

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>
2713 11th St NW #1	3	3	1	1,800	\$615,000	\$615,000	\$340.56	\$2,000	-0.33%	\$40,000	60
1207 Girard St NW #1	3	2.5	1	1,834	\$849,000	\$860,000	\$468.92	\$0	1.30%	\$40,000	11
1331 Kenyon St NW #4	3	2.5	0	2,295	\$657,880	\$657,880	\$286.66	\$0	0.00%	\$0	74
1435 Euclid St NW #PH	2	2.5	0	1,701	\$780,000	\$770,000	\$452.67	\$0	-1.28%	\$0	10
AVERAGES				1,908	\$725,470	\$725,720	\$387.20	\$500.00	-0.08%	\$20,000.00	39

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Board of Zoning Adjustment
District of Columbia
CASE NO.18974
EXHIBIT NO.11