

Price Point Analysis

Prepared for you by:

THE GARRISON BRECK GROUP



COMPARABLE PROPERTIES

<u>ADDRESS</u>	<u># BR</u>	<u># BA</u>	<u>PARKING</u>	<u>INT SQFT</u>	<u>LIST\$</u>	<u>SOLD\$</u>	<u>NET\$ PER SQFT</u>	<u>Subsidy</u>	<u>% Above/Below</u>	<u>Parking Value</u>	<u>DOMP</u>
2914 11th St NW #202	2	2	1	910	\$499,900	\$540,000	\$593.41	\$0	8.02%	\$40,000	7
1360 Kenyon St NW #3	2	2	0	912	\$469,900	\$492,250	\$538.49	\$1,144	4.51%	\$0	6
1323 Clifton St NW #14	2	2	0	915	\$524,000	\$525,000	\$573.77	\$0	0.19%	\$0	5
1419 Clifton St NW #205	2	2	1	940	\$525,000	\$530,000	\$563.83	\$0	0.95%	\$40,000	6
1419 Clifton St NW #305	2	2	1	940	\$540,000	\$550,000	\$582.45	\$2,500	1.39%	\$0	3
1421 Chapin St NW #201	2	2	1	944	\$510,000	\$510,000	\$539.19	\$1,000	-0.20%	\$40,000	6
1356 Kenyon St NW #B	2	1	1	964	\$449,000	\$456,000	\$459.54	\$13,000	-1.34%	\$40,000	12
1419 Clifton St NW #302	2	2	1	1,028	\$565,000	\$560,000	\$544.75	\$0	-0.88%	\$40,000	7
1305 Clidton St NW #3	2	2	0	1,037	\$595,000	\$595,000	\$573.77	\$0	0	\$0	7
1390 Kenyon St NW #805	2	2	1	1,073	\$650,000	\$610,000	\$568.50	\$0	-0.061538462	\$40,000	29
AVERAGES				966	\$532,780	\$536,825	\$553.77	\$1,764.40	0.65%	\$24,000.00	9

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Board of Zoning Adjustment
District of Columbia
CASE NO.18974
EXHIBIT NO.10