

**APPLICATION OF KATEH ZAHRAIE
1546 NEW JERSEY AVENUE NW
BZA APPLICATION NO. 18984**

1st HEARING DATE: April 28, 2015

2nd HEARING DATE: July 7, 2015

Supplemental Statement of Applicant and Supplemental Exhibits

The Applicant seeks to convert a two-unit flat into a three-unit apartment building in an R4 district.

Under §401.3, the conversion of the building or structure to an apartment house in the R4 District is permitted, but requires a minimum of 900 square feet of lot area per apartment unit. At a deviation of 16% and given the extensive level of structural deficiency, the Applicant's requested degree of relief is de minimus.

Except for the addition of a small (less than 4 feet) balcony and external staircase (rear egress) in the back, the building envelope of the proposed project remains permitted as a matter-of-right, even when analysed with the recently proposed more stringent R4 zoning amendments. The applicant does not plan to modify the footprint of the building.

As requested by the Board at the hearing on April 28th, the Applicant hereby submits Supplemental Exhibits.

DOCUMENTATION

1- Evidence of structural damage to the property:

The Board have asked the Applicant to provide proof of structural damage, structural deficiency, and the dilapidated state of the building. *Supplemental Exhibit A* is a comprehensive report from 3D Structural Engineers, Inc. examining the overall structural integrity of the building and *Supplemental Exhibit F* is an estimate from Toosi & Associates for repair of the building's western exterior wall and facade.

Supplemental Exhibit D shows photos of the current state of the dilapidated building: structural deficiencies, extensive neglect, non code-compliant maintenance creating unsafe living conditions, a long history of water and termite damage and two fires (resulting in a burnt roof structure).

Not only does the exterior brick require immediate attention placing adjacent properties in immediate danger but the structure of the property (footings and walls) at 1546 New Jersey Ave NW require repairs in order to prevent parts of it from collapsing in its as-is state. This advanced, structurally deteriorated state of the building and unsafe conditions is confirmed by reports from 3D Structural Engineers, Inc., Keast & Hood Structural Engineers, Toossi & Associates, Inc., and Homechek of America Inc. (previously submitted as part of the prehearing statement). CV's and Company information have also been added for each entity included in this report.

The building's extensive structural damages were hidden and undisclosed to the Applicant by the previous owner and only became apparent after an in-depth inspection. The costs of such repairs justifies the request for variance relief in order to bring building into a habitable state.

2- Alternative uses for property including necessary financial information.

The only realistic and financially viable alternative use for the Property instead of condominium sales would be to convert the building into eight rental units. We find three units to be the more feasible option for the neighborhood.

Supplemental Exhibit H shows cost estimates for full restoration of the Property estimated at different construction cost levels (Low: \$150/Sq Ft, Med: \$175/Sq Ft, High: \$200/Sq Ft). This includes many different configurations within the existing shell as well as those with adding one additional floor which is matter-of-right for this property.

Supplemental Exhibit I shows a financial feasibility study of multiple rental configurations estimated at different construction cost levels (Low: \$150/Sq Ft, Med: \$175/Sq Ft, High: \$200/Sq Ft), including rental as single family home, 2-units, 3-units, 4-units, 6-units, and 8-units.

Supplemental Exhibits H and I show that only the sale of three two-bedroom apartments or the rental of eight one-bedroom apartments would yield an acceptable return.

3- Response to the Office of Planning and "Self-imposed" practical difficulty.

During a meeting following the BZA hearing on April 28th, the assigned Case Manager from the Office of Planning, Matt Jesick, explained that OP can recommend denial or recommend support for an application, but also has the option of "not recommending support", which OP has done in this case.

Mr. Jesick has stated that the application contains strong and compelling evidence to meet the requirements of the three-prong variance test but cannot recommend approval because of a "self-imposed" practical difficulty.

The report from OP also states that “If the purchase price had been lower, a conforming solution... could have been undertaken and still found to be financially feasible.” This claim is irrelevant to an area variance.

This property has been bought through established norms of purchase and sales via a known, legal, and registered real estate agency in Washington, DC.

The established norm of purchase is for the seller to review all offers placed on a property on a set date and to pick the one closest to the asking price and also the best conditions. The offer from the Applicant was not necessarily the highest offer.

This “self-imposed” practical difficulty arises from the false assumption that the purchase price of the Property was too high. *Supplemental Exhibit N* displays MRIS listings of properties sold in “as-is” condition with fixer-upper properties sold for a similar price, and in need of major renovations within 1 year and 1 mile of property with +/- 15% of the purchase price / price per square foot. This MRIS listings are provided by Redfin, a well respected and leading nationwide real estate agency. 1546 New Jersey Ave was assumed to be a gut-job renovation, however, carefully hidden structural deficiencies by the previous owner have altered the course of the project.

Regardless of the merit of OP’s assumption regarding the purchase price, the Courts of The District of Columbia have found that the self-imposed hardship doctrine can only be applied to use variances. (*Vicinity v. D.C. Board of Zoning Adjustment*, 384 A.2d 674, 678 (D.C. 1978), *Gilmartin v. District of Columbia Board of Zoning Adjustment*, 579 A.2d 1164, 1169, BZA APPLICATION NO. 13918, *Association for Preservation of N Street v. -f BZA* 384 A.2d 674) This Application is not requesting a use variance and is requesting relief for an area variance only. Area variances must be founded on a practical difficulty inherent to the property itself, as in this case. *Supplemental Exhibit M* shows excerpts of precedent BZA cases.

Supplemental Exhibits L and M rebuke the main argument OP has used to withhold support for this application. In light of these exhibits we ask OP to reconsider its position.

4- Support and communication with adjacent neighbors

The applicant has received unanimous support from the ANC (Advisory Neighborhood Commission 6E).

The applicant has also submitted eight (8) letters of support from owners of neighboring properties including one immediate owner.

The Applicant has repeatedly reached out to other owners of the adjacent lots. However, none of the owners live at the properties and all have been difficult to reach. Immediate neighbor, Charlotte Dolenz, has expressed support for the Applicant (*Supplemental Exhibit K*).

5- In response to the neighbor at 1544 New Jersey Ave NW

Mr. Lawrence Smith, owner of lot 0151 (1544 New Jersey Ave NW), opposed the Applicant and testified before the Board that the applicant is only creating two parking spots and plans to extend one floor, both within a matter of right for the Applicant. He also accused the Applicant of purchasing the property at too high a price. Mr. Smith is an owner who does not live in the neighborhood of Shaw and whose views are not in line with the desires of the neighbors who actually live in the neighborhood.

Mr. Smith explained to the Applicant that he is a landlord with a number properties in Washington DC who tried to purchase 1546 New Jersey Ave NW many times, unsuccessfully. Mr Smith opposes the application for reasons unrelated to the relief requested, as observed by the Board during the hearing on April 28, 2015.

Testifying at the initial hearing before the Board on April 28th, Mr. Smith explained that the Property is structurally deficient, stating that “nothing was ever done to it [the Property] for at least 10 years”, the previous owner “never did any repairs to anything”, and “the front of the building, the facade is starting to come off now, the main structure.”

6- Exhibits in Support of The Supplemental Statement

- *Supplemental Exhibit A:* Structural Report by 3D Structural Engineers.
- *Supplemental Exhibit B:* Homecheck of America Inc., George Pettie (Inspector) CV
- *Supplemental Exhibit C:* Keast and Hood Structural Engineers, Matthew Daw (Principal) CV
- *Supplemental Exhibit D:* Photographs of the dilapidated state of the building and non-code compliant maintenance.
- *Supplemental Exhibit E:* 3D Structural Engineers, Om Sharma (Principal) CV
- *Supplemental Exhibit F:* Exterior brick wall repair cost estimate from Toossi & Assoc.
- *Supplemental Exhibit G:* Toossi & Associates CV / Company Info.

- *Supplemental Exhibit H:* Additional Financial Feasibility Study of various development options for sales of condominiums with full restoration construction cost estimate priced Low \$150/Sq Ft, Mid \$175/Sq Ft, High \$200/Sq Ft. Underpinning, structural repairs and brick wall repair is not realistic within the \$150/Sq Ft option.
- *Supplemental Exhibit I:* Financial Feasibility Study for various rental options with construction estimates Low, Med, High, including rental as single family home.
- *Supplemental Exhibit J:* Rental Comps for Single Family house, 1-bedroom and 2-bedroom and apartments.
- *Supplemental Exhibit K:* Letter of support from Charlotte Dolenz (owner of adjacent lot 0150)
- *Supplemental Exhibit L:* Certified mail receipt to Julian G. Dickerson (owner of lot 0144).

- *Supplemental Exhibit M*: excerpts of precedent BZA cases - the self-imposed hardship doctrine for use variances only
- *Supplemental Exhibit N*: MRIS list of sales of similar fixer-upper properties in the vicinity

THREE PRONG VARIANCE TEST

As described in the prior submissions and supplemental exhibits added to this statement, the Applicant satisfies the three prong test for area variance relief.

I. Exceptional Circumstance

As described in prior submission and supplemental exhibits added to this statement, the Property is unusual and affected by an exceptional situation and condition as a result of a confluence of the following factors: (1) the Property's exceptional surroundings; (2) the Property's history shows illegal construction and years of neglect; (3) the building is structurally deficient and unsafe; and (4) the existing structure lacks basic features and is in a dilapidated and advanced deteriorated condition.

See *Supplemental exhibit A, B, C, D and E*.

II. Practical Difficulty

§401.3 has been ruled by the board and by the court of appeals as an area variance, the D.C. Court of Appeals confirmed that ruling in *Wolf v. D.C. Board of Zoning Adjustment*, 397 A.2d 936, 943 (D.C. 1979). It is well established that the BZA may consider "a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty'. Increased expense and inconvenience to an applicant for a variance are among the factors for the BZA's consideration" *Gilmartin*, 579 A.2d at 1711. Other factors to be considered by the BZA, according to *Gilmartin*, include: "the severity of the variance(s) requested"; "the weight of the burden of strict compliance"; and "the effect the proposed variance(s) would have on the overall zone plan." Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is *burdensome*, not impossible.

Due to the number and nature of the hidden problems and in light of the unforeseen extensive renovations necessitated by the history and physical and structural condition of the Property, a 3 unit apartment structure for sales or eight units for rental is required for the project to be financially feasible.

Supplemental Exhibit I shows alternative uses (rental) will only generate an acceptable return if eight rental units are created.

Supplemental Exhibit H further explores the various development options available as condominium sales. In this instance, the Applicant has demonstrated that without a variance the Property will not generate a fair and reasonable return on investment. It is not simply that compliance with the lot area requirement would produce less of a profit for the Applicant. Rather, *any* renovation of the existing

structure that results in income from the sales of fewer than 3 units or rental of fewer than eight units would result in an economically infeasible project.

The Applicant has prepared and provided a considerable amount of financial documentation to demonstrate the financial infeasibility of alternative uses of the Property. The Applicant does not rely on generalities but provides the Board with specific alternatives to analyze. These alternatives include rental and sales of matter-of-right projects (including a single-family home and flats), a comparison of condominium sales versus rental apartments as proposed.

As demonstrated by the various Profit & Loss Analyses, Construction Budgets and MRIS Comps, a structure with fewer units than 3 condominium unit for sales, would result in a financially infeasible project. The proposed 8-unit rental structure also results in a reasonable return to the Applicant. *See Downtown Cluster of Congregations v. District of Columbia Bd. of Zoning Adjustment*, 675 J.2d 484 (D.C. 1996) (finding that an undue hardship existed because a tenant could not be located that offered a "reasonable rate of return to the owner"). In *Downtown Cluster*, the Court heard testimony and upheld variance relief based on financial infeasibility. The Court concluded that the 6% return the applicant could achieve as a matter of right was insufficient and the 9% return that would be achieved upon approval of the variance was a reasonable return. *Id.* at 487-89. Furthermore, the Board granted relief in *1-1-11 Fairmont Partners, LLC* based on financial figures showing a 15% return, which the Board determined was a reasonable return. *See* BZA Case No. 18163-A, Transcript p. 146.

We submit that the Applicant has fully demonstrated the financial infeasibility of a structure with fewer than 3 units when sold as condominiums and with fewer than 8 units when rented.

III. No Detriment to the Public Good or Zoning Plan

Approval of the application will not cause detriment to the public good or be inconsistent with the Zoning Plan. By renovating a poorly maintained and dilapidated structure and constructing a well-maintained residential structure, the Applicant is replacing what is currently a detriment to the neighborhood with an asset to the nearby community.

The proposed structure's envelope does not exceed what is allowed as matter-of-right even if analyzed within the newly proposed R4 zoning regulations.

Furthermore the building is located on a square with exceptionally low density because of Kipps High School and a large parking lot. The immediate surroundings are of exceptionally low density also because of the commercial square right in front of the property. The building's previous use a rooming house (approximately 20 residents prior) indicates that the density will actually be lowered, to approximately 6 - 10 residents.

ANC 6E has voted unanimously in support of the Applicant and a number of neighbors have provided letters of support, including one adjacent owner. OP did not recommend denial of the application but did not voice strong opposition and agrees the project would be an asset to the nearby community.

CONCLUSION

For the reasons stated above, this application meets the requirements for area variance relief, and the Applicant respectfully requests that the Board grant the requested relief.

Supplemental Exhibit A:
Structural Report by 3D Structural Engineers



3D STRUCTURAL ENGINEERS, INC.

4903 Auburn Ave., Suite 204, Bethesda, md-20814
TEL: (301) 986 8458 ■ FAX: (301) 986 8459 ■ www.3dsengineers.com

RE: 1546 New Jersey Ave. NW, Washington, DC 20001

Structural Engineering Report
Date of Inspection: 5-20-15

The following is a detailed description of the severe structural conditions existing with the property and improvements at 1546 New Jersey, NW. These conditions are directly related to the property being neglected for many years.

Water Saturated Soils:

1. Mortar deterioration – calcium and other agents in wet soils lead to the deterioration of mortar over time. The mortar loses its adhesion and often crumbles or flakes away from the mortar joints and leads to weakening of the structural integrity of the masonry walls and footings.
2. Frost Heave – Wet soils surrounding footings in an un-heated building can freeze, causing layers of the soil to lift, which causes movement of footings in the affected areas.

There is ample evidence of all of these conditions at the subject property. The structure of the building has been severely compromised as a result and it is imperative that the property owner take immediate steps to correct these problems in order to save the building from structural failure. Cracks in the plaster and in the brick walls in numerous areas, bowed masonry walls, and disintegrating mortar are all indications that the water saturated soils are having damaging effects on the building's structural integrity. In its current condition, the building is inhabitable and cannot be occupied without the repairs mentioned here.

It is recommended that the following repairs be made. (1) The soils on the front, right side, rear of the building, and right side in the rear of the building should be excavated to expose the deteriorated masonry. Tuck-pointing should be done on the inside and the outside of the building to shore up weakened and missing mortar joints. All buried portions of the masonry foundation walls should be water-proofed with an approved waterproofing membrane or bituminous coating.

Damage from Settlement of the Rear Wall and Front Wall:

The rear wall of the house is in very poor condition and there are signs of footing settlement. The footing settlement is due to the ground water. The cracks in the rear wall and in the front wall are visible. The footing needs to be underpinned. The rear wall needs to be reconstructed. Similarly the front wall footing needs to be underpinned and the cracks in the wall needs to be pointed.

Damaged Floor Joists:

The floor joists are severely damaged at second floor, especially in the rear portion of the structure. The floor sloping from one side of the wall to other side of the wall is visible. The floor joists have compromised the structural integrity of the building. The damage to the floor joists is due to the settlement of the wall and deterioration of the floor joists over time due to water. We recommend that the floor joists are replaced with new floor joists.

Roof Joists and Structure:

The roof construction is fairly new compared to the house. The roof slopes from front of the house to the rear. The construction of the roof is 2x8 joists placed at 24 inch on center supported on intermediate beams and plywood sheathing. In some areas the roof joists are spaced even more than 24 inch. The current design of the roof is not as per Code of practice. We feel that for the given span, these roof joists are structurally inadequate to support the design loads. Our recommendation is that the roof structure should be designed and constructed as per Code under the supervision of a professional engineer.

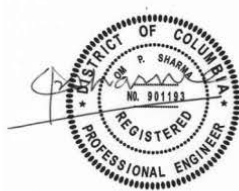
Retaining Wall and Brick Wall:

The retaining wall at the left side of the front entrance stair is damaged. The wall needs to be repaired. The brick wall of the house is structurally in bad condition and the vertical cracks in the wall are visible. To restore the structural integrity of the house, these cracks are to be repaired. We also found the missing bricks at the roof edge. In order to prevent the separation and falling of additional bricks, these bricks are to be placed.

Conclusion:

In its current state, the structure is inhabitable and requires extensive exterior repair beyond an interior gut job. In conclusion, we would recommend that all of the measures stated in this report be undertaken in order to properly restore the property and ensure the structural integrity of the buildings. Phases of this type of construction work can be dangerous, and it is recommended that safety precautions be taken during construction and all OSHA regulations be strictly followed.

Sincerely,



Om Sharma, P.E.
3D Structural Engineers, Inc.



Fig. 1: Deteriorated Rear Wall



Fig. 2: Settlement Cracks in Front Wall



Fig. 3 Mortar Deterioration

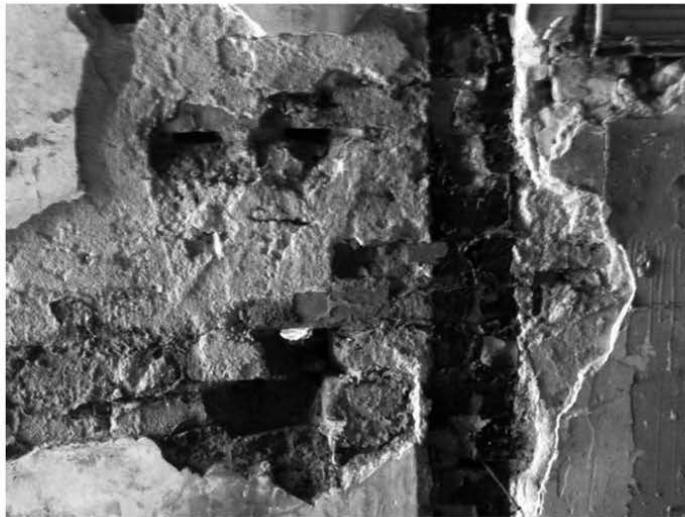


Fig. 4: Mortar Deterioration



Fig. 5: Rear of the House Deteriorated



Fig. 6: Mortar Deterioration @ Right Side Wall @ Rear



Fig. 7: Roof Joists Spaced more than 24" o.c.



Fig. 8: Settlement Crack at Right Side Wall @ Rear

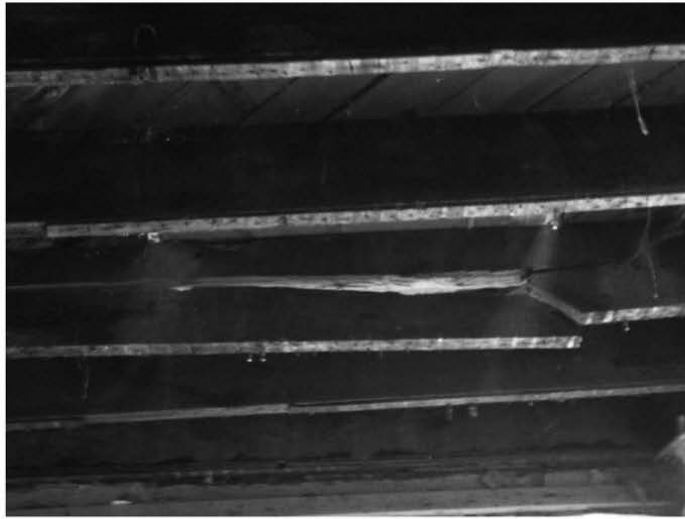


Fig. 9: Damaged Floor Joists @ Second Floor



Fig. 10: Floor Joists damaged due to water @ Second Floor

Supplemental Exhibit B:
Homechek of America Inc.
George Pettie (Inspector) CV

GEORGE M. PETTIE
PROFESSIONAL HOME INSPECTIONS
1010 MASSACHUSETTS AVE, NE,
WASHINGTON, DC 20002

PROFESSIONAL QUALIFICATIONS

- Member, American Society of Home Inspectors
 - Certified Member #181 since 1979
 - Presenter at National Conferences and Chapter educational programs
- Founder, Home Inspection firms
 - HomeChek Service Inc. in 1982
 - HomeChek of America Inc. in 1988
 - Over 86,000 inspections performed by HomeChek inspectors.
- Home Inspector, Maryland licensed, serving Maryland, Virginia, Washington, DC
 - Over 18,000 inspections personally performed since 1977
- Court Expert Witness
 - Montgomery County & Prince George's County, Maryland
 - Fairfax County and Arlington County, Virginia
 - Washington, DC
- Author
 - ChekBook of Basic House Knowledge & Maintenance Guide
- Subject Matter Expert
 - National Home Inspection Exam, 2009 – 2014
- Instructor
 - Professional Inspector's Training Institute
 - Mechanical systems, 1985 – 1997
 - Prince George's Community College
 - Home Construction, 1980 – 1981
 - Home-Tech Seminars
 - Home Renovation, 1973 - 1980
- Building Contractor
 - Residential & commercial properties, 1970 – 1979
- Real Estate Developer
 - Residential & commercial properties, 1972 – 2010
 - Land development, 1986 - Present

Supplemental Exhibit C:
Keast and Hood Structural Engineers
Matthew Daw (Principal) CV

Education

Drexel University, Bachelor of Science, Architectural Engineering, 1992
Drexel University, Bachelor of Science, Civil Engineering, 1993
Graduate Studies, Columbia University, 1995

Registrations

Registered Professional Engineer: DC, DE, FL, MD, MS, NC, NE (reciprocity in process), NJ, NY, PA, SC, TX, VA, WV, and WY
US Green Building Council LEED Accredited Professional, 2004
National Council of Examiners for Engineering and Surveying (NCEES), Registered Professional

Professional Membership/ Affiliations

ACEC Federal Procurement Advisory Committee Member
American Concrete Institute International, Member
American Institute of Architects, Washington, DC, Baltimore, Chesapeake Bay Chapters, Affiliate Member
American Institute of Steel Construction, Member
APT-DC – Association for Preservation Technology, Member
Baltimore Neighborhood Design Center, Volunteer
DC Preservation League, Member
Downtown Partnership of Baltimore, Member
Engineer's Society of Baltimore/Engineer's Club, Member
Lambda Alpha International – Member, Inducted 2011
National Trust for Historic Preservation, Member
Preservation Maryland – Board of Directors, Elected 2012
Structural Engineer's Association of Metropolitan Washington, Past Chairman
US Lighthouse Society, Volunteer
Washington Architecture Foundation, Board Member

Academic Affiliations/ Lectures/ Presentations

The American Institute of Architects: Guest Lecturer: "Archaic Structural Systems I&II", 2010-2012
The American Institute of Architects: Guest Lecturer: "Earthquake / Emergency Response", 2012
SEU – Structural Engineering University – "Impacts from the Mineral, VA Earthquake", 2012
University of Maryland Department of Architecture: Adjunct Faculty Member and Guest Lecturer, 2004-2012
Clemson University Department of Architecture: Guest Lecturer – "Archaic Structural Systems" and "Non-Destructive-Testing of Historic Structures", 2007-2010
Johns Hopkins University Department of Civil Engineering: Guest Lecturer "Engineering of the San Martin Center Cable-Stayed Pedestrian Bridge", 2004
Philadelphia University Department of Architecture: Adjunct Faculty Member and Guest Lecturer, 2000
University of Pennsylvania College of Engineering: Guest Lecturer – Engineering of Jon M. Huntsman Hall", 2000



Profile

Matthew Daw, PE, LEED®, Principal and Director of Keast & Hood's Washington, D.C. office, is experienced in the structural design and project management of a wide variety of complex architectural and engineering projects. While his project engineering and management experience has encompassed significant new landmark building construction, Mat has amassed an equally extensive background involving the renovation, diagnostics, repair, and emergency stabilization of many notable existing and historic buildings.

An overview of Mat's background includes: archaic building structural systems, expertise in a wide variety of building materials (new and old), non-destructive-testing and evaluation (NDT/E), sustainable design, pre- and post-tensioned systems, building movement monitoring and instrumentation, specialty foundation and underpinning systems, building condition assessment, waterproofing, envelope and curtainwall systems, façade retention and stabilization, structural peer reviews, vibrations / acoustics, forensics and litigation, due diligence investigations, construction means and methods, and security-related topics.

Keast & Hood is a structural engineering firm founded in 1953. Over the course of its history, the firm has earned a reputation for committed client service and high quality, technically astute engineering. In addition to structural design for new buildings, the firm is a nationally recognized leader in building diagnostics and the preservation, restoration, and rehabilitation of historic structures.

Structural Engineering expertise

- **New Construction**
- **Renovations & Additions**
- **Adaptive Reuse**
- **Historic Preservation**
- **Masonry Stabilization**
- **Structural Intervention**
- **Condition Assessments**
- **Façade Assessments**

About the firm

- **Offices:** Philadelphia, PA, and Washington, DC
- **Staff:** 42 total; 23 registered engineers
- **Registration:** 23 states
- **Recognition:** More than 50 local and national awards since 2000
- **Experience:** Traditional and new structural materials and systems
- **Clients:** Architects, owners, institutions, government agencies

Diversity in practice

Our staff enriches the design process at all levels:

- Proficiency in design/documentation software including Revit (BIM), CADstudio, Ram, Staad, Safe, MasterSpec, and others
- Design or intervention within Colonial, Federal, Greek Revival, Gothic, Victorian, Deco, Modern, and Post-Modern architecture
- Effective communication with all participants in a construction project – from CEOs and board members to facility managers, architects, code officials, contractors, and sub-consultants

Setting Standards

Keast & Hood Co. has helped establish standards for the evaluation and repair of buildings, including early involvement with the Secretary of the Interior's Standards for Historic Preservation, ASCE 11-90 "Guidelines for Structural Condition Assessment of Existing Buildings," SEI/ASCE 30-00 "Guideline for Condition Assessment of the Building Envelope," and Philadelphia Bill 090568-AAA, PM 304.10, "Periodic Inspection of Exterior Walls and Appurtenances of Buildings," (Philadelphia Façade Inspection Ordinance).

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1350 Connecticut Avenue NW
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Phone: (202) 223-1941



*Principals: F. Baumert, M. Daw,
T. Normile, D. Doukakis*



*1987 Shareholder's Meeting atop Billy
Penn's Hat (Philadelphia City Hall):
T. Leidigh, C. Baumert, N. Gianopoulos*



*Founding principals c. 1953: D. DiBona,
T. Leidigh, R. Hood, N. Gianopoulos*

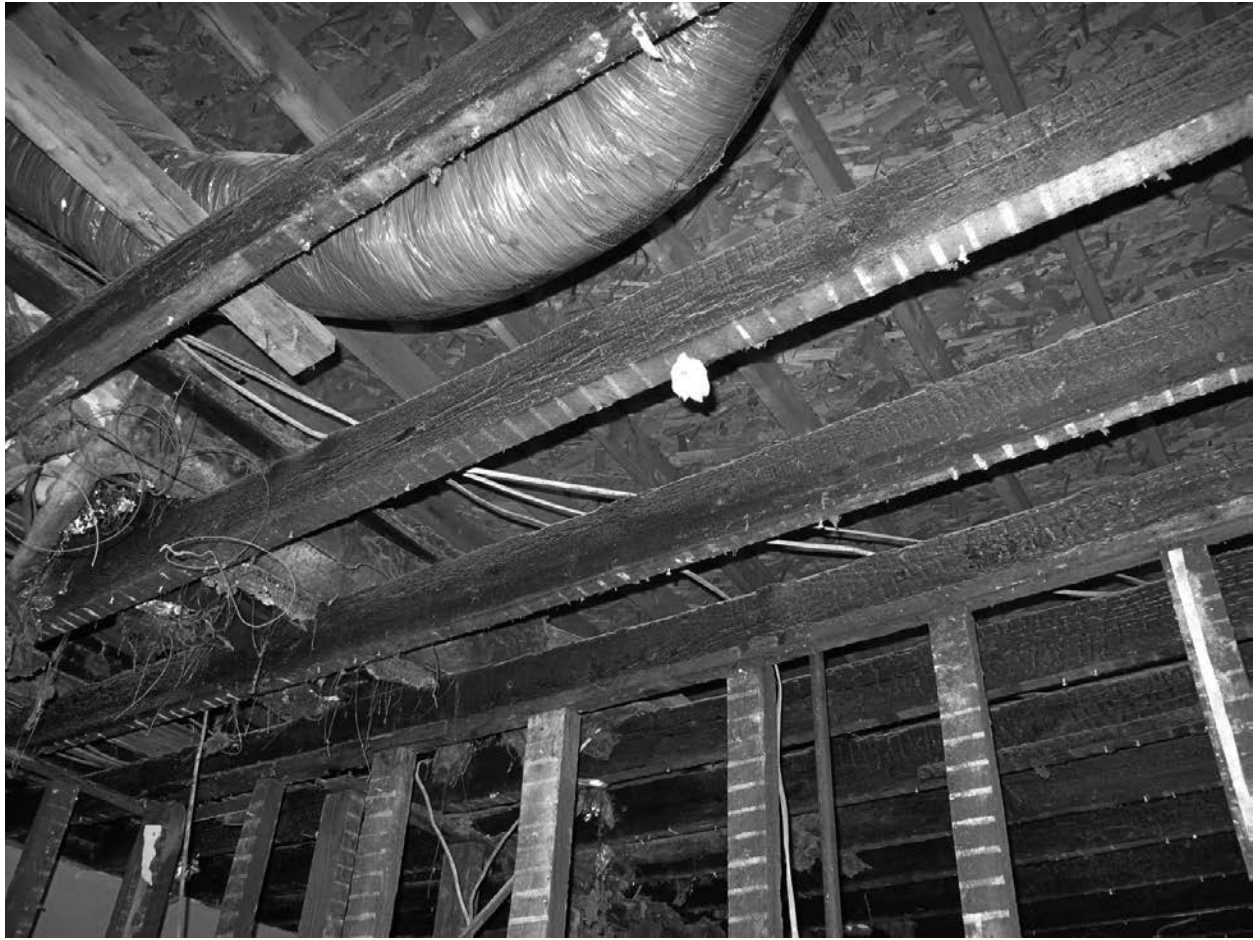
www.keasthood.com
mail@keasthood.com

Supplemental Exhibit D:

Photographs of the dilapidated state of the building and non-code compliant maintenance.



Fire damage and improperly installed electrical wiring and roof structure, testament to the property's history of unsafe maintenance.



fire damage caused by two separate fires.



Deteriorated state of the building carefully hidden by the previous owner were uncovered. Structural damage over time requiring unforeseen and costly structural repairs.



Long history of water damage to the rear section of the building and around the house has caused damage to the structure in the rear of the Western bearing wall causing the back side of the building to sink--exposing cracks in the walls.



water damage and rotten wood joists creating unsafe conditions.



Settlement and deteriorated state of Western bearing wall



Supplemental Exhibit E:
3D Structural Engineers, Om Sharma (Principal)
CV

OM P. SHARMA, P.E.
PRINCIPAL

Mr. Sharma attended the Indian Institute of Technology, Roorkee, India, where he received his Bachelor of Engineering degree in 1979. Thereafter, he joined Asian Institute of Technology, Bangkok, where he obtained his Master of Engineering degree in 1981, specializing in Structures. He also completed his graduate studies at Clarkson University, New York, and received his Master degree in Structural Engineering in 1991. Mr. Sharma has over thirty years of experience as a design professional with an extensive background in the design of large-scale projects. He has designed numerous high-profile projects in various parts of the World. Mr. Sharma has performed peer reviews, investigative studies of several projects and has six technical papers to his credit. He has extensive knowledge in the design of structures subjected to seismic forces. He is currently registered as a Professional Engineer in the State of Maryland, District of Columbia, and the Commonwealth of Virginia. Mr. Sharma established **3D Structural Engineers, Inc.** in 2005 and is currently the Principal of the firm. Prior to forming **3D Structural Engineers, Inc.**, Mr. Sharma was an Associate partner with a structural engineering consulting firm in the Washington, D.C. metropolitan area and Chief Engineer with a large organization in Singapore.

Partial List of Projects worked on:

- The Sovereign, 24th M St. (9-story Mixed-Use Building w/3-Lvl below-grade Parking), WDC.
- Student Housing, University of Baltimore (11-story residential building), Baltimore
- Gunther Square, (400,000 square feet mixed used development), Baltimore
- The Patterson Building (220,000 square feet residential complex), Baltimore
- 210 Rock, (7-story Mixed-Use Residential Building, Waterfront), Richmond, Virginia
- Fallline Condominium (7-story Waterfront Condominium), Rocketts Landing, Richmond, Virginia
- Skyline Condominium (7-story Waterfront Condominium), Rocketts Landing, Richmond, Virginia
- The Hilton Garden Inn, (6-story Hotel), Aberdeen, MD
- The Hampton Inn Suites (6-Story Hotel), Aberdeen, MD
- The Paramount at Reston (15-story Condominium w/2-Lvl below-grade Parking), Reston, Virginia
- 2020 Lofts Condominium (9-story condominium w/3-Lvl Below-grade Parking), Washington DC
- Harbor View (9-story Waterfront Condominium), Woodbridge, Virginia
- Halstead Tower (16-story condominium w/3-Lvl below-grade Parking), Alexandria, Virginia
- Lexington Square (23-story condominiums w/2-Lvl below-grade Parking), Arlington, Virginia
- 1210 Massachusetts Ave. (12-story condominium w/3-Lvl Below-grade Parking), Washington DC
- 555 Massachusetts Ave. (12-story condominium w/3-Lvl Below-grade Parking), Washington DC
- 101 Constitution Ave. (12-story w/5-lvl below-grade office bldg.), Washington DC
- Ballston Gateway (8-story w/2-Lvl below-grade office building), Arlington, VA
- IBM Towers (42-story office building), Singapore
- MAS Building (33-story office building), Singapore
- Union Center Plaza (12-story office building w/4-Lvl below-grade Parking), Washington DC
- Ballston Point (12-story office building w/3-Lvl below-grade Parking), Arlington VA,
- John Wilson Office Building, Washington DC
- Anacostia Gateway Office Building, Washington DC
- The Department of Employment Services Office Building, Washington DC
- Lincoln Square (12-story Office Building w/3-Lvl below-grade parking), Washington DC
- 2001K St. (12-story Office Building), Washington DC
- 1957 E Street, George Washington University, Washington DC
- Mowad Hotel (32 story structure), Beirut, Lebanon
- Ethiopian Embassy, Washington DC
- Chancery of Nigeria, Washington DC
- Brunei Embassy, Washington DC
- Changi International Airport, Singapore

3D STRUCTURAL ENGINEERS, INC.

Supplemental Exhibit F:

Exterior brick wall repair cost estimate from
Toossi & Associates, Inc.

TOOSSI & ASSOCIATES, INC

26 N Summit Avenue Suite 205, Gaithersburg MD 20877

Phone: (301) 670 – 9793

Fax: (301) 990 – 0847

<mailto:BuildPro@BuildProUSA.com>

<http://www.BuildProUSA.com>

PROPOSAL CLARIFICATIONS

May 14, 2015

VIA E-MAIL

Attn: Mr. Navid Zahraie
<mailto:navid.zah@gmail.com>
1546 New Jersey Avenue, NW
Washington, DC 20001

Toossi and Associates, Inc. (TAI) is pleased to provide for your review and consideration our **PROPOSAL CLARIFICATIONS** in connection with our 5/12/2015 proposal for **EXTERIOR MASONRY RESTORATIONS** at 1546 New Jersey Avenue, NW Washington DC, based on site visit and scope review with client.

PROPOSED SCOPE OF WORK & CLARIFICATIONS REGARDING LEVEL OF URGENCY FOR RESTORATION:

- EXTERIOR MASONRY RESTORATIONS at 1546 New Jersey Avenue, NW Washington DC, including:
 - Installation of temporary controls as needed for traffic control and safety.
 - **Clarification:** This item addresses project and public safety concerns and is part of our standard project mobilization activity.
 - Repair of damaged retaining wall at left side of front entrance stairway.
 - **Clarification:** The subject retaining wall supports entrance area grounds at the adjacent property and visual inspection indicates structural failure including cracks and lateral movements. Structural restoration of this retaining wall would prevent progressive deterioration and ultimate collapse of the retaining wall and would alleviate potential safety concerns.
 - Re-pointing of mortar joints, at front elevation, to match existing mortar color as closely as possible.
 - **Clarification:** This item addresses structural stability as well as cosmetic restoration of face brick above front entrance door and window at front elevation of the building. Progressive deterioration of structural stability, at main front entrance of the building, is a critical safety concern thus requiring immediate attention.
 - Re-pointing of deteriorated mortar joints at right side elevation above canopy.
 - **Clarification:** This restoration item is needed in order to prevent further deterioration of face brick and mortar joints and to maintain structural stability of face brick at this elevation.
 - Replacement of missing bricks at roof edge, at right side elevation with new/aged brick to match existing as closely as possible.
 - **Clarification:** This restoration item is needed to fill in missing bricks at the roof edge and to prevent separation and falling of additional bricks.
 - Repair of cracks in bricks and in mortar joints at vertical edge of right elevation adjacent to rear elevation.
 - **Clarification:** This restoration item is critical due to cracks extending thru multiple rows of bricks and reducing structural stability of a large area of face brick.
 - Completion of final punch list items and removal of temporary controls.
 - **Clarification:** This item of work is part of our standard project closeout activity.

	TOOSSI & ASSOCIATES, INC.	• Structural & Civil Engineering
	301-670-9793	• Structural Analysis & Design
	Fax: 301-990-0847	• Concrete & Masonry Renovation & Repairs
	• Construction Monitoring, Testing & Inspection	
www.buildprousa.com • buildpro@buildprousa.com		• CQC Compliance & Consulting
		• Forensic Engineering & Analysis

TOOSI & ASSOCIATES, INC

26 N Summit Avenue Suite 205, Gaithersburg MD 20877

Phone: (301) 670 – 9793

Fax: (301) 990 – 0847

<mailto:BuildPro@BuildProUSA.com>

<http://www.BuildProUSA.com>

BID PROPOSAL FOR EXTERIOR MASONRY RESTORATIONS

May 12, 2015

VIA E-MAIL

Attn: Mr. Navid Zahraie
<mailto:navid.zah@gmail.com>
1546 New Jersey Avenue, NW
Washington, DC 20001

Toossi and Associates, Inc. (TAI) is pleased to provide for your review and consideration our proposal for EXTERIOR MASONRY RESTORATIONS at 1546 New Jersey Avenue, NW Washington DC, based on site visit and scope review with client.

SCOPE OF WORK

- EXTERIOR MASONRY RESTORATIONS at 1546 New Jersey Avenue, NW Washington DC, including:
 - Installation of temporary controls as needed for traffic control and safety.
 - Repair of damaged retaining wall at left side of front entrance stairway.
 - Re-pointing of mortar joints, at front elevation, to match existing mortar color as closely as possible.
 - Re-pointing of deteriorated mortar joints at right side elevation above canopy.
 - Replacement of missing bricks at roof edge, at right side elevation with new/aged brick to match existing as closely as possible.
 - Repair of cracks in bricks and in mortar joints at vertical edge of right elevation adjacent to rear elevation.
 - Completion of final punch list items and removal of temporary controls.

COST

TAI hereby proposes to furnish all necessary labor, material, tools and equipment together with all other items of cost including insurance, taxes and supervision required for EXTERIOR MASONRY RESTORATIONS, as discussed with client, for the sum as follows:

\$74,820.00 (Seventy Four Thousand Eight Hundred Twenty)

TIME OF PERFORMANCE

Time is of the essence for all phases of work for this project. The above specified Project Base Bid Work for all awarded line items will begin on the date specified by the Owner. The scope of work listed above will take approx. **Five (5) to Six (6) Weeks** from date of commencement (NOT including lead time for material procurement and unsuitable weather related delays). This proposal will be withdrawn if not accepted within thirty (30) days.

ADDENDA RECEIPT

Bidder acknowledges that no changes to the original scope of work have been received to this date.

	TOOSI & ASSOCIATES, INC.	• Structural & Civil Engineering
	301-670-9793	• Structural Analysis & Design
	Fax: 301-990-0847	• Concrete & Masonry Renovation & Repairs
	• Construction Monitoring, Testing & Inspection	
www.buildprousa.com • buildpro@buildprousa.com		• CQC Compliance & Consulting
		• Forensic Engineering & Analysis

Supplemental Exhibit G:

Supplemental Exhibit G: Toossi & Associates
CV / Company Info.



Hamid K. Toossi

Principal

Founder of Toossi and Associates, Inc.

Experience:

TAI's founder and CEO, Hamid K. Toossi, has over 35 years of experience in design, building and management of heavy, civil and commercial projects including Critical Path Method (CPM) Scheduling, Engineering, Construction Management, Contract Administration, Cost Estimating, Value Engineering, Claims Analysis, and Expert Services for Construction Claims and Contract Disputes, in the United States as well as overseas.

Mr. Toossi holds a Bachelor of Science Degree (B.S.C.E.) in Civil Engineering, from Drexel University, specializing in Design and Engineering of Concrete and Steel Structures, and Construction Management; and a Master of Business Administration Degree (M.B.A.), specializing in Management Information

Systems and Corporate Finance, from Drexel University in Philadelphia, Pennsylvania.

Mr. Toossi is a Professional Engineer Candidate in the State of Pennsylvania, and the State of Maryland.

Mr. Toossi has participated in numerous Continuing Professional Education courses, both as an instructor, and as an auditor, in Contract Law, Construction Law, Business Law, Leadership, Management, Engineering, Construction Management, and Construction Claims. Mr. Toossi is a member of the American Society of Civil Engineers (A.S.C.E.), the National Society of Professional Engineers (N.S.P.E), and the founding member of the American Society of MBA Executives.

Education

B.S.C.E. - Civil Engineering - Structural Design & Construction Management

M.B.A. - Business Administration - Management Information Systems & Financial Management

Web Hosting by IPOWER



Supplemental Exhibit H:

Additional Financial Feasibility Study of
various development options for sales of
condominiums with full restoration construction
cost estimate priced Low \$150/Sq Ft, Mid
\$175/Sq Ft, High \$200/Sq Ft

BZA Case 18984 - Full restoration Construction Cost Low-Mid-High

CONSTRUCTION COST (HARD + SOFT) LOW AT \$150/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	\$695,334	\$2,545	\$381,750	\$1,050,000	\$971,250	-\$105,834	-9.825974576
2 Unit Full Restoration - existing shell	\$695,334	\$2,545	\$381,750	\$1,230,000	\$1,076,250	-\$834	-0.0774312867
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinning	\$695,334	\$2,934	\$440,100	\$1,350,000	\$1,181,250	\$45,816	4.035109042
2 Unit Full Restoration - Full third Floor - without structural repairs + underpinning	\$695,334	\$3,817	\$572,550	\$1,450,000	\$1,268,750	\$866	0.0683027849
2 Unit Full Restoration - Full third Floor - with underpinning	\$695,334	\$3,501	NA				
3 Unit Full Restoration - Full third Floor - with underpinning	\$695,334	\$3,501	NA				
CONSTRUCTION COST (HARD + SOFT) MEDIUM AT \$175/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	\$695,334	\$2,545	\$445,375	\$1,050,000	\$971,250	-\$169,459	-14.85558543
2 Unit Full Restoration - existing shell	\$695,334	\$2,545	\$445,375	\$1,230,000	\$1,076,250	-\$64,459	-5.650783855
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinning	\$695,334	\$2,934	\$513,450	\$1,400,000	\$1,225,000	\$16,216	1.341513455
2 Unit Full Restoration - Full third Floor - without structural repairs + underpinning	\$695,334	\$3,817	\$667,975	\$1,500,000	\$1,312,500	-\$50,809	-3.726888035
2 Unit Full Restoration - Full third Floor - with structural repairs + underpinning	\$695,334	\$3,817	\$667,975	\$1,500,000	\$1,312,500	-\$50,809	-3.726888035
3 Unit Full Restoration - Full third Floor - with underpinning	\$695,334	\$3,817	\$667,975	\$1,800,000	\$1,575,000	\$211,691	15.52773436
CONSTRUCTION COST (HARD + SOFT) HIGH AT \$200/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	\$695,334	\$2,545	\$509,000	\$1,050,000	\$971,250	-\$233,084	-19.35376731
2 Unit Full Restoration - existing shell	\$695,334	\$2,545	\$509,000	\$1,230,000	\$1,076,250	-\$128,084	-10.63525567
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinning	\$695,334	\$2,934	\$586,800	\$1,420,000	\$1,242,500	-\$39,634	-3.091252552
2 Unit Full Restoration - Full third Floor - without structural repairs + underpinning	\$695,334	\$3,817	\$763,400	\$1,500,000	\$1,312,500	-\$146,234	-10.02472007
2 Unit Full Restoration - Full third Floor - with structural repairs + underpinning	\$695,334	\$3,817	\$763,400	\$1,500,000	\$1,312,500	-\$146,234	-10.02472007
3 Unit Full Restoration - Full third Floor - with underpinning	\$695,334	\$3,817	\$763,400	\$1,800,000	\$1,575,000	\$116,266	7.970335921

Supplemental Exhibit I:

Financial Feasibility Study for various rental
options with construction estimates
Low-Med-High, including rental as single
family home

BZA Case 18984 - Rental Profit and Loss Study - Constuction Cost @ \$150/sq ft

	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990
Closing Cost	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344
Construction Cost (HARD + SOFT) @ \$150/sq ft	\$381,750	\$381,750	-	\$381,750	-	-
Total Project Cost	\$1,077,084	\$1,077,084	-	\$1,077,084	-	-
Debt	\$381,750	\$381,750	-	\$381,750	-	-
Equity	\$695,334	\$695,334	-	\$695,334	-	-
Gross Potential rent	\$48,000	\$60,000	-	\$84,000	-	-
Vacancy / Collection at 5%	\$2,400	\$3,000	-	\$4,200	-	-
Net Rent	\$45,600	\$57,000	-	\$79,800	-	-
Taxes	\$6,840	\$8,550	-	\$11,970	-	-
Insurance	\$3,000	\$3,000	-	\$4,000	-	-
Common Utilities	N/A	\$5,000	-	\$6,500	-	-
Trash	N/A	\$2,400	-	\$2,400	-	-
Management fees at 5%	\$2,280	\$2,850	-	\$3,990	-	-
Repairs and Maintnace	\$1,500	\$1,500	-	\$3,500	-	-
Total Expenses	\$13,620	\$23,300	-	\$32,360	-	-
Operating Income	\$31,980	\$33,700	-	\$47,440	-	-
Debt Service at 6.6%	\$25,196	\$25,196	-	\$25,196	-	-
Cash Flow	\$6,785	\$8,505	-	\$22,245	-	-
% Cash Return On Equity	0.9757181441	1.223081282	-	3.199110068	-	-

BZA Case 18984 - Rental Profit and Loss Study - Constuction Cost @ \$175/sq ft

	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990
Closing Cost	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344
Construction Cost (HARD + SOFT) @ \$175/sq ft	\$445,375	\$445,375	\$667,975	\$445,375	\$667,975	\$890,575
Total Project Cost	\$1,140,709	\$1,140,709	\$1,363,309	\$1,140,709	\$1,363,309	\$1,595,909
Debt	\$445,375	\$445,375	\$667,975	\$445,375	\$667,975	\$890,575
Equity	\$695,334	\$695,334	\$695,334	\$695,334	\$695,334	\$695,334
Gross Potential rent	\$48,000	\$60,000	\$90,000	\$84,000	\$126,000	\$168,000
Vacancy / Collection at 5%	\$2,400	\$3,000	\$4,500	\$4,200	\$6,300	\$8,400
Net Rent	\$45,600	\$57,000	\$85,500	\$79,800	\$119,700	\$159,600
Taxes	\$6,840	\$8,550	\$12,825	\$11,970	\$17,955	\$23,940
Insurance	\$3,000	\$3,000	\$3,500	\$4,000	\$4,000	\$4,500
Common Utilities	NA	\$5,000	\$6,000	\$6,500	\$7,000	\$7,500
Trash	NA	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Management fees at 5%	\$2,280	\$2,850	\$4,275	\$3,990	\$5,985	\$7,980
Repairs and Maintnace	\$1,500	\$1,500	\$2,250	\$3,500	\$4,500	\$5,000
Total Expenses	\$13,620	\$23,300	\$31,250	\$32,360	\$41,840	\$51,320
Operating Income	\$31,980	\$33,700	\$54,250	\$47,440	\$77,860	\$108,280
Debt Service at 6.6%	\$29,395	\$29,395	\$44,086	\$29,395	\$44,086	\$58,778
Cash Flow	\$2,585	\$4,305	\$10,164	\$18,045	\$33,774	\$49,502
% Cash Return On Equity	0.3717997394	0.6191628771	1.461693229	2.595191663	4.857183742	7.119175821

BZA Case 18984 - Rental Profit and Loss Study - Constuction Cost @ \$200/sq ft

	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990	\$679,990
Closing Cost	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344	\$15,344
Construction Cost (HARD + SOFT) @ \$200/sq ft	\$509,000	\$509,000	\$763,400	\$509,000	\$763,400	\$1,017,800
Total Project Cost	\$1,204,334	\$1,204,334	\$1,458,734	\$1,204,334	\$1,458,734	\$1,713,134
Debt	\$509,000	\$509,000	\$763,400	\$509,000	\$763,400	\$1,017,800
Equity	\$695,334	\$695,334	\$695,334	\$695,334	\$695,334	\$695,334
Gross Potential rent	\$48,000	\$60,000	\$90,000	\$84,000	\$126,000	\$168,000
Vacancy / Collection at 5%	\$2,400	\$3,000	\$4,500	\$4,200	\$6,300	\$8,400
Net Rent	\$45,600	\$57,000	\$85,500	\$79,800	\$119,700	\$159,600
Taxes	\$6,840	\$8,550	\$12,825	\$11,970	\$17,955	\$23,940
Insurance	3000	3000	3500	4000	4000	4500
Common Utilities	NA	5000	6000	6500	7000	7500
Trash	NA	2400	2400	2400	2400	2400
Management fees at 5%	\$2,280	\$2,850	\$4,275	\$3,990	\$5,985	\$7,980
Repairs and Maintnace	1500	1500	2250	3500	4500	5000
Total Expenses	\$13,620	\$23,300	\$31,250	\$32,360	\$41,840	\$51,320
Operating Income	\$51,980	\$33,700	\$54,250	\$47,440	\$77,860	\$108,280
Debt Service at 6.6%	\$33,594	\$33,594	\$50,384	\$33,594	\$50,384	\$67,175
Cash Flow	\$-1,614	\$106	\$3,866	\$13,846	\$27,476	\$41,105
% Cash Return On Equity	-0.2321186653	0.01524447244	0.5559342704	1.091273259	3.951424783	5.911576307

Supplemental Exhibit J:

Rental Comps for Single Family house,
1-bedroom and 2-bedroom and apartments

Average Rental Prices in Shaw - Based on Market Prices May 2015

Number of Bedrooms	Square Footage	Condition	Finishes	Price / Month	Source
1	-	-	Medium	\$	1,850 Zillow.com ID: 3103745663 (99 Florida Ave NW #1)
1	700	Newly Renovated	Medium	\$	1,585 Zillow.com ID: 2111863212 (221 1st St NW #B)
1	-	-	Medium	\$	1,750 Zillow.com ID: 2102816660 (5 ST NW / Birmingham)
2	840	Newly Renovated	Medium	\$	2,495 MLS Listing: DC9510179
2	-	Newly Renovated	Medium	\$	2,450 MLS Listing: DC9848484
2	-	Newly Renovated	Medium	\$	2,505 Zillow.com ID: 209038141
2	1,200	Newly Renovated	Medium	\$	2,500 MLS Listing: DC9521171 (143 Bates St NW)
3	-	Newly Renovated	Medium-High	\$	3,200 MLS Listing: DC9406143 (129 Florida Ave #2)
Average Price 1 Bedroom				1,732	
Average Price 2 Bedrooms				2,447	
Average Price 3 Bedrooms				3,100	

**243 FLORIDA AVE NW, WASHINGTON, DC 20001****Residential**ML#: **DC8510129**Status: **RENTED**Adv Sub: **ECKINGTON**Ownership: **Condo**Contract Date: **16-Jan-2015**Close Price: **\$2,395.00**Date Avail: **01-Dec-2014**Type: **Attach/Row Hse**Style: **Victorian**BR/FB/HB: **2/2/0**

Lot Acres:

Model:

Lvls/Fpl: **1/0**Construction: **Brick**Basement: **No**Parking: **None, Street, Surface, Unassigned**# Gar/Cpt/Assgn: **//**Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**Water/Swr: **Public/Public Sewer**List Date: **26-Nov-2014**LP: **\$2,495.00**Transaction Type: **Standard**DOMM/DOMP: **40/40****Total Taxes:**Close Date: **22-Jan-2015**

Seller Subsidy:

Ground Rent:

Area:

ADC Map Coord: **GOOGLE**Tot Fin Sqft: **840**HOA/CC Fee: **/1**Yr Blt: **1905**Vacation Y/N: **No**Company: **Attorneys Advantage Realty**Update Date: **22-Jan-2015**

Remarks: THIS UPDATED & SPACIOUS 2BR/2BA IN ECKINGTON IS CLOSE 2 EVERYTHING. LARGE LIVING ROOM WITH HIGH CEILING & OPEN 100+ PRIVATE PATIO OVERLOOKING LIVELY FLA AVE. LARGE OPEN KITCHEN & LIVING ROOM WITH GLEMING WOOD FLRS. WASHER/DRYER IN UNIT. H2O & CONDO FEE INCLUDED IN RENT.

Directions: Take Florida Ave NW to between 2nd and 3rd streets

**402 FRANKLIN ST NW, WASHINGTON, DC 20001****Residential**ML#: **DC8384984**Status: **RENTED**Adv Sub: **OLD CITY #2**Ownership: **Fee Simple**Contract Date: **01-Oct-2014**Close Price: **\$2,500.00**Date Avail: **01-Jul-2014**Type: **Attach/Row Hse**Style: **Other**BR/FB/HB: **2/1/0**Lot Acres: **.014**

Model:

Lvls/Fpl: **2/0**Construction: **Brick**Basement: **No**Parking: **Street**# Gar/Cpt/Assgn: **//**Heat/Cool: **Central, Natural Gas/Forced Air/Electric/Central A/C**Water/Swr: **Public/Public Sewer**List Date: **22-Jun-2014**LP: **\$2,450.00**Transaction Type: **Standard**DOMM/DOMP: **101/101****Total Taxes:**Close Date: **01-Oct-2014**

Seller Subsidy:

Ground Rent:

Area:

ADC Map Coord: **000**

Tot Fin Sqft:

HOA/CC Fee: **/**Yr Blt: **1910**Vacation Y/N: **No**Company: **Home Source Real Estate Solutions**Update Date: **01-Oct-2014**

Remarks: Nicely Renovated 2br, 1ba Townhome. Lovely Wood floors, High end appliances, wood cabinets, granite counter, washer and dryer, Tile floor & walls in bath. Fenced in rear patio off kitchen. Only a few blocks from Metro. Landlord retains the right to accept or refuse all offers.

Directions: FRANKLIN IS BETWEEN P & Q STREETS & 4TH & 5TH STREETS. OFF OF NEW JERSEY AVE. AT 4TH STREET.

**1511A 6TH ST NW, WASHINGTON, DC 20001****Residential**ML#: **DC8394605**Status: **RENTED**LP: **\$2,500.00**Transaction Type: **Standard**DOMM/DOMP: **37/37**

ChromeFileEditViewHistoryBookmarksPeopleWindowHelp

39 Florida Ave NW # 1, Wa...39 Florida Ave NW # 1, Wa...1221 1st St NW APT B, Wa...1221 1st St NW APT B, Wa...

www.zillow.com/homedetails/1221-1st-St-NW-APT-B-Washington-DC-20001/2111863212_zpid/

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City, State, or Zip

Q

bmandc

AGENT

☆☆☆☆☆ (0)

Zillow Rental Network

Call: (202) 255-5495

Your Name

Phone

Email

I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.

Contact Property Manager

Similar Homes for Rent

FOR RENT

\$1,450/mo

1 bed, 1.0 baths, 500 sqft

410 Ridge St NW, Washi...

FOR RENT

\$1,600/mo

1 bed, 1.0 baths, 750 sqft

446 M St NW APT 2, Was...

FOR RENT

\$1,750/mo

1 bed, 1.0 baths, 700 sqft

S St NW, Washington, DC...

See listings near S St NW

VIEW LARGER

MAP

BIRD'S EYE

1221 1st St NW APT B,

Washington, DC 20001

1 bed • 1 bath • 750 sqft

● FOR RENT

\$1,595/mo

Rent Zestimate®: \$1,963/mo

We have a 1 bedroom becoming available Immediately. This unit has, washer/dryer in the unit and Central Air and a new kitchen. Parking is not a problem. pets possible. \$1550 CALL 202-255-5495 for move in specials

About the Location:

Nice street

Cross community foot...

**135 BATES ST NW, WASHINGTON, DC 20001****Residential**ML#: **DC8277139**Status: **RENTED**Adv Sub: **OLD CITY #2**Ownership: **Fee Simple**Contract Date: **01-Apr-2014**Close Price: **\$3,000.00**Date Avail: **22-Feb-2014**Type: **Attach/Row Hse**Style: **Traditional**BR/FB/HB: **3/2/1**Lot Acres: **.039**

Model:

Lvls/Fpl: **3/0**Construction: **Brick, Brick and Siding**Basement: **Yes, Connecting Stairway, Improved**Parking: **Drvwy/Off Str**# Gar/Cpt/Assgn: **//**Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**Water/Swr: **Public/Public Sewer**List Date: **22-Feb-2014**LP: **\$3,000.00**Transaction Type: **Standard**DOMM/DOMP: **40/40****Total Taxes:**Close Date: **18-Apr-2014**

Seller Subsidy:

Ground Rent:

Area:

ADC Map Coord: **XXXX**

Tot Fin Sqft:

HOA/CC Fee: **/**Yr Blt: **1905**Vacation Y/N: **No**Company: **RE/MAX Allegiance**Update Date: **17-Jul-2014**

Remarks: Deceptively roomy 3 bdr, 2.5bth ths on a quiet street w/ off street prk. for 2 cars and a nice brick patio. En suite master bdrm w/ ample closet space and a bay window for added light. 2 morel bdrms upstairs and a 2nd full bath. Perfect for guest room or roommate and/or a home office. Main level features a powder room and a spacious family room, update kitch and exposed brick wall. ..

Directions: South on North Capitol street then right on Bates St NW. House is on the right hand side.

**129 FLORIDA AVE NW #2, WASHINGTON, DC 20001****Residential**ML#: **DC8406143**Status: **RENTED**Adv Sub: **BLOOMINGDALE**Ownership: **Fee Simple**Contract Date: **22-Jul-2014**Close Price: **\$3,400.00**Date Avail: **01-Aug-2014**Type: **Attach/Row Hse**Style: **Federal**BR/FB/HB: **3/2/1**Lot Acres: **.036**

Model:

Lvls/Fpl: **2/0**Construction: **Brick Front**Basement: **No**Parking: **Drvwy/Off Str**# Gar/Cpt/Assgn: **//**Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**Water/Swr: **Public/Public Sewer**List Date: **16-Jul-2014**LP: **\$3,200.00**Transaction Type: **Standard**DOMM/DOMP: **6/6****Total Taxes:**Close Date: **24-Jul-2014**

Seller Subsidy:

Ground Rent:

Area:

ADC Map Coord: **UNKNOWN**

Tot Fin Sqft:

HOA/CC Fee: **/**Yr Blt: **1911**Vacation Y/N: **No**Company: **M Squared Real Estate LLC**Update Date: **24-Jul-2014**

Remarks: Brand new, absolutely flawless renovation of a classic story book Bloomingdale home with gleaming hardwood floors throughout, chef's kitchen, w/d, outdoor patio, garage parking, all literarily just around the corner from Big Bear Cafe and the the weekend farmer's market. Easy to access to every route out of the city with all the amenities of urban living at your fingertips. Pets allowed!

Directions: Please allow 2 hrs notice on weekends. Florida Ave. is a two-way street, property located between R St. and 2nd St.

**453 FLORIDA AVE NW, WASHINGTON, DC 20001****Residential**LP: **\$3,600.00**

Chrome File Edit View History Bookmarks People Window Help

130 Q Street NW #1, Washi

hotpads.com/rentals/130-Q-Street-NW-1-Washington-DC-20001--4uc4zn0pk800p#limit=5&lat=38.90979301227032&lon=-77.01601674603273&zoom=24&previeww...

hotpads For Rent For Sale Favorites Post a Listing SIGN IN / REGISTER

Studio to Any beds Rent to Created within get search alerts Advanced Filters List

2627 Woodley Place NW

DC / Washington / Truxton Circle / Apartment Unit for Rent

130 Q Street NW #1 \$2,395
Washington, DC 20001
Street View

2 beds / 1.0 bath

1 of 5

Contact Favorite Report Share

Beds	Baths	Sq ft	Price
2 beds	1.0 Ba	750	\$2,395

Created 14 days, 21 hours ago
Updated 16 days, 21 hours ago

Chrome File Edit View History Bookmarks People Window Help

39 Florida Ave NW # 1, Washi x 39 Florida Ave NW # 1, Wa x S St NW, Washington, DC x S St NW, Washington, DC x

www.zillow.com/homedetails/S-St-NW-Washington-DC-20001/2102816660_zpid/

CONTACT MANAGER REPORT LISTING MORE

City, State, or Zip

Travis Levi AGENT
Fairfax Realty, Inc
Call: (240) 888-9867

Your Name
Phone
Email

I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.

Contact Property Manager

Similar Homes for Rent

- FOR RENT \$1,350/mo
1 bed, 1.0 baths, -- sqft
126 Randolph Pl NW # B...
- FOR RENT \$1,595/mo
1 bed, 1.0 baths, 800 sqft
1948 3rd St NW APT 3, W...
- FOR RENT \$1,850/mo
1 bed, 1.0 baths, 522 sqft
1907 3rd St NW APT 201...

See listings near 1907 3rd St NW APT 201

S St NW
Washington, DC 20001
1 bed · 1 bath · 700 sqft

FOR RENT \$1,750/mo
Rent Zestimate®: \$1,797/mo

Large basement apartment in popular Bloomingdale Northwest. All utilities included. Fireplace, huge storage closets, stainless steel appliances, full sized washer/dryer in unit. Near Shaw Metro and New York Ave Metro and Metrobus. Internet, cable, electric, water and gas included in rent. No

Supplemental Exhibit K:

Letter of support from immediate neighbor,

Charlotte Dolenz

(Lot 0150)

Date : June 29th 2015

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington DC, 20001

RE : Letter in Support of BZA Application No. 18984 – 1546 New Jersey Avenue N.W.

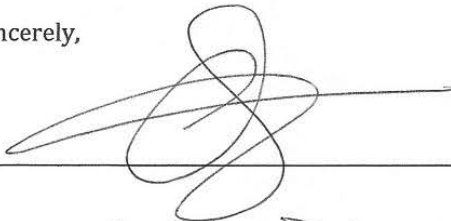
Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

The plans for the Applicant's proposed renovation/addition have been explained to me. The proposed project will improve our neighborhood and will not have a substantially adverse effect on the use or enjoyment of our nearby home.

Thank you for the opportunity to provide feedback in this matter.

Sincerely,

 (Signature)

Name : Charlotte Dolenz

Address : 418 Q St NW
Washington, DC 20002

Supplemental Exhibit L:

Certified Mail requesting communication with
Mr. Julian G. Dickerson neighbor at Lot 0144,
resulting in no response.

7014 1820 0002 2945 7734

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

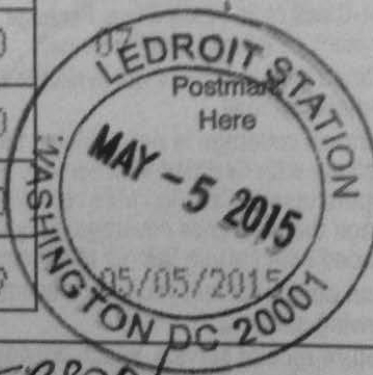
For delivery information, visit our website at www.usps.com®.

WASHINGTON DC 20001

OFFICIAL USE

Postage	\$	\$0.49
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.79

0241



Sent To

JULIAN G DICKERSON

Street & Apt. No.,
or PO Box No.

1548 NEW JERSEY AVE NW

City, State ZIP+4

WASHINGTON DC 20001

PS Form 3800, July 2014

See Reverse for Instructions

Supplemental Exhibit M:

Excerpts of precedent BZA cases -
the self-imposed hardship doctrine for use
variances only

1. BZA APPLICATION NO. 17540 & 17541

“The District of Columbia Court of Appeals has directly stated that knowledge of limitations of a property prior to its purchase is not a factor to be considered in an area variance analysis. See, *Association for Preservation of 1700 Block of N Street, N.W. and Vicinity v. D.C. Board of Zoning Adjustment*, 384 A.2d 674, 678 (D.C. 1978). (“The YMCA’s self-created hardship [i.e., ‘full knowledge’ of problems with land ‘prior’ to purchase] is not a factor to be considered in an application for an area variance, however, as that factor applies only to a use variance.”) Therefore, the fact that the School purchased the Dent Building in 1998, knowing its limitations and exceptional characteristics, does not prevent the Board from granting the requested variance relief. “

2. BZA APPLICATION NO. 15461

“In regard to the issue raised by counsel for the opposition that the "self-imposed hardship" standard applies to area variance cases, the Board notes that the D.C. Court of Appeals again in *Gilmartin v. District of Columbia Board of Zoning Adjustment*, 579 A.2d 1164, 1169, specifically stated that ".... prior knowledge or constructive knowledge that the difficulty or hardship is self-imposed is not a bar to an area variance " Further, the Court stated that the exceptional situation or condition 'I.. . need not have preceded the promulgation of the zoning regulation.”

3. BZA APPLICATION NO. 13918

“As to the self-imposed difficulties, the variance requested are area variances. The Courts have applied the self-imposed hardship doctrine to use variances only. Area variances must be founded on a practical difficulty inherent in the property itself.”

4. BZA APPLICATION NO. 15701

“With respect to the opposition's assertion that the self created hardship rules operates to prevent the granting of the requested variance, the Board finds that the D.C. Court of Appeals has held that self-imposed hardship or even prior knowledge or constructive knowledge of the difficulty, is not a bar to an area variance, the type of variance with which is sought in the instant case. *Gilmartin v. BZA*, 579 A.2d 1164 citing - *ALW v. D.C. BZA*, 338 A.2d 428. See also, *Association for Preservation of N Street v. -f BZA* 384 A.2d 674. The rule is only applicable to use variance cases.”

Supplemental Exhibit N:

MRIS list of sales of similar fixer-upper
properties in the vicinity
(Courtesy of Redfin)

1546 New Jersey Ave Fixer Upper Comp Sheet - BZA Case 18984

MRIS ID	ADDRESS	DATE SOLD	CLOSING PRICE DEVIATION IN %	SQ FT	LIST PRICE	CLOSE PRICE	CLOSE PRICE/SQFT
DC8245670	1740 New Jersey Nw	12/27/2013	-11	3,478	775,000	775,000	223
DC8654049	2323 1st St Nw	ACTIVE	11	2,452	699,900	ACTIVE	285
DC8424876	225 Florida Ave Nw	10/31/2014	14	2,464	659,000	730,000	296
DC8170209	56 R St Ne	10/2/2013	-10	2,086	475,000	475,000	227
DC8001697	25 Todd Pl Ne	9/7/2013	-12	2,092	455,900	460,000	220
DC8134442	2531 11th St Nw	7/26/2013	-2	1,600	350,000	395,000	246
DC8289661	1617 New Jersey Ave Nw	6/13/2014	14	936	270,000	270,000	288

6/29/2015

Matrix

Metropolitan Regional Information Systems, Inc.

DC8001697 - WASHINGTON
25 TODD PL NE, WASHINGTON, DC 20002

Full Listing
Residential



1 / 1

Status: Sold

Close Date: 07-Aug-2013
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Agency

Adv Sub: Eckington
Legal Sub: ECKINGTON
Condo/Coop Proj Name:

Tax ID: 3509/S/0051
HOA Fee: /
C/C Fee: /

Style: Victorian
Seller Subsidy: \$0
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
Auction: No
#Fireplaces: 0
Model:

Total Taxes: \$22,595
Tax Year: 2012
Lot AC/SF: .03/1,440

List Price: \$455,900
Close Price: \$460,000
Inc City/Town: WASHINGTON DC
Zip: 20002 - 1334
Election District: 5
Transaction Type: Potential Short Sale
ADC Map Coord: ABC

Area:

Level Location:
Age: 110
Year Built: 1905

Elementary:

Middle:

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	1	3	0	1	0
Full Baths:	3	0	2	0	1	0
Half Baths:	1	1	0	0	0	0

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Kitchenette
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Partially Finished
Basement Entrance: Rear Entrance
Handicap: Other
Unit Description:
R-Factor Basement:
House Dimensions: x
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: 2,092

Directions:
RHODE ISLAND AVENUE SOUTH, LEFT ON LINCOLN ROAD, RIGHT ON T, 1 BLOCK MAKE RIGHT ON NORTH CAPITOL STREET, NEXT STREET IS TODD, MAKE RIGHT

REMARKS

Internet/Public:
NO MORE SHOWINGS!! SHORT SALE. PRE-APPROVED LIST PRICE BY LENDER. PROPERTY NEEDS TOTAL REHAB.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:
Property Condition:
Roads:
Roofing:
Soil Type: Unknown
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .03/1,440

New Construction: No

Year Renovated:

PARKING

Parking: Street
Garage Type:
Carport Type:

Gar/Carpt/Assign Sp: //
Parking Space #:

6/29/2015

Matrix

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: Natural Gas

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$22,595
Tax Year: 2012

Other Fees: /
City/Town Tax: \$22,595
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$295,510
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2012
Total Tax Assessment: \$451,890
Total Units:

Assessments:
Land: \$156,380

Project Approved:
Possession: Settlement

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: 3509S 0051
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclaimer
Documents:
Special Permits:

Lot #: 51
Phase:
Folio:

Block/Square: 3509
Parcel Number:

Master Plan Zoning:

Broker Name: Greenland Realty

List Date: 31-Jan-2013
VRP: No
Low Price: \$455,900

Orig List Price: \$455,900
Prior List Price:
Status Change Date: 08-Aug-2013

Off Mkt Date:
DOM-MLS: 7
DOM-Prop: 7

SOLD INFORMATION

Contract Date: 07-Feb-2013
Close Date: 07-Aug-2013
Selling/Rental Office: BSTA1

Sell/Rent Agency: Buyer Agency
Close Price: \$460,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

DC8134442 - WASHINGTON
2531 11TH ST NW, WASHINGTON, DC 20001

Full Listing
Residential



1 / 2

Status: Sold

Close Date: 26-Jul-2013
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: Columbia Heights
Legal Sub: COLUMBIA HEIGHTS
Condo/Coop Proj Name:

Tax ID: 2864/0320
HOA Fee: /
C/C Fee: /

Elementary:

Style: Federal
Seller Subsidy: \$0
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
Auction: No
#Fireplaces: 0
Model:

Total Taxes: \$17,796
Tax Year: 2012
Lot AC/SF: .04/1,680

Middle:

List Price: \$350,000

Close Price: \$395,000
Inc City/Town: WASHINGTON DC
Zip: 20001 - 3923
Election District: 1
Transaction Type: Standard
ADC Map Coord: -

Area:

Level Location:
Age: 106
Year Built: 1909

High:

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

INTERIOR

6/29/2015

Matrix

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

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Galley Kitchen
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Unfinished
Basement Entrance: Front Entrance
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions: **x**
Above Grade Unfinished:
Below Grade Finished:
Directions:
11th St NW to Euclid St NW

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished:
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 1,600

REMARKS

Internet/Public:
Columbia Heights 2 bedroom, 1 bath rowhouse in need of total renovation.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:
Property Condition:
Roads:
Roofing:
Soil Type: Unknown
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: **x x**

Lot Acres/Sqft: .04/1,680

New Construction: No

Year Renovated:

PARKING

Parking: Street
Garage Type:
Carport Type:
Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assign Sp: **//**
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Radiator
Cool System: None
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: None
Cool Fuel: None
Hot Water: None

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$17,796
Tax Year: 2012

Other Fees: **/**
City/Town Tax: \$17,796
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$147,960
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2012
Total Tax Assessment: \$355,910
Total Units:

Assessments:
Land: \$207,950

Project Approved:
Possession: Settlement

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: 2864 0320
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Lead Based Paint
Documents:
Special Permits:

Lot #: 320
Phase:
Folio:

Block/Square: 2864
Parcel Number:

Master Plan Zoning:

Broker Name: Fairfax Realty, Inc.

List Date: 16-Jul-2013
VRP: No
Low Price: \$350,000

Orig List Price: \$350,000
Prior List Price:
Status Change Date: 04-Aug-2013

Off Mkt Date:
DOM-MLS: 0
DOM-Prop: 0

SOLD INFORMATION

Contract Date: 16-Jul-2013
Close Date: 26-Jul-2013
Selling/Rental Office: FXR13

Sell/Rent Agency: Non-Agency
Close Price: \$395,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

DC8170209 - WASHINGTON
56 R ST NE, WASHINGTON, DC 20002

Full Listing
Residential



Status: Sold
Close Date: 02-Oct-2013
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: Eckington
Legal Sub: ECKINGTON
Condo/Coop Proj Name:

Tax ID: 3524//0026
HOA Fee: /
C/C Fee: /

Elementary:

Style: Victorian
Seller Subsidy: \$0
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
Auction: No
#Fireplaces: 4
Model:

Total Taxes: \$16,559
Tax Year: 2012
Lot AC/SF: .04/1,620

Middle:

List Price: \$475,000
Close Price: \$475,000
Inc City/Town: WASHINGTON DC
Zip: 20002 - 2118
Election District: 5
Transaction Type: Standard
ADC Map Coord: NA

Area:

Level Location:
Age: 110
Year Built: 1905

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	4	0	0	0
Full Baths:	2	1	1	0	0	0
Half Baths:	0	0	0	0	0	0

FEATURES

Rooms:
Main Entrance: Foyer
Interior Style: Floor Plan-Open
Dining/Kitchen: Sep Dining Rm, Eat-In Kitchen, Kit-Table Space, 2nd Kitchen
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Connecting Stairway, Front Entrance, Outside Entrance, Unfinished
Basement Entrance: Front Entrance, Connect Stair, Outside Entrance, Rear Entrance
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions: x
Above Grade Unfinished:
Below Grade Finished:
Directions:
From Route 50; RIGHT on Florida Avenue; RIGHT on North Capitol; and immediate RIGHT on Lincoln Road and RIGHT on R Street house is on the left.

Foundation:
R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished:
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 2,086

REMARKS

Internet/Public:
Restore, Re-imagine, or Re-invent. Great for investors! This property is just waiting for your total make over. The lower level electricity is separately metered. Centrally located near public transportation with easy access to routes 395 and 50. Minutes away from shopping, dining, and other retail establishments. CASH or REHAB LOANS only. Sold strictly "AS-IS" only.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:
Property Condition: As-is condition, Fixer-Upper, Needs work
Roads:
Roofing:
Soil Type: Urban Land-Beltsville-Chillum
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .04/1,620

New Construction: No

Year Renovated:

PARKING

Parking: Street

6/29/2015

Matrix

Garage Type:
 Carport Type:
 Parking Incl in List Price: No

Parking Incl in Sale Price: No

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

UTILITIES

Heat System: Central
 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: \$16,559
 Tax Year: 2012

Other Fees: /
 City/Town Tax: \$16,559
 Refuse Fee:
 Water/Sewer Hook-up:
 Special Tax Assess:
 Improvements: \$171,240
 Investor Ratio:

County Tax:
 Tap:
 Front Foot Fee:
 Yr Assessed: 2012
 Total Tax Assessment: \$331,170
 Total Units:

Assessments:
 Land: \$159,930

Project Approved:
 Possession: Settlement

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: 3524 0026
 Section:
 Liber:
 Zoning Code:
 Historic Designation ID:
 Contract Info: As is condition clause required
 Disclosures: None
 Documents:
 Special Permits:

Lot #: 26
 Phase:
 Folio:

Block/Square: 3524
 Parcel Number:

Master Plan Zoning:

Broker Name: BML Properties Realty, LLC.

List Date: 30-Aug-2013
 VRP: No
 Low Price: \$475,000

Orig List Price: \$475,000
 Prior List Price:
 Status Change Date: 04-Oct-2013

Off Mkt Date:
 DOM-MLS: 3
 DOM-Prop: 3

SOLD INFORMATION

Contract Date: 01-Sep-2013
 Close Date: 02-Oct-2013
 Selling/Rental Office: SRMD1

Sell/Rent Agency: Buyer Agency
 Close Price: \$475,000

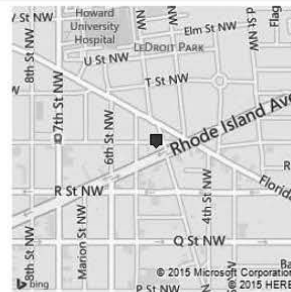
Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

DC8245670 - WASHINGTON
1740 NEW JERSEY NW, WASHINGTON, DC 20001

Full Listing
Residential

No Photo
 Available



1 / 1

Status: Sold

Close Date: 27-Dec-2013
 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: 0508/N/0812
 HOA Fee: /
 C/C Fee: /

Elementary:

Style: Colonial
 Seller Subsidy: \$0
 Type: Detached
 TH Type:
 #Levels: 3
 Auction: No
 #Fireplaces: 3
 Model:

Total Taxes: \$70,383
 Tax Year: 2012
 Lot AC/SF: .06/2,546

Middle:

List Price: \$775,000

Close Price: \$775,000
 Inc City/Town: WASHINGTON DC
 Zip: 20001 - 5109
 Election District: 2
 Transaction Type: Potential Short Sale
 ADC Map Coord: 000

Area:

Level Location:
 Age: 94
 Year Built: 1921

High:

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

<http://mrlistings.mris.com/Matrix/Portal/PortalResultsPrint.aspx?ID=63391451812&did=138782&tid=1>

5/11

6/29/2015

Matrix

INTERIOR

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

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Kit-Table Space, Sep Dining Rm
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Full
Basement Entrance: Outside Entrance
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions: **x**
Above Grade Unfinished:
Below Grade Finished:
Directions:
1740 NJ AVE NW

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished:
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,478

REMARKS

Internet/Public:
Sold AS IS

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:
Property Condition:
Roads:
Roofing:
Soil Type: Unknown
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: **x x**

Lot Acres/Sqft: .06/2,546

New Construction: No

Year Renovated:

PARKING

Parking: Drvwy/Off Str
Garage Type:
Carport Type:
Parking Incl in List Price: No

Parking Incl in Sale Price: Yes

Gar/Carpt/Assign Sp: **//**
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Hot Water
Cool System: None
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: Natural Gas, Oil
Cool Fuel: None
Hot Water: Oil

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$70,383
Tax Year: 2012

Other Fees: **/**
City/Town Tax: \$70,383
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$406,580
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2012
Total Tax Assessment: \$703,830
Total Units:

Assessments:
Land: \$297,250

Project Approved:
Possession: Settlement

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: 0508N 0812
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents:
Special Permits:

Lot #: 812
Phase:
Folio:

Block/Square: 0508
Parcel Number:

Master Plan Zoning:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 09-Apr-2013
VRP: No
Low Price: \$775,000

Orig List Price: \$775,000
Prior List Price:
Status Change Date: 27-Dec-2013

Off Mkt Date:
DOM-MLS: 0
DOM-Prop: 0

SOLD INFORMATION

Contract Date: 09-Apr-2013

Sell/Rent Agency: Designated Representative

6/29/2015

Matrix

Close Date: 27-Dec-2013
Selling/Rental Office: HAG1

Close Price: \$775,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

DC8289661 - WASHINGTON
1617 NEW JERSEY AVE NW, WASHINGTON, DC 20001

Full Listing
Residential

No Photo
Available



1 / 1

Status: Sold

Close Date: 13-Jun-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/0073
HOA Fee: /
C/C Fee: /

Style: Colonial
Seller Subsidy: \$0
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
Auction: No
#Fireplaces: 0
Model:

Total Taxes: \$18,368
Tax Year: 2013
Lot AC/SF: .02/744

List Price: \$270,000
Close Price: \$270,000
Inc City/Town: WASHINGTON DC
Zip: 20001 - 2407
Election District: 5
Transaction Type: Potential Short Sale
ADC Map Coord: 000

Area:

Level Location:
Age: 115
Year Built: 1900

Elementary:

Middle:

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	0	1	0
Full Baths:	1	0	0	0	1	0
Half Baths:	1	0	1	0	0	0

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Kit-Dining Combo
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: English
Basement Entrance: Front Entrance, Rear Entrance
Handicap: None
Unit Description:

R-Factor Basement:
House Dimensions: **x**
Above Grade Unfinished:
Below Grade Finished:

Directions:
florida ave. to New jersey Ave. to Property.

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished:
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 936

REMARKS

Internet/Public:
rehab potential. Hot area.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:
Property Condition:
Roads:
Roofing:
Soil Type: Unknown
Topography:
Transportation:

Lot Dimension: **x x**

Lot Acres/Sqft: .02/744

New Construction: No

6/29/2015

Matrix

View/Exposure:
Year Converted:

Year Renovated:

PARKINGParking: Carport
Garage Type:
Carport Type: Attached
Parking Incl in List Price: No

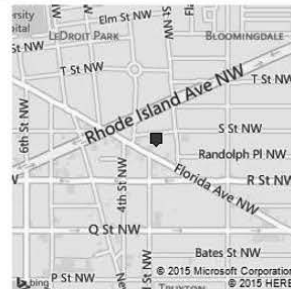
Parking Incl in Sale Price: No

Gar/Carpt/Assign Sp: /1/
Parking Space #:
Parking Block/Square:**UTILITIES**Heat System: Forced Air
Cool System: None
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:Heat Fuel: Electric
Cool Fuel: None
Hot Water: Natural Gas**FINANCIAL INFORMATION**Earnest Money:
Total Taxes: \$18,368
Tax Year: 2013Other Fees: /
City/Town Tax: \$18,368
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$188,470
Investor Ratio:County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2013
Total Tax Assessment: \$367,360
Total Units:**Assessments:**
Land: \$178,890Project Approved:
Possession: 0-30 Days CD, Immediate, 31-60 Days CD**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 INFORMATIONTax Map: 0509E 0073
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Subject to a Potential Short Sale, Prop Disclosure
Documents:
Special Permits:Lot #: 73
Phase:
Folio:
Master Plan Zoning:Block/Square: 0509
Parcel Number:**Broker Name:** Nexttler Realty LLCList Date: 11-Mar-2014
VRP: No
Low Price: \$270,000Orig List Price: \$270,000
Prior List Price:
Status Change Date: 17-Jun-2014Off Mkt Date:
DOM-MLS: 1
DOM-Prop: 1**SOLD INFORMATION**Contract Date: 12-Mar-2014
Close Date: 13-Jun-2014
Selling/Rental Office: NEXR1Sell/Rent Agency: Disclosed Dual Agency
Close Price: \$270,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.**DC8424876 - WASHINGTON**
225 FLORIDA AVE NW, WASHINGTON, DC 20001**Full Listing**
Residential

1 / 1

Status: SoldClose Date: 31-Oct-2014
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. AgencyAdv Sub: Eckington
Legal Sub: ECKINGTON
Condo/Coop Proj Name:

Tax ID: 3098//0055

Style: Colonial
Seller Subsidy: \$0
Type: Attach/Row Hse
TH Type: Interior
#Levels: 3
Auction: No
#Fireplaces: 0
Model:**Total Taxes:** \$22,400**List Price:** \$659,000
Close Price: \$730,000
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1801
Election District: 5
Transaction Type: Standard
ADC Map Coord: 0055//3098

Area:

Level Location:

6/29/2015

Matrix

HOA Fee: /
C/C Fee: /Tax Year: 2013
Lot AC/SF: .04/1,571Age: 110
Year Built: 1905

Elementary:

Middle:

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	4				
Full Baths:	2	2				
Half Baths:	0	0				

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Other
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Other
Basement Entrance: Outside Entrance, Connect Stair
Handicap: Other
Unit Description:
R-Factor Basement:
House Dimensions: **x**
Above Grade Unfinished:
Below Grade Finished:
Directions:
FLORIDA AND SECOND STREET NW

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 2500
Above Grade Finished: 2500
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 2,464

REMARKS

Internet/Public:

Multiple offers are under review!!!Subject is a "TRUE SHELL", room counts are estimated for MRIS purpose. No disclosures due to subject's condition/shell. Perfect for condo conversion. All offers must be submitted to listing agent via email. Be very careful stepping inside. partial floorings(very unstable) SUBJECT IS SOLD STRICTLY AS-IS. Seller is reviewing MULTIPLE offers.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings: Above Grade
Original Builder:
Property Condition:
Roads:
Roofing:
Soil Type: Urban Land-Cristiana-Sunnysider
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: **x x**

Lot Acres/Sqft: .04/1,571

New Construction: No

Year Renovated:

PARKING

Parking: Faces Rear
Garage Type:
Carport Type:
Parking Incl in List Price: No

Parking Incl in Sale Price: Yes

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

UTILITIES

Heat System: Other
Cool System: Other
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: Other
Cool Fuel: Other
Hot Water: Other

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$22,400
Tax Year: 2013

Other Fees: /
City/Town Tax: \$22,400
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$246,730
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2013
Total Tax Assessment: \$447,990
Total Units:

Assessments:
Land: \$201,260

Project Approved:
Possession: Immediate

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: 3098 0055
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Build to Suit
Documents:
Special Permits:

Lot #: 55
Phase:
Folio:

Master Plan Zoning:

Block/Square: 3098
Parcel Number:

Broker Name: Coldwell Banker Residential Brokerage

6/29/2015

Matrix

List Date: 06-Aug-2014
VRP: No
Low Price: \$659,000

Orig List Price: \$559,000
Prior List Price: \$559,000
Status Change Date: 02-Nov-2014

Off Mkt Date:
DOM-MLS: 10
DOM-Prop: 10

SOLD INFORMATION

Contract Date: 26-Sep-2014
Close Date: 31-Oct-2014
Selling/Rental Office: BEAS1

Sell/Rent Agency: Non-Agency
Close Price: \$730,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

DC8654049 - WASHINGTON
2323 1ST ST NW, WASHINGTON, DC 20001

Full Listing
Residential



1 / 1

Status: Active

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: LeDroit Park
Legal Sub: LEDROIT PARK
Condo/Coop Proj Name:

Tax ID: 3124//0036
HOA Fee: /
C/C Fee: /

Elementary:

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

Style: Victorian
Type: Attach/Row Hse
TH Type: Interior
#Levels: 4
Auction: No
#Fireplaces: 3
Model:

Total Taxes: \$3,649
Tax Year: 2014
Lot AC/SF: .04/1,765

Middle:

List Price: \$699,900
Inc City/Town: WASHINGTON DC
Zip: 20001 - 1017
Election District: 5
Transaction Type: Standard
ADC Map Coord: 000

Area:

Level Location:
Age: 92
Year Built: 1923

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	6	0	4	2		
Full Baths:	1	0	1	0		
Half Baths:	0	0	0	0		

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Sep Dining Rm
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: Yes
Basement Type: Full
Basement Entrance: Rear Entrance
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions: x
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: 2,452

Directions:
Can head north on 2nd Street NW from Rhode Island Avenue NW - make a right on Bryant Street NW and a right on 1st Street NW. Property will be on the left.

REMARKS

Internet/Public:
Large 3 story Victorian 6 bedroom town home in LeDroit area. Very attractive natural woodwork! High ceilings - over 9 1/2 feet on 1st floor! Very attractive Bay Window! Hot Block! Needs total renovation, seller reserves the right to accept or reject any and all offers even those above the asking price, sold as is, bring your contractors/developers! Lister must accompany.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Brick
Lot Description:
Other Buildings:
Original Builder:

Lot Dimension: x x

Lot Acres/Sqft: .04/1,765

New Construction: No

6/29/2015

Matrix

Property Condition:
Roads:
Roofing:
Soil Type: Urban Land-Beltsville-Chillum
Topography:
Transportation:
View/Exposure:
Year Converted:

Year Renovated:

PARKING

Parking: Other
Garage Type:
Carport Type:
Parking Incl in List Price: No

Parking Incl in Sale Price: No

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

UTILITIES

Heat System: None
Cool System: None
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: Natural Gas
Cool Fuel: None
Hot Water: None

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$3,649
Tax Year: 2014

Other Fees: /
City/Town Tax: \$3,649
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$220,760
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2014
Total Tax Assessment: \$429,350
Total Units:

Assessments:
Land: \$208,590

Project Approved:
Possession: Settlement

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: 3124 0036
Section:
Liber:
Zoning Code:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents:
Special Permits:

Lot #: 36
Phase:
Folio:

Block/Square: 3124
Parcel Number:

Master Plan Zoning:

Broker Name: Weichert, REALTORS

List Date: 02-Jun-2015
VRP: No
Low Price: \$699,900

Orig List Price: \$699,900
Prior List Price:
Status Change Date: 02-Jun-2015

Off Mkt Date:
DOM-MLS: 27
DOM-Prop: 50

SOLD INFORMATION

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