigerator, Washer

Amenities: Attach Mstr Bath, Bath Ceramic Tile, Granite Counters, MBR-BA Full, Washer/Dryer Hookup, Wood Floors, Attic-Strs Pull Dwn

Security:

Windows/Doors: Bay/Bow Wind

Walls/Ceilings:

Basement: Yes

Basement Type: Full, Unfinished

Basement Entrance: Connect Stair, Cellar Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions:

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 0

Above Grade Finished:

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 1,928

REMARKS

General/Agent:

[More 20001 s](#)
[Learn about s](#)

First Open - Sunday, June 15th 2-4pm. Delight in Your Surroundings. This 3BR, 2 1/2BA home has just what you're looking for. There are wonderful wood floors, heavenly high ceilings, original moldings, delightful double living room each with it's own fireplace (one decorative). a renovated table space kitchen with stainless and granite and a huge master bedroom with private bath.

Internet/Public:

First Open - Sunday, June 15th 2-4pm. Delight in Your Surroundings. This 3BR, 2 1/2BA home has just what you're looking for. There are wonderful wood floors, heavenly high ceilings, original moldings, delightful double living room each with it's own fireplace (one decorative). a renovated table space kitchen with stainless and granite and a huge master bedroom with private bath.

Directions:

Florida Ave NW to north on 6th St

EXTERIOR

Building Sites/Lots:	Lot Dimension:	Lot Acres/Sqft: .03/1,388
Exterior: Deck		
Exterior Construction: Brick		
Lot Description:		
Other Structures:		
Original Builder:		New Construction: No
Property Condition: Shows Well, Renov/Remod		
Roads:		
Roofing:		
Soil Type: Unknown		
Topography:		
Transportation: 1 mi-subway, 1 mi-Metro Bus		
View/Exposure:		
Year Converted:	Year Renovated:	

PARKING

Parking: Street		
Garage Type:		# Gar/Carpt/Assgn Sp: //
Carport Type:		Parking Space #:
Parking Incl in List Price: No	Parking Incl in Sale Price: No	Parking Block/Square:

UTILITIES

Heat System: Forced Air		Heat Fuel: Natural Gas
Cool System: Central A/C		Cool Fuel: Electric
Water: Public		Hot Water: Other
Sewer Septic: Public Sewer		
TV/Cable/Comm:		

FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$3,277	City/Town Tax: \$3,277	County Tax:
Tax Year: 2013	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
	Special Tax Assess:	Yr Assessed: 2013
	Improvements: \$175,990	Total Tax Assessment: \$385,550
	Investor Ratio:	Total Units:

Project Approved:
Possession: Settlement
Tenant Rights:

Current Financing/Loan:				
1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:

New Financing:		
Cash to Assume:	Interest Rate:	Years:
Balloon # Years:	Amortized Years:	
Annual Rent Income:	Special Assessment:	Remaining Yrs:
Rental Year:	Special Assessment 2:	Remaining Yrs:

HOA/CONDO

HOA Fee: /	HOA: No
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities:	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes:	
HOA/Condo/Coop Management:	

LEGAL INFORMATION

Tax Map: 3092 0029	Lot #: 29	Block/Square: 3092
Section:	Phase:	Parcel Number:
Liber:	Folio:	
Zoning Code:		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Lead Based Paint, Prop Disclosure		
Documents:		
Special Permits:		

OWNER and SHOWING CONTACT

Owner 1: Merchant	Home:	Office:
-------------------	-------	---------

Show Contact #1: Pam Kristof
Show Instructions: Call 1st-Alrm Cd, Call 1st-Lister, Lockbox-Sentrilock, No Sgn on Prop
Show Time:
 - Schedule a showing

Home: (202) 253-2550
Office:
Show Days:

Office:

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Pam Kristof
Email: [Email Agent](#)

Home: (202) 253-2550
Office: (202) 338-8900
Voice Mail: (202) 253-2550 Ext:

Home Fax:
Pager: (202) 253-2550
Cell: (202) 253-2550

Broker Name: RE/MAX Allegiance
Broker Address: 1720 Wisconsin Ave, Washington, DC 20007

Broker Code: RMAX17
Office Phone: (202) 338-8900
Office Fax: (202) 333-1468

COMPENSATION

Sub-Agent: 2.5
Disclose Dual Agency: No

Buyer-Agent: 2.5
Variable Rate: No

Additional:
Designated Rep: Yes

List Date: 12-Jun-2014
VRP: No
Low Price: \$789,900
Status Change Date: 01-Aug-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$789,900
Prior List Price:
DOM-MLS: 6
Off Mkt Date:
Total Photos: 21

Update Type: Other
Update Date: 01-Aug-2014
DOM-Prop: 6

SOLD INFORMATION

Contract Date: 16-Jun-2014
Close Date: 31-Jul-2014
New 1st Trust Loan Amt: \$720,000
Selling/Rental Office: SRMD1
Selling/Rental Agent ID: 3017908

Sell/Rent Agency: Buyer Agency
Close Price: \$900,000
New 1st Trust Loan Type: Conventional
Stages Premier
Jesse Sutton

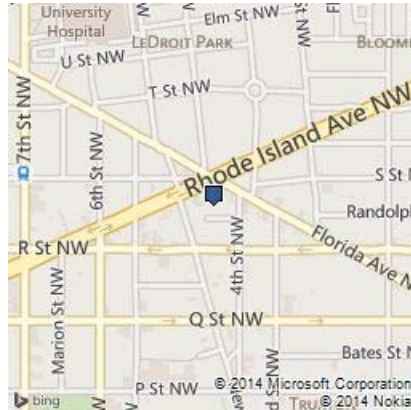
Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.

12 of 60 · Checked 0 · [Check all](#) · [System Summary - Agent display](#)Display Full - Agent[Previous](#) · [Next](#) · ... [11](#) [[12](#)] [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) ...

Metropolitan Regional Information Systems, Inc.

DC8191735 - WASHINGTON
415 RICHARDSON PL NW, WASHINGTON, DC 20001Full Listing
ResidentialImage 9 of 29 [Slideshow](#) · [Album](#)Me
29
2 -
Nei
VirAd
Tax
Pro
His
His
NoRe
Co
Ass
Wa
1 -**Status:** Sold
Close Date: 08-Jul-2014

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Agency
Adv Sub: Shaw
Legal Sub: Old City #2
Condo/Coop Proj Name:Style: Contemporary
Seller Subsidy: \$0.0
Auction: No
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
#Fireplaces: 0
Model:**List Price: \$975,000**
Close Price: \$907,000
Transaction Type: Standard
Inc City/Town: WASHINGTON DC
Zip: 20001
Election District: 5
ADC Map: 040-A
TBM Map:
Area:Tax ID: [0507//0057](#)
HOA Fee: /
C/C Fee: /
Elementary:Total Taxes: \$407
Tax Year: 2012
Lot AC/SF: .03 / 1,093
Middle:Level Location:
Age: 1
Year Built: 2013
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	3	0	2	1	0	0
Full Baths:	2	0	1	1	0	0
Half Baths:	1	1	0	0	0	0

FEATURESMain Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Kit-Dining Combo
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:**Basement:** No

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions:

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

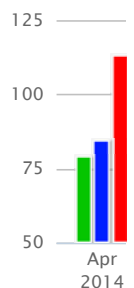
SQFT-Tot Fin: 2000

Above Grade Finished: 2000

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area:

Market ActivitClosed :
New List© 2014 RealEstate
Data Provided by[More 20001 s](#)
[Learn about s](#)**REMARKS**

General/Agent:

HIGHLY MOTIVATED SELLER WANTS OFFERS. Roof deck is additional 40,000. Builder is offering a 1 year warranty. This is a link to the warranty book - <http://secure.builderbooks.com/cgi-bin/builderbooks/934#>

Internet/Public:

Sleek, all new contemporary 2000 sq ft home on charming one-block Richardson Pl. 3 BRs (master suite on 3rd floor), 2.5 BAs, 2 balconies overlook south-facing walled front garden, Viking and Jenn-Air appliances, Porcelanosa tile, rear private parking. Optional roof deck. Easy walking to metro, shopping, area restaurants. Motivated seller wants offers.

Directions:

From Florida Ave, south on 4th St., right on Richardson Pl. NW.

EXTERIOR

Building Sites/Lots:

Lot Dimension:

Lot Acres/Sqft: .03/1,093

Exterior: Balconies - Multiple

Exterior Construction: Brick and Siding

Lot Description:

Other Structures: Above Grade

Original Builder:

New Construction: Yes

Property Condition:

Roads:

Roofing:

Soil Type: Unknown

Topography:

Transportation: 1 mi-subway, 1 mi-Metro Bus

View/Exposure: South

Year Converted:

Year Renovated:

PARKING

Parking: Paved Driveway, Faces Rear

Garage Type:

Gar/Carpt/Assgn Sp: //

Carport Type:

Parking Space #:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Parking Block/Square:

UTILITIES

Heat System: Heat Pump(s)

Heat Fuel: Electric

Cool System: Central A/C

Cool Fuel: Electric

Water: Public

Hot Water: Electric

Sewer Septic: Public Sewer

TV/Cable/Comm:

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$407

City/Town Tax: \$407

Tax Year: 2012

Refuse Fee:

County Tax:

Water/Sewer Hook-up:

Tap:

Special Tax Assess:

Front Foot Fee:

Improvements: \$

Yr Assessed: 2012

Investor Ratio:

Total Tax Assessment: \$47,920

Total Units:

Project Approved:

Possession: 61-90 Days CD

Tenant Rights:

Current Financing/Loan:

1st Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal: PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Interest Rate:

Years:

Balloon # Years:

Amortized Years:

Annual Rent Income:

Special Assessment:

Remaining Yrs:

Rental Year:

Special Assessment 2:

Remaining Yrs:

HOA/CONDO

HOA Fee: /

HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0507 0057

Lot #: 57

Block/Square: 0507

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info: Bld-Contract Req, Builder Warranty

Disclosures: Prop Disclosure

Documents:

Special Permits:

OWNER and SHOWING CONTACT

Owner 1: 415 Richardson LLC

Home:

Office:

Show Contact #1: Sheryl Barnes

Home: (202) 262-3542

Office: (202) 262-3542

Show Instructions: Call 1st-Alrm Cd, Email 1st-Lister, Lockbox-Sentrilock

Show Time: Other - Other

Show Days: All Days

 - Schedule a showing

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Sheryl Blank-Barnes
Email: [Email Agent](#)

Home: (202) 262-3542
Office:
Voice Mail: Ext:

Home Fax:
Pager:
Cell: (202) 262-3542

Broker Name: TTR Sotheby's International Realty
Broker Address: 5454 Wisconsin Ave, Chevy Chase, MD 20815

Broker Code: TTRS4
Office Phone: (301) 967-3344
Office Fax: (202) 333-9390

COMPENSATION

Sub-Agent: 0
Disclose Dual Agency: Yes

Buyer-Agent: 3
Variable Rate: No

Additional:
Designated Rep: No

List Date: 26-Sep-2013
VRP: No
Low Price: \$975,000
Status Change Date: 08-Jul-2014
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$999,000
Prior List Price: \$1,025,000
DOM-MLS: 255
Off Mkt Date:
Total Photos: 29

Update Type: Other
Update Date: 09-Jul-2014
DOM-Prop: 255

SOLD INFORMATION

Contract Date: 13-Jun-2014
Close Date: 08-Jul-2014
New 1st Trust Loan Amt:\$
Selling/Rental Office: LNG147
Selling/Rental Agent ID: 139565

Sell/Rent Agency: Seller Agency
Close Price: \$907,000
New 1st Trust Loan Type: Unknown
Long & Foster Real Estate, Inc.
Meredith Margolis

Seller Subsidy: \$0.0

Email: [Email Agent](#)

County is 'Washington, DC'
Status is 'Sold'
CloseDate is 1/17/2014+
Latitude, Longitude is around 38.91, -77.02
Found 60 results in 0.03 seconds.