

**MIDATLANTIC REALTY PARTNERS
WASHINGTON GATEWAY PUD**

**OUTLINE OF TESTIMONY OF
ERIC SMART, BOLAN SMART & ASSOCIATES, INC.**

- I. Introduction and Expertise
- II. Proposed Development and Use
- III. Economic Impact of Project on District of Columbia
 - A. Direct Annual District Tax Revenue
 - B. One-Time Construction Related Benefits
 - C. Recurring Property Reseal Transfer and Deed Recordation Taxes
 - D. Additional Project Related Benefits
 - E. Employment Benefits
 - F. Moderately Priced Units
- IV. Conclusions