

Thornton Development LLC
BZA 19061

Rental Comparables for 1140 Florida Avenue NE

Building	Address	Room Type	Highest Price Rent	SQFT	Price per SQFT	Annual
The Flats at Atlas	1600 Maryland Avenue NE	Studio	1750	565	\$3.10	\$37.17
		1 BR	2100	820	\$2.56	\$30.73
		1 BR w/ Den	2100	850	\$2.47	\$29.65
		2 BR	2700	1000	\$2.70	\$32.40
		2 BR w/ Den	2700	1000	\$2.70	\$32.40
The Aria	300 L Street NE	Studio	1775	502	\$3.54	\$42.43
		1 BR	2150	683	\$3.15	\$37.77
		2 BR	2850	915	\$3.11	\$37.38
Flats 130	130 M Street NE	Studio	2100	590	\$3.56	\$42.71
		JR 1 BR	2150	690	\$3.12	\$37.39
		1 BR	2600	930	\$2.80	\$33.55
		2 BR	3100	1200	\$2.58	\$31.00
Archstone @ First and M	1160 1st Street NE	Studio	3225	686	\$4.70	\$56.41
		1 BR	4335	1140	\$3.80	\$45.63
		2 BR	5438	1317	\$4.13	\$49.55
Average					\$3.20	\$38.41