LIMITED APPRAISAL
(Summary Report)

of

Square 2845, Lot 27
3221 11th Street, N.W.
Washington, D.C.

16891

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VALUATION AS OF:

June 19, 2002

PREPARED FOR:

Stephen N. Gell
Attorney-At-Law
1101 30th Street, N.W.
Fifth Floor
Washington, D.C. 20007

PREPARED BY

Morris E. James & Associates
1234 Massachusetts Avenue, N.W., Suite #128
Washington, D.C. 20005

BZA
Case No. 16891
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16891
EXHIBIT NO.26

MORRIS E. JAMES & ASSOCIATES
REAL PROPERTY APPRAISERS
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Morris E. James, A.S.A.

Lindell B. Younger, A.S.A.

June 24, 2002

Mr. Stephen N. Gell
Attorney-At-Law
1101 30th Street, NW
Washington, DC

Re: Appraisal
Square 2845, Lot 27
3221 11th Street, N.W.
Washington, D.C.

Dear Mr. Gell:

In compliance with your request, we have completed our valuation analysis of the captioned property and are submitting our findings herewith. Consistent with instructional guidelines, the analysis entails the development of a Limited Appraisal and is prepared in a Summary Appraisal format as prescribed in the Uniform Standard of Professional Appraisal Practice (USPAP).

The appraisal assignment in this instance is two-fold: (A) to estimate the market value of the subject property - as if renovated as a three-story and english basement single-family residence with a rental unit in the basement; and, (B) to estimate the market value of the subject property - as if renovated as a three-story and english basement, four-unit condominium building. The project developer, the Neighborhood Development Corporation, has provided Cost Estimates for both development options, which we have included in the Addenda of this report. Based upon the Cost Estimates as provided, the single-family development costs are reported at $ 580,753 and the condominium development costs are projected to be $ 631,173.

The appraised property was originally improved with a three-story and english basement, brick, single-family residential building, constructed circa 1910. The roof structure and the superstructure for the third floor have "caved-in" with the building in basically a "shell" type state of condition. According to public records, the lot contains 1,637 square feet of land and is zoned R-4 (low-density residential). The property is located in the Columbia Heights neighborhood of "in-city" Northwest Washington near the intersection of 11th nad Lamont Streets, Northwest.

On the basis of our analysis, the market value esimates for the appraised property, under the valuation concepts as stated, as of June 19, 2002, the effective date of the appraisal, is as follows:

(A) Subject to Renovation as a Two-unit Single-Family Residence: $ 525,000

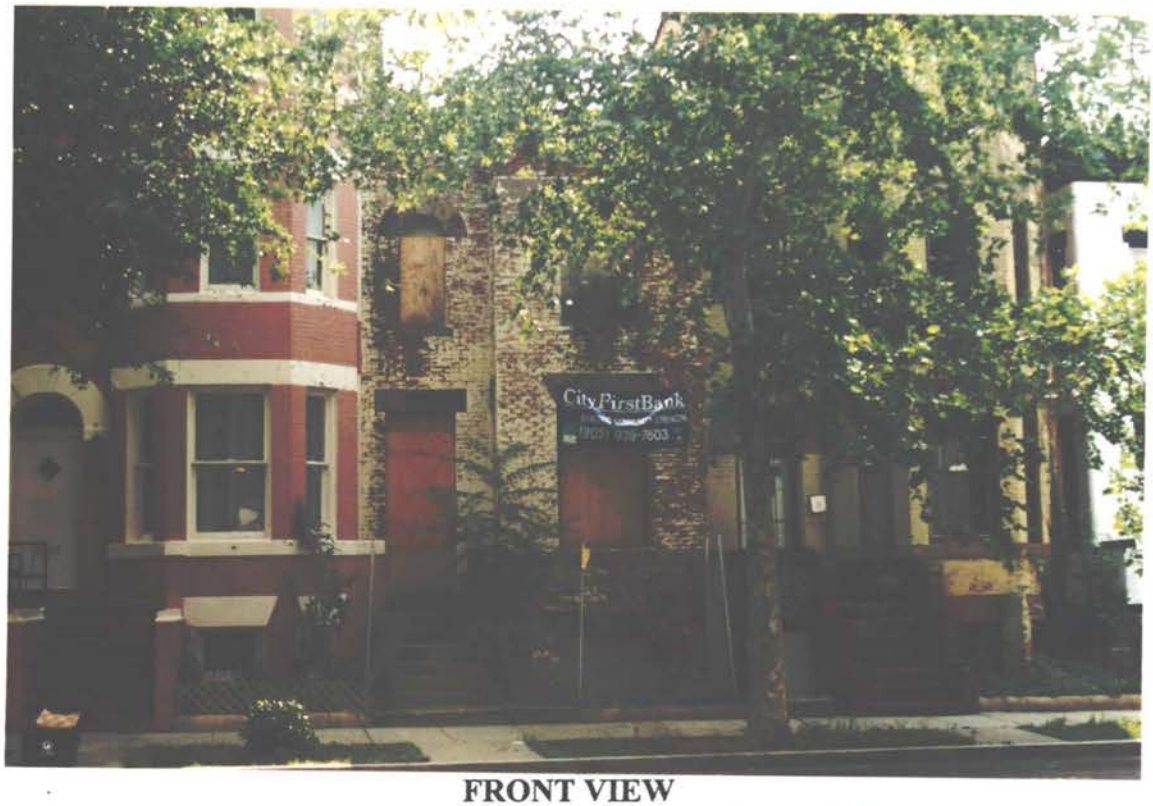
(B) Subject to Renovation as a Four-unit Condominium Building: $725,000

Respectfully submitted,

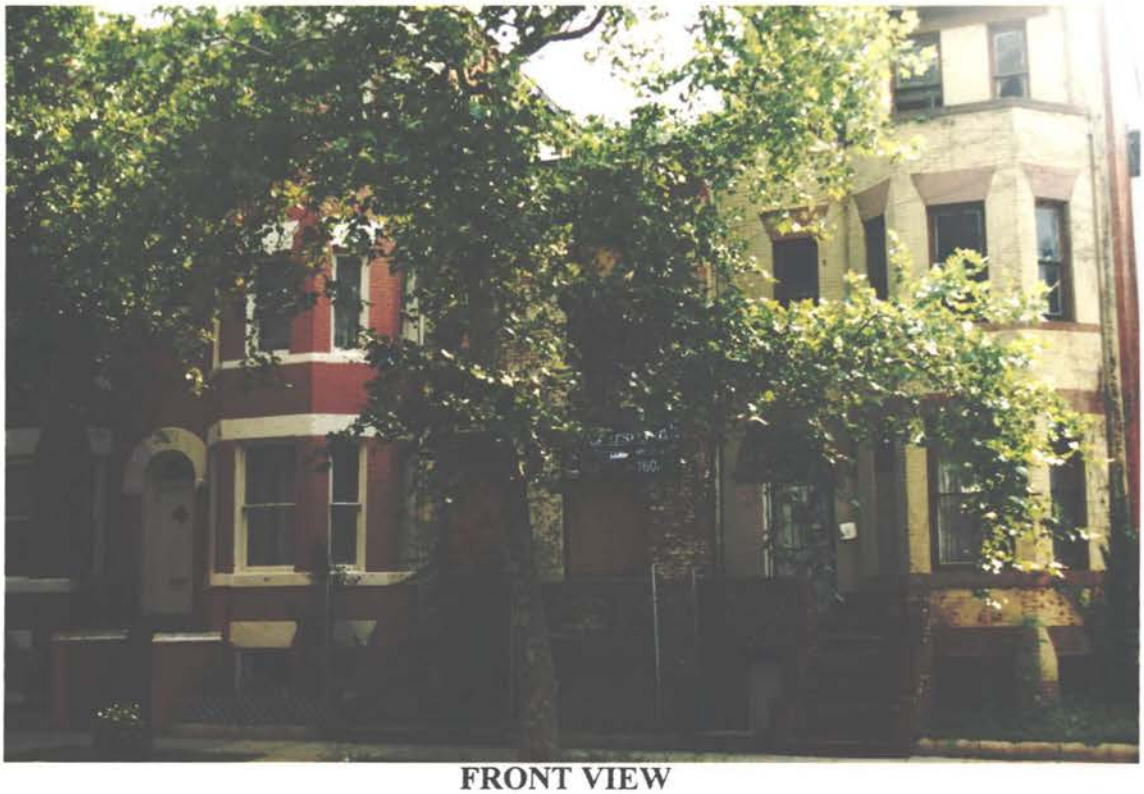
Morris E. James, A.S.A.
Certified General Real Property Appraiser
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PHOTOGRAPHS OF THE SUBJECT



FRONT VIEW
Looking Southeasterly Across 11th Street, N.W.



FRONT VIEW
Looking Northeasterly Across 11th Street, N.W.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

The Appraisers assume no responsibility for legal matters, legal interpretations, or legal opinions.

Title to the appraised property is assumed to be good and marketable, without defects or encumbrances.

Preparation of this report does not carry with it the requirement of the Appraisers to give testimony regarding its contents, unless prior arrangements have been made.

Information furnished the Appraisers by others is assumed to be correct; however, we assume no responsibility for the validity of such information.

The Appraisers assume there is no hidden conditions within the property, surface or subsoil, which would make it more or less valuable. No engineering analysis has been provided the appraisers, nor has one been initiated.

Building dimensions are reflected in this report are as taken from "city" plans and assessment data made available to the Appraisers. Sketches and maps included herein are provided solely for the purpose of assisting the "client" in visualization of the property.

Possession of this report does not carry with it the right of publication, nor may it be used for any purpose by anyone other than the "client"; or without previous written consent of the Appraisers, or the "client", and in any event only in it's entirety. Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraisers.

There has been no environmental impact studies requested, or made in conjunction with this appraisal, and the Appraisers hereby reserve the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.

There has not been an analysis, or specific compliance of the subject to determine whether or not the property is in conformity with the requirements of the "ADA" (Americans Disabilities Act, 1990). Consequently, no consideration has been afforded such compliance (s) in deriving the final vale estimates.

The appraisal has been prepared in accordance with, and conforms to the Standards of Professional Practice and Code of Ethics of the Appraisal Organizations with which the Appraisers are affiliated.



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APPRAISAL REPORT

PROPERTY IDENTIFICATION

The appraised property is legally identified as Lot 27 in Square 2845, located at 3221 11th Street, NW, Washington, District of Columbia. The property was originally improved with a three-story and english basement, brick, single-family residential building, that is currently in a "shell" type state of condition. According to public records, the lot contains 1,637 square feet of land and is zoned R-4 (low-density residential). The property is located in the Columbia Heights neighborhood of "in-city" Northwest Washington.

PURPOSE OF THE APPRAISAL

The appraisal assignment in this instance is two-fold: (A) to estimate the market value of the subject property - as if renovated as a three-story and English basement single-family residence with a rental unit in the basement; and, (B) to estimate the market value of the subject property - as if renovated as a three-story and English basement, four-unit condominium building.

FUNCTION OF THE APPRAISAL AND INTENDED USE

In accordance with instructional guidelines provided by the client in this assignment, Stephen N. Gell, Esquire, the assignment encompasses a Limited Appraisal presented in a Summary format as prescribed by USPAP. It is our understanding that the appraisal shall be utilized as evidence in a pending case before the local Board of Zoning Adjustment.

"Market Value" Defined: The term "market value" as defined by the Uniform Standards of Professional Appraisal Practice as "the most probable price which a property should bring, in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus".

"Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

EFFECTIVE DATE OF VALUATION

The effective date of valuation, as of which date this appraisal shall apply, is June 19, 2002.

OWNERSHIP AND SALES HISTORY

According to public records, ownership of the appraised property is vested in the name of 3221 11th Street LLC, who acquired the property on January 18, 2002 for $86, 240.

SCOPE OF THE APPRAISAL

The scope of the assignment entailed an analysis and study of economic, demographic and location attributes of the District of Columbia, Columbia Heights neighborhood of Northwest Washington and the abutting neighborhoods in proximity to the subject property. In addition, the applicable zoning, taxes and building/site attributes of the subject property were also studied.

The appraisal assignment entails the preparation of a Limited Appraisal presented in a Summary Appraisal format. The property is evaluated under two (2) distinct valuation concepts i.e. subject to renovation as a two-unit single family dwelling and as a four unit condominium building. The project developer, the Neighborhood Development Corporation, has provided Cost Estimates for both development options, which we have included in the Addenda of this report. Based upon the Cost Estimates as provided, the single-family development costs are reported at $ 580,753 and the condominium development costs are projected to be $ 631,173.

The most valid approach in the appraisal of the subject property (under both concepts) is the Market Data or Sales Comparison Approach. As owner-occupied property, the Income Approach has limited applicability in this assignment. The Cost Approach, which could be utilized as a secondary method of valuation, has lessened validity due to the age of the subject property and the difficulty in measuring accrued depreciation. Consistent with reporting guidelines for Limited Appraisals, this Approach is not necessary to developing a credible valuation estimate and is not developed in this assignment. A comprehensive residential market review was conducted in the application of the Sales Comparison Approach.

II. AREA AND NEIGHBORHOOD OVERVIEW

THE DISTRICT OF COLUMBIA

The District of Columbia, the nation's capital, is the center of Federal and Local Governments(s) and comprise sixty square miles of land and approximately nine square miles of water area. The "city" is bounded by Maryland on the northwest, northeast, and southeast. The southern boundary is the Potomac River.

There are located within these boundaries numerous cultural centers, historical museums and monuments, judicial and financial institutions, universities, association, attorney and accounting firms, parks, religious organizations, embassies, and tourist accommodations, etc.

Since the early 1960's, the District of Columbia experienced a significant decline in population reflecting a drop from approximately 850,000 to approximately 572,000 persons during this period. This trend was broadly attributable to the economic, societal and educational issues confronting the city, as well, as the nationwide outward migration from the "Center City" to the suburbs. The recent Census and Surveys taken by the local government and private concerns indicate a reversal of this outward migration with various reports showing a nominal loss in the city's population over the past two (2) years. Notwithstanding the broad socio-economic/fiscal problems facing the city, the District of Columbia yet remains as one of the premier business/office building locations, in the nation.

As the Capital city of the United States and seat of our nations government, extensive federal government employment opportunities are afforded. While employment by this source is significant, greatest employment increases in recent years have been in the private sector; principally within the service industries and organizations providing consulting and advisory type services to governmental agencies. Major law firms, trade associations, financial institutions and lobbyists have deemed it mandatory to have headquarters offices in the city.

There are limited large residential sites, or acreage available for intensive single-family development within the city. Consequently, small scale construction of cluster, and/or townhouse dwelling are found to be more prevalent than large, custom style homes. Rent control laws, which have been in effect in the District since 1975, had placed an obvious constraint of the economic feasibility for development of new, unsubsidized, multi-family rental projects. Development of new, multi-family projects have been dependent, to a large degree, on the availed governmental/subsidized housing programs, which focus on housing to accommodate low and moderate income families. However, now for the first time in decades a substantial number of apartment rental and condominium projects are being developed throughout the core of the center city.

Washington, D.C. is ideally located between the industrial Northeast and the growing Southeast. The city is served by a modern Metrorail system that functionally serves differing geographical areas of the city, extending into Suburban Maryland and Virginia. Three major airports and twenty major airlines serve the city and the metropolitan area, as well as six major railroads. Four major interstate and I-295 assure easy access to other Metropolitan Areas.

Notwithstanding, the broad socio-economic and fiscal problems facing the city, the District of Columbia was recently designated as one of the top ten cities in the United States. The District of Columbia has historically been one of the premier business/office building locations with vacancy rates among the lowest and rental rates among the highest in the nation. The combination of an upgraded educational system with enhanced vocational/technical training, well planned housing and economic development and resolution of the cities socio-economic issues are needed to stem the exodus of middle-class, taxpaying citizenry from the District of Columbia.

The District of Columbia, the Nation's Capital, is in the midst of a substantial renaissance. Published reports indicate progress along several fronts since 1997-1998, to include a greater financial commitment of major programs and long-standing debt obligations by the Federal Government, the City's third consecutive budget surplus in recent memory, declines in crime rates in most major categories, the institution of tax incentives to spur home ownership and business development and an increase in home

sales and residential property values during this period.

NEIGHBORHOOD DESCRIPTION

The subject property is located in the northeastern sector of the Columbia Heights neighborhood of Northwest Washington, District of Columbia. The general boundaries of the Columbia Heights neighborhood are broadly construed to be Florida Avenue on the south; Sixteenth on the west; Upshur Street on the north; and Georgia Avenue on the east.

Columbia Heights is primarily a low-density residential neighborhood developed with a preponderance of row single-family dwellings, flats and walkup apartment buildings. During the past decade, the Columbia Heights neighborhood has experience cyclical levels of rejuvenation with substantial property improvements/renovations evidenced during the mid to late 1980's, neighborhood decline in the early 1990's and general stabilization/intense revitalization over the past 2-3 years. Property values tend to be highest along the western sector of the Columbia Heights neighborhood from 13th Street westward to 16th Street, N.W. Market evidence now reflect an upsurge in property values in the eastern sector of Columbia Heights also, as the supply of available properties diminish. A recent survey of the 13th Street corridor identified substantial single-family

residential redevelopment within almost every block in the Columbia Heights neighborhood. Current research indicates sales of "shell" type dwellings in the "prime" sector of Columbia Heights in the $200,000 to $250,000 range with "renovated buildings selling in the neighborhood of $325,000 - $500,000. Now there is also significant redevelopment along 11th Street both in the single-family and multi-family housing market. Notable projects include the recently completed Euclid Apartment Complex at 11th and Euclid, The Lamont Condominiums and the Fairmont Condominiums under construction. Almost every block along 11th Street has multiple single-family dwellings at some level of renovation.

The principal commercial corridors serving the Columbia Heights neighborhood are the north/south arteries of Georgia Avenue and 14th Street. Both of the named arteries are major transportation streets extending from Downtown Washington to the Montgomery County/D.C. Boundary Line. There is a small "pocket" of commercial and industrial development along Florida Avenue.

Public transportation is readily accessible to the subject neighborhood with 18-hour Metro bus service available along the major commercial streets and the principal east/west residential arteries. Recent completion of the Green Line of the METRO Rapid Rail Transit Line has brought two (2) new stations to the Columbia Heights neighborhood, a station of Georgia and New Hampshire Avenues and one at Fourteenth and Irving Streets, N.W.

The Columbia Heights neighborhood is experiencing the level of revitalization rivaling that of the "U" Street commercial/residential district. One of the prominent landmarks within the defined neighborhood is the Clifton Terrace Apartment Complex, a large mid-rise project located on the opposite side of Clifton Street from the subject property. Clifton Terrace, which has most recently utilized as a public housing project, is currently vacant and slated for redevelopment as an upscale condominium and rental project. Development of this project is slated to begin at the end of June with the pre-development sales of the condominium sector beginning at this time also. The Appraisers have also note another development within the immediate neighborhood is the Nehemiah Shopping Center, located along 14th Street between Belmont and Chapin Streets, a multiple store shopping center completed in 1996.

The Columbia Heights neighborhood will also be greatly influenced by the planned redevelopment of the District Government/Redevelopment Land Agency owned parcels in and around the Columbia Heights Metro Station. Development plans are purported to include a major shopping complex, supermarket and mid-rise apartment and townhouse development. In summary, the overall outlook for the Columbia Heights neighborhood is definitely positive with development/values projected to increase in the coming years.

DISCUSSION OF ZONING

The appraised property is located within the boundaries of the R-4 zoning district, a zoning classification wherein the predominant land use is low density apartment house development or single family row townhouse development.

Within the R-4 zoning district, newly constructed buildings are limited to a height of three(3) stories or forty (40) feet. Lot occupancy is restricted to 60 percent of the Gross Lot Area. A minimum lot area of 1,800 square feet is required for development of single-family row dwellings; converted multi-family dwellings require a minimum lot area of 900 square feet per dwelling unit.

Attendant land uses within the R-4 zoning category (as a matter of right), include child development centers, rooming houses or boarding houses, hospitals, clinics/sanitariums, schools private clubs, lodges, and museums or art galleries. Alternate land uses within the R-4 zoning category pursuant to approval by the Board of Zoning Adjustment include temporary community service centers, rehabilitation and substance abusers' homes and usage by non-profit organizations. Commercial development is not permitted in the R-4 zoning district.

The subject property was constructed circa 1910, prior to the enactment of the current zoning regulations for the District of Columbia (May 12, 1958), and is a legal non-conforming usage under current zoning.

REAL ESTATE ASSESSMENT AND TAXES

Real property is assessed for tax purposes by the District of Columbia Assessors Office at 100 percent (100%) estimated "Fair Market Value". The property is classified as a Class II i.e. residential (rental) property and is taxed at the rate of $ 1.15 per $100.00 assessed valuation. The Tax Year 2002 Real Estate Assessment(s) for the appraised property, covering the period from October 1, 2001 to September 30, 2002, is as follows:

LAND ASSESSMENT	IMPROVEMENT ASSESSMENT	TOTAL ASSESSMENT	ANNUAL TAXES
$ 27,369	$ 40,847	$ 68,216	$ 784.48

2845

ST.

11-TH ST.

SHERMAN AVE.

ST.

III. PROPERTY DESCRIPTION AND ANALYSIS

SITE DESCRIPTION

The appraised site is a rectangular-shaped, interior lot, containing 1,637 square feet of land area. The lot fronts 17 feet along the east side of 11th Street and extends to a "norm" depth of approximately 96 feet. The site is "landlocked" i.e. there is no rear access or off-street parking available to the site.

The site is generally level and on grade with 11th Street. All public utilities i.e. municipal sewer and water, electricity, natural gas, telephone service, etc. are available to the site.

IMPROVEMENTS DESCRIPTION

The appraised property was originally improved with a three-story and English basement, brick, single-family residential building, constructed circa 1910. The roof structure and the superstructure for the third floor have "caved-in" with the building in basically a "shell" type state of condition. According to public records, the improvements were constructed circa 1910.

Basic building construction features consist of a concrete foundation and brick and ornate concrete block superstructure. The building's roof has caved-in with the improvements principally two (2) stories above grade.

The subject building is basically a "shell" requiring complete renovation for usage. None of the interior infrastsutructure or finish appears to be salvageable.

HIGHEST AND BEST USE

The term "Highest and Best Use", as applicable to real property valuation, refers to that legal utilization of a property that will produce the greatest "net" return over a predictable period of time. Alternatively, "Highest and Best Use" may be defined as that use from among reasonably probable and legal uses found to be physically possible, financially feasible, legally supported and results in the highest present value of the property.

The appraised property was originally improved with a three-story and English basement, single-family residential dwelling, constructed circa 1910. The property is zoned R-4, a zoning designation designed principally for single-family, row, townhouse development. The building is basically a "poor" shell requiring a major renovation (to include structural reconstruction) to bring the property to a "competitive" state. Under the existing R-4 zoning, renovation/modernization of the subject property for usage as a single-family (two-unit) dwelling is consistent with the highest, best, most productive usage of the property.

The property owner, in this instance, is proposing renovation of the property as a four-unit condominium building, which would require a variance from the existing R-4 zoning regulations. It is noted, the R-4 zone will permit multi-unit development with a prescribed 900 square feet of land area per dwelling unit. Development of the property for usage as a four-unit dwelling appears more viable in this instance due principally to the high costs for single-family development as a result of the poor state of the building improvements. The Lamont Condominiums, just north of the subject property, provides market support for higher unit prices for condominium development than "norm" unit prices being paid for single-family residences.

Based upon the Cost Estimates for the respective single-family and multi-unit condominium development scenarios provided by the project developer, renovation of the project as a multi-unit condominium building appears to be the more economically viable option.

VALUATION SECTION

THE APPRAISAL ASSIGNMENT

The property under appraisal is improved with a three-story and english basement, single-family residential dwelling, that is basically in a "shell" state of condition. The appraisal assignment, in this instance, is to estimate the Market Value of the appraised property under two (2) distinct valuation concepts (A) subject to renovation as a single-family residential dwelling; and, (B) subject to renovation as a four-unit condominium building. Valuation instructions specify a Limited Appraisal reported in a Summary format.

METHOD OF APPRAISAL

In estimation of the market value of real property, the three (3) basic valuation approaches are considered; namely, the Sales Comparison or Market Data Approach, the Cost Approach and the Income "Capitalization Approach. The applicability of each approach is dependent upon a number of factors to include the building's condition/age, the capability of the property to functionally serve the need for which designed and the availability of data to be used in support of the selected valuation approach.

In the valuation of single-family/small multi-unit residential properties (consistent with our highest and best use findings of the subject), the Sales Comparison Approach is the most valid appraisal method and is the primary approach utilized in this appraisal assignment. The Income Approach has lessened credence in the appraisal of single-family residential dwellings which are not acquired/conveyed predicated on their income producing capacity. The Cost Approach, typically utilized as a secondary method in the appraisal of small residential properties, has greatest applicability when the improvements are new or in early life stages wherein depreciation from all forms is easily measured. However, consistent with reporting guidelines for Limited Appraisal assignments, the approach is not necessary to render a valid opinion of value and is not developed in this valuation assignment.

SALES COMPARISON APPROACH: Application:

The Sales Comparison Approach encompasses direct comparison of the property under appraisal with recent sales of properties having physical, use and location attributes similar to the property under appraisal. As previously stated, this approach is afforded greater validity in the appraisal of single-family residential properties which are acquired typically by owner-users rather than investors purchasing for income-producing purposes. In concluding a value estimate by the "Comparative" Approach, adjustment factors are considered to reflect basic value contributing differences (between the comparables and the property under appraisal) such as location, condition and building utility.

In application of the Sales Comparison Approach, the Appraiser's have conducted an extensive review of the single-family and condominium market within the Columbia Heights neighborhood of "in-city" Northwest Washington focusing principally along the 11th Street corridor extending basically from Clifton Street north to Monroe Street and from Sherman Avenue west to 14th Street. Based upon our study, we have identified valid sales of both single-family and condominium properties in close proximity to the subject which provide valid indicators of the subject's market value.

Our analysis of the subject property under the applicable valuation premises are presented under the individual valuation headings to follow.

(A) MARKET VALUE - "Subject to Renovation as a Single-Family Residence"

Referencing the "Single-Family" Cost Estimate provided the Appraisers, this residential development option could be basically described as an upscale renovation with a 5 bedroom/3 1/2 bathroom main residence with an investor unit in the English basement. According to the Cost Estimate, the dwelling would comprise 4,271 square feet of Gross Floor Area with total renovation costs projected at $580,753.

Based upon our review of the market we have identified three (3) sales of renovated/updated single-family residential dwellings in the immediate neighborhood, that provide a valid basis in the application of the Sales Comparison Approach. In the Comparable Sales Listing to follow, the respective sales are profiled and expressed on the basis of the unit price "Per Square Foot of Gross Building Area". Following the Sales Listing, we have conducted a generalized analysis pursuant to our final indication of value for the appraised property- subject to renovation as a (two-unit) single-family residential dwelling.

COMPARABLE SALES LISTING

Sale #1

Property Address: 1351 Irving Street, N.W.
Legal Description: Square 2848, Lot 820
Date of Sale: May 30, 2002
Total Consideration: $ 580,000
Land Area: 2,472 square feet; zoned R-4
Comments: A three-story and english basement, brick, row, single-family residential dwelling originally constructed circa 1912. According to published reports, the building contains approximately 4,000 square feet of Gross Building Area with 1,000 square feet of Floor Area on each level. The dwelling design comprises a 6-bedroom residence on the upper floors with a 2-bedroom investor unit on the english basement level. Building condition was considered to be "Good" at

the time of conveyance; property was completely renovated prior to conveyance. Property has three (3) large decks, garage and other amenities.

Sales Price Per Square Foot of Gross Building Area: **$ 145.00**

Sale #2

Property Address: 2829 11th Street, N.W.
Legal Description: Square 2857, Lot 51
Date of Sale: April 1, 2002
Total Consideration: $ 329,900
Land Area: 1,128 square feet; zoned R-4
Comments: A three-story and english basement, brick, row, single-family residential dwelling originally constructed circa 1907. According to public records, the building contains 3,257 square feet of Gross Building Area with 2,385 square feet- above grade and 872 square feet on the basement level. The dwelling design comprises a 5-bedroom residence on the upper floors with a 1-bedroom investor unit on the english basement level. Building condition was considered to be "Good" at the time of conveyance; property was remodeled prior to conveyance.

Sales Price Per Square Foot of Gross Building Area: **$ 101.29**

Sale #3

Property Address: 3523 10th Street, N.W.
Legal Description: Square 2839, Lot 56
Date of Sale: April 25, 2002
Total Consideration: $ 395,000
Land Area: 1,534 square feet; zoned R-4
Comments: A three-story and english basement, brick, row, single-family residential dwelling originally constructed circa 1909. According to public records, the building contains 3,202 square feet of Gross Building Area with 872 square feet on the basement level. The dwelling design comprises a 4-bedroom residence on the upper floors with a 1-bedroom investor unit on the english basement level. Building condition was considered to be "Good" at the time of conveyance; property was completely renovated prior to conveyance.

Sales Price Per Square Foot of Gross Building Area: **$ 123.36**

VALUATION SUMMARY - Sales Comparison Approach

The selected single-family residential building sales represent the recent conveyances in the subject location considered to have similar economic attributes. As is applicable in development of the Sales Comparison Approach, adjustment factors are considered to recognize basis value contributing differences between the subject property and the comparable sales. In finalizing the value estimate by the Comparative Approach, the adjusted unit values are correlated into a conclusion of value ranking the general comparability of the selected sales.

The comparables reflect, unadjusted, unit prices for the subject to range from $ 101.29 to $ 145.00 Per Square Foot of Gross Building Area . The comparables are all three-story and english basement buildings (as is the subject), are located within a five (5) block radius and all occurred within the past six (6) months. Accordingly, there are minor adjustments applicable in this analysis for time. Sale # 1, located one half block from the Columbia Heights Metro is superior due to location. Utility adjustment recognize factors such as lot size and building amenities.

Adjustment factors as applied in this analysis reflect the Appraiser's value judgments with respect to the factors as outlined heretofore. Application of "paired - set" type adjustments as applied in traditional valuation analysis is unrealistic due to the diversity of the sale properties and the inability to derive incremental value differences for the respective factors.

Comparable Sale #1, 1351 Irving Street, N.W., conveyed at the rate of $ 145.00 per square foot of Gross Building Area. Building condition is considered comparable to the subject; location is superior due to proximity to Metro. A downward adjustment is also applicable to recognize the superior amenities of the comparable i.e. decks and garage . An overall downward adjustment of 20 percent is applicable for this comparable.

Indicated Unit Price: **$ 145.00 p/sq.ft. x .80 = $ 116.00 p/sq.ft.**

Comparable Sale #2, 2829 11th Street, N.W., conveyed at the rate of $ 101.29 per square foot of Gross Building Area. Building condition inferior to the subject; location is considered comparable. An overall upward adjustment of 20 percent is applicable for this comparable.

Indicated Unit Price: **$ 101.29 p/sq.ft. x 1.20 = $ 121.54 p/sq.ft.**

Comparable Sale #3, 3523 10th Street, N.W., conveyed at the rate of $ 123.26 per square foot of Gross Building Area. The property underwent a complete renovation prior to sale: building condition comparable to the subject. Location is considered slightly inferior to the subject. A nominal 5 percent adjustment is applicable to the comparable for location.

Indicated Unit Price: **$ 123.26 p/sq.ft. x 1.05 = $ 129.42 p/sq.ft.**

VALUATION CONCLUSION - Sales Comparison Approach

The comparables, as adjusted, reflect unit value indications for the subject to range from $ 116.00 to $ 129.42 Per Square Foot of Gross Building Area or an average of $ 122.32 Per Square Foot of Gross Building Area . The comparables are all recent sales of substantially renovated, three-story and english basement buildings within close proximity to the subject and provide valid indicators of the subject's market value. Thus, placing equal weight on the respective sales, we conclude a unit rate applicable to the appraised property of $ 122.50 Per Square Foot of Gross Building Area.

According to the Cost estimate provided by the project developer, the appraised property-- upon renovation will contain 4,271 square feet of Gross Building Area. Based upon the foregoing analysis, the estimated market value of the appraised property, subject to renovation as a single-family (two-unit) residential dwelling, as of June 19, 2002, the effective date of valuation, is as follows:

4,271 square feet- GBA x $ 122.50 p/sq.ft. = $ 523,197

ROUNDED:
FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS
($ 525,000.00)

(B) MARKET VALUE - "Subject to Renovation as a Four-Unit Condo Building"

Referencing project development documents provided the Appraisers, the condominium development option could be basically described as an upscale renovation with four (4) condo units on each of the four levels. A Mezzanine or partial fourth floor would be incorporated with the third floor unit. The building would comprise 4,271 square feet of Gross Floor Area with 3,813 square feet of Net Floor Area. The respective unit sizes for the subject are 885 sq. ft., 793 sq.ft., 844 sq. ft. and 1,291 square feet. The total renovation costs are projected at $ 631,173.

Based upon our review of the condominium market within the immediate Columbia Heights neighborhood, we have identified three (3) sales within low-density projects in close proximity to the subject property. The most relevant of these projects is the Lamont Condominiums located in the same block as the subject property. We have also identified several sales in the Fairmont Condominium (at 11th and Fairmont) and at Fairmont 2 Condo at 1307 Fairmont Street, NW.

In the Comparable Sales Listing to follow, the respective sales are profiled and expressed on the basis of the unit price "Per Square Foot of Gross Finished Area". Following the Sales Listing, we have conducted a generalized analysis pursuant to our final indication of value for the appraised property- subject to renovation as a four unit condominium project.

CONDOMINIUM SALES LISTING

Sale #1

Property Address: 1038 Lamont Street, N.W. (The Lamont Condominiums)
Legal Description: Square 2845
Date of Sale: September 12, 2001
Total Consideration: $ 205,350
Comments: A three-story and english basement, brick, multi-unit building originally constructed circa 1910. Property was completely renovated in 2001 as a 6-unit condo building. According to the developer, the building contains 3,865 square feet of Gross Finished Area with unit sizes ranging from 550 to 815 square feet. The units were sold during the period of Sept. to December of 2001 . A synopsis of the sales are as follows:

#	Size	Sales Price	Unit Price
Unit 1A	550 sq. ft.	$121,500	$221 p/ sq. ft.
Unit 1B	800 sq. ft.	$205,350	$257 p/ sq. ft. (Duplex)
Unit 2A	600 sq. ft.	$134,219	$224 p/ sq. ft.
Unit 3A	575 sq. ft.	$131,240	$221 p/ sq. ft.
Unit 3B	525 sq. ft.	$ 91,981	$175 p/ sq. ft.
Unit T1	815 sq. ft.	$129,500	$159 p/ sq. ft. (Basement)
Average	644 sq.ft	$135,632	$211

Sale #2

Property Address: 1307 Fairmont Street, N.W. (Fairmont 2 Condo)
Legal Description: Square 2860, Lot 2003
Date of Sale: March 1, 2002
Total Consideration: $ 220,000
Comments: A duplex condo unit located in a three-story and english basement, brick, multi-unit building originally constructed circa 1900. Property was completely renovated in 1995; three bedroom with 1.5 bathrooms and contains 1,875 square feet of finished area.

Sales Price Per Square Foot of Gross Finished Area: $ 117.33

Sale #3

Property Address: 1080 Fairmont Street, N.W. (The Fairmont)
Legal Description: Square 2863, Lot 817
Date of Sale: March 1, 2002
Total Consideration: $ 220,000
Comments: A one bedroom condo uniit located in a three-story and english basement, brick, multi-unit building originally constructed circa 1940. Property is currently under construction; unit comprises 675 square feet. Building will have Laundry Room and off-street parking. Proposed prices for the remaining units range from 172 to $222 per square foot.

Sales Price Per Square Foot of Gross Finished Area: $ 192.00

VALUATION SUMMARY- "Subject to Renovation as a Four-Unit Condominium Building"

In finalizing the unit value estimate for the appraised property- subject to renovation as a condominium building, the Lamont Condominiums are afforded greatest weight in this analysis. Sale #2, the Fairmont 2 Condo, located at 1307 Fairmont Street is a much larger condo unit, and is afforded lessened weight in this analysis. Sale # 3, the Fairmont Condo is an instructive sale of a new condo project, located approximately five (5) blocks south of the subject property.

The principal adjustment considerations appicable to this analysis are "time" and utility. The Lamont and Fairmont Condominiums are corner properties with greater visibility, light and exposure and are generally superior to the subject. Adjustment factors as applied in this analysis reflect the Appraiser's value judgments with respect to the factors as outlined heretofore.

Comparable Sale #1, the Lamont Condominiums conveyed at the average rate of $211.00 per square foot of Gross Finished Area. The units are generally smaller than the subject units and have superior utility. As stated, the property has superior visibility and exposure. A nominal time adjustment factor would be applicable to this sale. A downward adjustment of approximately 10 percent would be deemed applicable to this sale resulting an indicated unit price of approximately $190 per square foot.

Comparable Sale #2, 1020 Fairmont Street., conveyed at the rate of $ 192.00 per square foot of Gross Building Area. Building considered to have slightly superior visibility/exposure' however' the sales price are indicative of pre-construction prices and would be slightly depressed over those for a completed project. There is no significant overall adjustment applicable to this sale.

Based upon our analysis of the comparable sales as presented we have concluded unit prices for the subject building of $190.00 per square foot of Gross Finished Area. This factor takes into account the lessened utility and marketability of the basement condo unit, which could not command prices commensurate with the upper level. It is noted, the larger third floor (and Mezzanine) level would have slightly less utility than the first and second levels. According to the Cost estimate provided by the project developer, the appraised property-- upon renovation will contain 3,813 square feet of Gross Finished Area. Thus, based upon the foregoing analysis, the estimated market value of the appraised property, subject to renovation as a four-unit condominium project, as of June 19, 2002, the effective date of valuation, is as follows:

3,813 square feet- GFA x $ 190 p/sq.ft. = $ 724,470

ROUNDED:

SEVEN HUNDRED TWENTY FIVE THOUSAND DOLLARS

($ 725,000.00)

Respectfully submitted,

Morris E. James, A.S.A.
Certified General Real Property Appraiser

District of Columbia License #10022

Lindell B. Younger, A.S.A.
Certified General Real Property Appraiser

District of Columbia, License #10057

CERTIFICATION

I certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions and conclusions are limited only to the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one other than the undersigned prepared the analyses conclusions and opinions as set forth in this appraisal report.
- The American Society of Appraisers conducts a mandatory program of continuing education for its designated members. Senior members meeting the minimum standards of this program are awarded periodic educational certification. The undersigned has been certified under this program. Furthermore, the preparer is appropriately State Certified within the District of Columbia to appraise the subject property.
- Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Morris E. James, ASA
Certified Gen. Appraiser #10022

Lindell B. Younger, ASA
Certified Gen. Appraiser #10057

ADDENDA

APPRAISERS PROFESSIONAL QUALIFICATIONS

RESUME OF PROFESSIONAL QUALIFICATIONS

MORRIS E. JAMES, ASA

PROFESSIONAL DESIGNATION AND CERTIFICATIONS

ASA – Accredited Senior Real Property Appraiser, Member No. 006216

Certified General Real Property Appraiser – District of Columbia License No. 10022

EDUCATION

Bachelor of Science Degree, Central State University, Wilberforce, Ohio (1956)

Graduate Certificate Real Estate and Urban Development, American University, Washington, DC (1977)

Core Courses:

Real Estate Law; Land Planning and Use; Real Estate Market Analysis; Low and Moderate Income Housing; Real Estate Transactions; Mortgage Banking; Property Management II; Seminar in Housing and Urban Development; Internship Project in Urban Feasibility Analysis.

SPECIALIZED REAL ESTATE/APRAISAL EDUCATION

Appraisal Institute

Course I, Basic Principles and Techniques
Courses I-A & I-B Capitalization Theory and Techniques, Parts A & B
Courses II – I, Case Studies
Course II – II, Valuation Analysis and Report Writing
Course IV, Litigation Valuation
Course 700 (Litigation Valuation Overview)

American Society of Appraisers

Course RP – 203, Income Property Valuation – Advanced
Professional Ethics and Standards
Uniform Standards of Professional Appraisal Practice (USPAP)-1992,1995,1998

Society of Real Estate Appraisers

Course 101, Introduction to Real Estate Appraising
Course 201, Principles of Income Property Appraising
Course R – 2, Residential Valuation

PROFESSIONAL EXPERIENCE

1981 – Present: Principal, Morris E. James & Associates, Real Property Apraisers

1971 – 1980: Appraiser/Associate, Ernest T. Eiland, Inc., Realtor/Appraiser

1966 – 1971: Residential/Commercial Real Estate Assessor, Department of Finance and Revenue, District of Columbia Government

PROFESSIONAL ORGANIZATIONAL AFFILIATIONS

American Society of Appraisers (ASA)

(Past)

- State Director, ASA, District of Columbia, Chapter #55
- First Vice President, DC Chapter #55
- Legislative Liaison Co-Chairman, DC Chapter #55
- State Coalition Representative

REPRESENTATIVE CLIENTS (Partial Listing)

Bank/Financial Organizations:

American Security Bank; American Security Corporation; Industrial Bank of Washington; Inter-American Development Bank; National Co-operative Bank; Dominion Bank of Washington; Independence Federal Savings Bank; Standard Federal Savings and Loan; Consumers United Insurance Company; Aetna Life Insurance Company; First National Bank; Equitable Life Insurance Company; Maryland National Bank; Citicorp Savings Bank; Capital Bank; Nations Bank; Resolution Trust Corporation (RTC); Federal Deposit Insurance Corporation (FDIC); Trustbank Federal Savings Bank; John Hanson Federal Savings Bank.

Government Agencies/ Institutions:

District of Columbia Government (numerous agencies); Federal General Services Administration; IRS (Internal Revenue Services); The American University; Howard University; University of the District of Columbia; Marshall Heights Community Dev. Corp.; Anacostia Economic Dev. Corp.; The Maryland – National Capital Park and Planning Commission; Prince George's County Economic Dev. Corp.; Peoples Involvement Corp.; HUD (Housing and Urban Development) "Fast Track" Appraisal Panel, Numerous Attorneys, Developers and Tenant Associations; Numerous Churches, Embassies, Public Schools and Special Purpose Type Properties.

COURT/INSTITUTION REPRESENTATION

Qualified Expert Witness
Superior Court of the District of Columbia (Civil/Probate Divisions)
Superior Court of the District of Columbia, Tax Court

Expert Witness/Lecturer
District of Columbia Board of Equalization and Review

Consultant to:
District of Columbia Public Schools
District of Columbia Department of Finance and Revenue
District of Columbia Department of Housing and Community Development

Member/Vice-Chairman - District of Columbia Board of (Real Estate Tax) Equalization and Review (1978-1983)

RESUME OF
PROFESSIONAL QUALIFICATIONS
OF
LINDELL BRYAN YOUNGER, A.S.A.

EDUCATION UNDERGRADUATE – Bachelor of Science, Accounting,
North Carolina Agricultural & Technical State University
Greensboro, North Carolina (1981)

ASSOCIATE DEGREE – Military Science
North Carolina Agricultural & Technical State University
Greensboro, North Carolina (1981)

PROFESSIONAL AFFILIATIONS

Accredited Senior Member – American Society of Appraisers
(A.S.A. Designation)

President, Washington, D.C. Metro Area Chapter - A.S.A.
June 1997 - June 1998

State Director, District of Columbia
June 1998 - June 2001

SPECIAL APPRAISAL EDUCATION

American Society of Appraisers
- Principles of Appraisal Practice and Code of Ethics
- Uniform Standards of Professional Appraisal Practice (1990)
- Uniform Standards of Professional Appraisal Practice (1995)
- Uniform Standards of Professional Appraisal Practice (1998)
- The Zoning Factor in Highest and Best Use Analysis
- Forensic Real Property Appraising

American Institute of Real Estate Appraisers
- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Capitalization Theory and Techniques, Part A
- Capitalization Theory and Techniques, Part B
- Standards of Professional Practice
- Case Studies in Real Estate Valuation
- Litigation Valuation Overview
- Apartment Appraisal - Concepts and Applications

PROFESSIONAL EXPERIENCE

April 1986 – Present
Senior Appraiser and Consultant
Morris E. James and Associates, Washington, D.C.

Responsible for the preparation of valuation analyses on various type properties with specific concentration on multi-family residential, commercial and properties within the Washington Metropolitan Area for various lending institutions to include banks, savings and loans and insurance companies. Also, assisted in the preparation of Re-use Appraisals, Economy Act Valuations and Fair Market Valuations for the District of Columbia's Departments of Housing and Community Development, Office of Business and Economic Development and Administrative Services.

On List of Appraisal Panels

D.C. Department of Housing and Community Development
D.C. Department of Administrative Services
D.C. Public Schools
D.C. Superior Court – Probate Division
Numerous Financial Institutions

July 1985 – March 1986

Accountant, Department of Administrative Services
Government of the District of Columbia

Responsible for the preparation of financial statements, and maintenance of accounting records of various accounts for the Department to include Surplus Real Property, leased-fee properties and numerous contractual agreements. Entry, maintenance and updating of those accounts into the automated Financial Management system.

February 1982 – February 1985

Commissioned Officer – United States Army

APPRAISAL CERTIFICATION/LICENSURE

Certified General Real Property Appraiser, District of Columbia; License No. 10057, effective January 1, 1992.

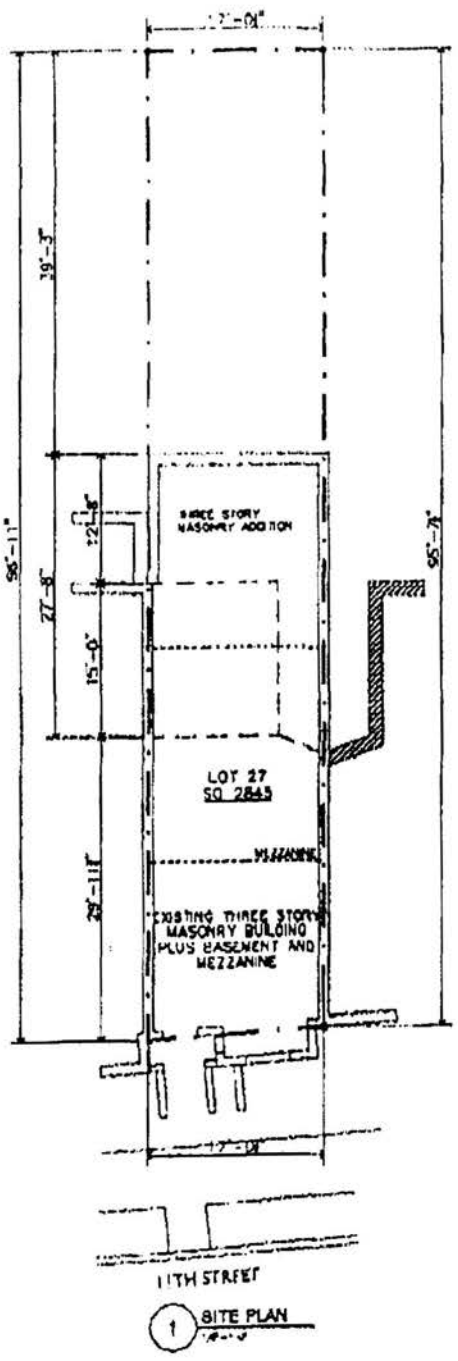
COURT/INSTITUTION REPRESENTATION

Qualified Expert Witness – District of Columbia Superior Court
(Civil/Probate Divisions) and Tax Court

Lecturer - Numerous Educational Institutions, Government Agencies and Professional Organizations.

Approved Expert Witness D.C. Board of (Real Estate) Tax Appeal and Equalization
Represented numerous clients before the Board of Real Estate of Tax Appeal and in Pre-trial Mediation proceedings.

BUILDING FLOOR PLANS



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RENOVATION OF

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ISSUE: 02/27/02

REVISED:

THIS/ALL PROJECTS/

SHEET:

LIST OF DRAWINGS

ARCHITECTURAL

CO	COVER
SE	SOIL AND EROSION PLAN AND DETAILS
A-1	BASEMENT FLOOR
A-2	FIRST FLOOR
A-3	SECOND, THIRD AND FOURTH FLOORS
A-4	FIFTH FLOOR
A-5	MEZZANINE LEVEL
A-6	SECTION
A-7	FRONT FACADE
A-8	REAR FACADE

STRUCTURAL

S-1 - ROOF FRAMING PLAN

ELECTRICAL

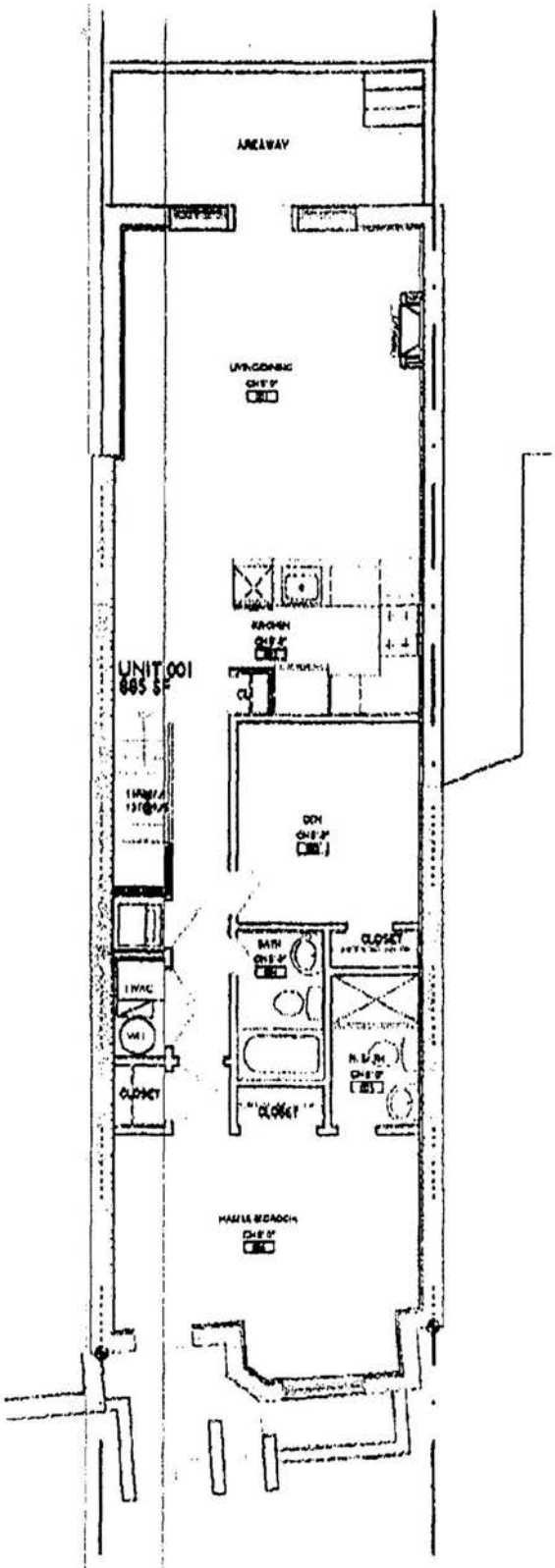
E-1 - BASEMENT, FIRST, SECOND, THIRD FLOOR ELECTRICAL PLANS AND SYMBOLS.

MECHANICAL, PLUMBING

M-1 - BASEMENT, FIRST, SECOND, THIRD FLOOR MECHANICAL PLANS SCHEDULE/SYMBOLS

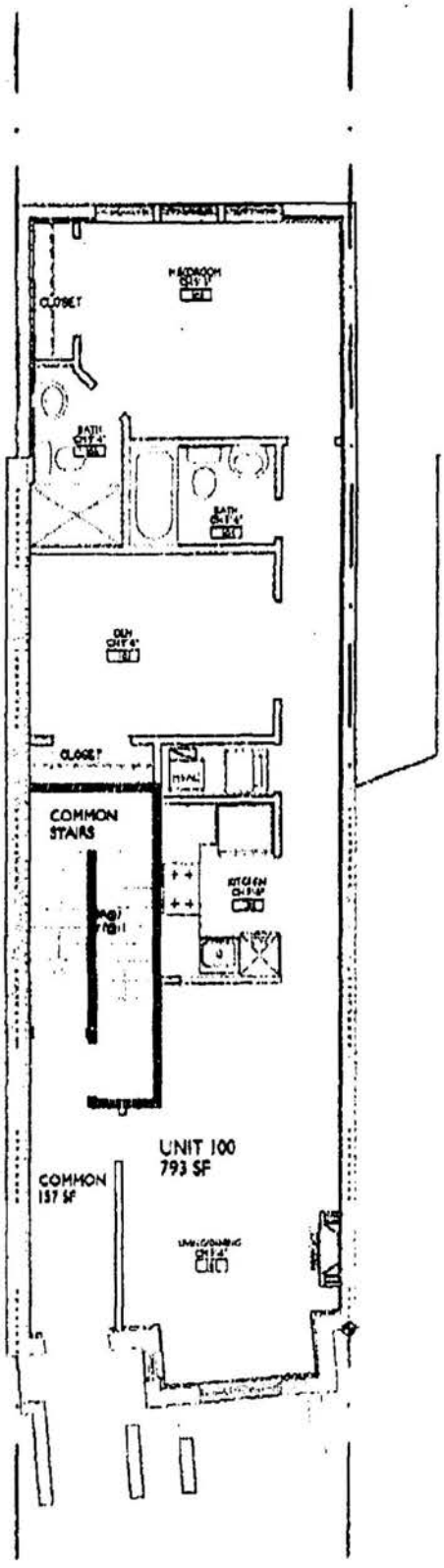
P-1 - BASEMENT, FIRST, SECOND, THIRD, FLOOR PLUMBING PLANS

EMP - GAS, PLUMBING, ELECTRICAL WATER RISER DIAGRAMS, NOTES AND SYMBOLS



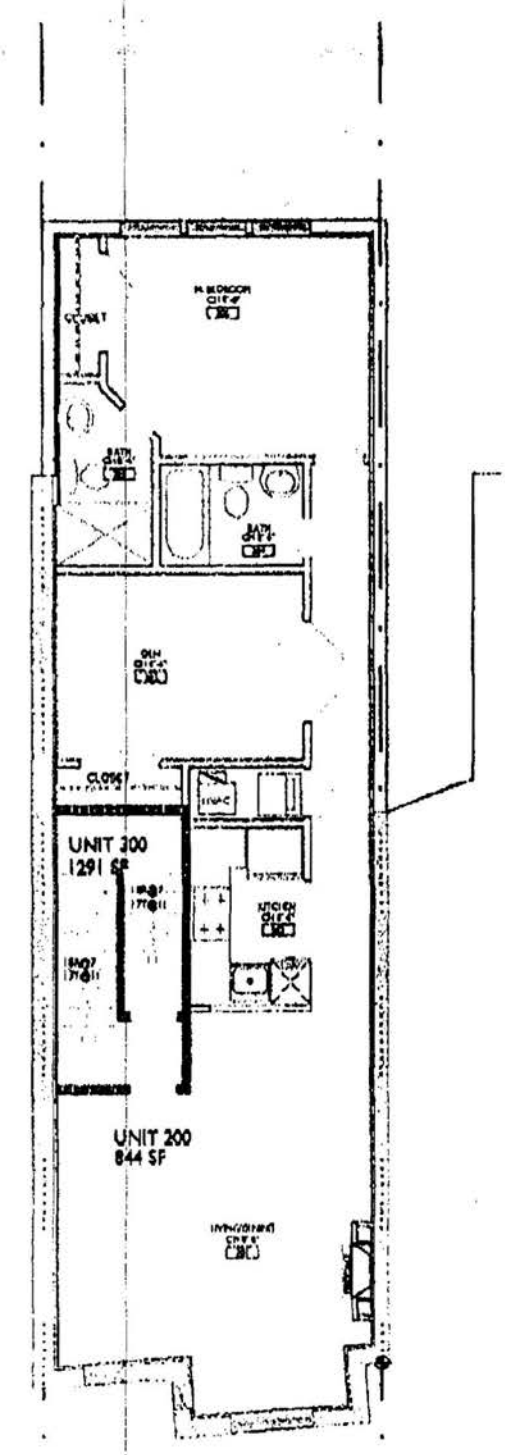
1 BASEMENT
1/4" = 1'-0"

Apt #1



2 FIRST FLOOR
1/4" = 1'-0"

Apt #2



Apt #3

3 SECOND FLOOR
1/4" = 1'-0"

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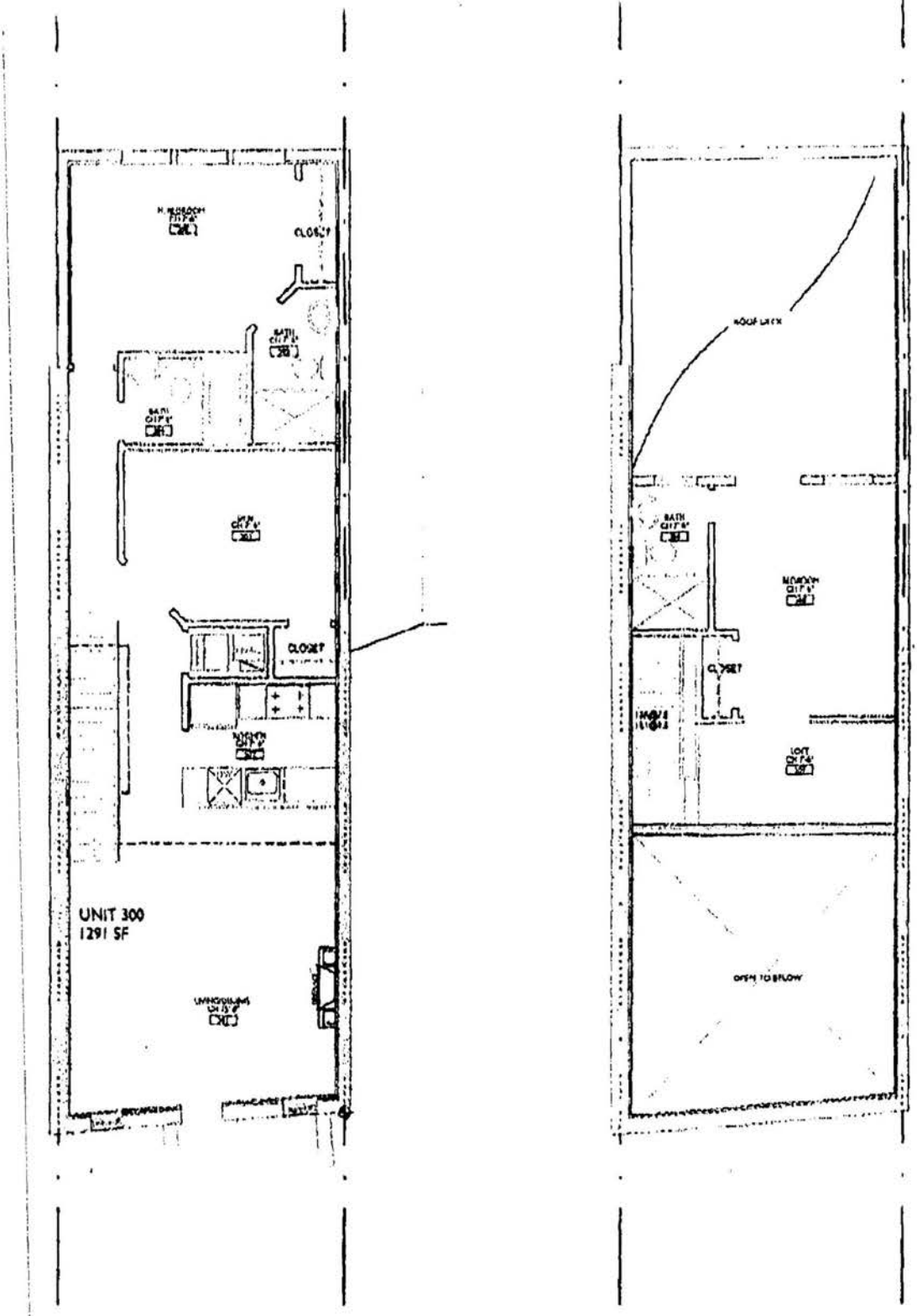
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← Apt #4 →

1 THIRD FLOOR
1/4"=1'-0"

2 MEZZANINE
1/4"=1'-0"

PROJECT DEVELOPMENT COSTS

Cost Estimate

Job Name	3221 11th Street, NW	Schedule	9 Months
Architect	Zahn Design Architects	GSF	4,271
Date of Estimate	06/19/02	NSF	3,813
Description	Full Gut Rehab, Moderate - Upscale	Units	2

Division	$/GSF	$/NSF	$/Unit	Total	Comments
1. General Requirements	3.16	3.54	6,750	13,500	Supervision 1,500 / Mo for nine months
2. Site Work	0.94	1.05	2,000	4,000	Fencing & Landscaping
3. Concrete	3.75	4.20	8,000	16,000	Repair Basement Floor
4. Masonry	5.62	6.29	12,000	24,000	Repair Front Fascade, New Back Fascade
6. Wood & Plastic					
6001 Rough Carpentry	13.58	15.21	29,000	58,000	Totally new interior
6200 Finish Carpentry	2.34	2.62	5,000	10,000	
7. Thermal & Moisture (Roofing)					
7200 Insulation	0.94	1.05	2,000	4,000	
7800 Roofing	1.87	2.10	4,000	8,000	New Roof
8. Doors & Windows					
8100 Entry Doors	0.70	0.79	1,500	3,000	2 Main, 3 Rear
8220 Interior Doors	0.70	0.79	1,500	3,000	
8500 Windows	2.81	3.15	6,000	12,000	
9. Finishes					
9250 Gypsum Wallboard/Paint	5.85	6.56	12,500	25,000	
9300 Tile	1.40	1.57	3,000	6,000	
9650 Resilent Flooring	0.28	0.31	600	1,200	
9680 Carpeting/Wood Floors	3.28	3.67	7,000	14,000	Carpet Standard - Hardwood upgrade
10. Specialties					
Demotion - Initial	2.81	3.15	6,000	12,000	
Ongoing Cleanup	2.81	3.15	6,000	12,000	
11. Equipment					
11452 Refrigerators	0.59	0.66	1,250	2,500	Require better appliances for SF House
11453 Disposals	0.04	0.04	75	150	
11454 Dishwashers	0.30	0.34	650	1,300	
11455 Range Hood	0.00	0.00	0	0	
11456 Range	0.47	0.52	1,000	2,000	
11457 Microwave Ovens	0.21	0.24	450	900	
Kitchen Sink/Faucet	0.04	0.04	75	150	
Bath Tub/Vanity/Toilet/Acc	0.70	0.79	1,500	3,000	Same number of bathrooms in SF house
Washer / Dryer	1.03	1.15	2,200	4,400	
12. Furnishings					
12300 Kitchen Cabinets	1.40	1.57	3,000	6,000	Bigger, better cabinets for SF House
12301 Countertops	0.70	0.79	1,500	3,000	
15. Mechanical					
15400 Plumbing	3.28	3.67	7,000	14,000	Same number of baths -- fewer kitchens
15410 Water & Sanitary Service	2.81	3.15	6,000	12,000	
15510 Sprinkler	2.81	3.15	6,000	12,000	
15600 HVAC	3.28	3.67	7,000	14,000	Same square footage - fewer mechanicals
16. Electrical					
16100 Electrical	3.51	3.93	7,500	15,000	
16110 Electrical Service	4.68	5.25	10,000	20,000	
17. Permits	2.34	2.62	5,000	10,000	
18. Contingency @ 15%	12.16	13.62	25,958	51,915	
Subtotal	93.20	104.38	199,008	398,015	

Cost Estimate

Job Name	3221 11th Street, NW	Schedule	8 Months
Architect	Zahn Design Architects	GSF	4,271
Date of Estimate	06/19/02	NSF	3,813
Description	Full Gut Rehab, Moderate - Upscale	Units	2

Division	$/GSF	$/NSF	$/Unit	Total	Comments
Builders Overhead @ 10%	9.32	10.44	19,901	39,802	
Total Construction Costs	**102.52**	**114.82**	**218,908**	**437,817**	
Acquisition Costs	8.20	9.18	17,500	~~35,000~~ 86,240	AW BY/SDG
Soft Costs	8.43	9.44	18,000	36,000	
Construction Period Interest	4.85	5.43	10,348	20,697	
Total Costs	**123.99**	**138.87**	**264,757**	~~529,513~~ 580,753	AW BY/SDG

Cost Estimate

Job Name	3221 11th Street, NW	Schedule	8 Months
Architect	Zahn Design Architects	GSF	4,271
Date of Estimate	06/19/02	NSF	3,813
Description	Full Gut Rehab, Moderate - Upscale	Units	4

Division	$/GSF	$/NSF	$/Unit	Total	Comments
1. General Requirements	3.16	3.54	500	13,500	Supervision 1,500 / Mo for nine months
2. Site Work	0.94	1.05	1,000	4,000	Fencing & Landscaping
3. Concrete	3.75	4.20	4,000	16,000	Repair Basement Floor
4. Masonry	5.62	6.29	6,000	24,000	Repair Front Fascade, New Back Fascade
6. Wood & Plastic					
6001 Rough Carpentry	14.99	16.78	16,000	64,000	Totally new interior
6200 Finish Carpentry	2.34	2.62	2,500	10,000	
7. Thermal & Moisture (Roofing)					
7200 Insulation	0.94	1.05	1,000	4,000	
7800 Roofing	1.87	2.10	2,000	8,000	New Roof
8. Doors & Windows					
8100 Entry Doors	0.94	1.05	1,000	4,000	4 Interior, 1 Main, 4 Rear
8220 Interior Doors	0.94	1.05	1,000	4,000	
8500 Windows	2.81	3.15	3,000	12,000	
9. Finishes					
9250 Gypsum Wallboard/Paint	7.49	8.39	8,000	32,000	
9300 Tile	1.40	1.57	1,500	6,000	
9650 Resilent Flooring	0.28	0.31	300	1,200	
9680 Carpeting/Wood Floors	3.28	3.67	3,500	14,000	Carpet Standard - Hardwood upgrade
10. Specialties					
Demotion - Initial	2.81	3.15	3,000	12,000	
Ongoing Cleanup	2.81	3.15	3,000	12,000	
11. Equipment					
11452 Refrigerators	0.84	0.94	900	3,600	Basic appliance set standard -
11453 Disposals	0.05	0.05	50	200	stainless steel is upgrade
11454 Dishwashers	0.42	0.47	450	1,800	
11455 Range Hood	0.00	0.00	0	0	
11456 Range	0.75	0.84	800	3,200	
11457 Microwave Ovens	0.42	0.47	450	1,800	
Kitchen Sink/Faucet	0.07	0.08	75	300	
Bath Tub/Vanity/Toilet/Acc	0.70	0.79	750	3,000	
Washer / Dryer	1.03	1.15	1,100	4,400	
12. Furnishings					
12300 Kitchen Cabinets	1.87	2.10	2,000	8,000	White cabinets / formica countertop
12301 Countertops	0.94	1.05	1,000	4,000	standard - Cherry / Granite upgrades
15. Mechanical					
15400 Plumbing	3.75	4.20	4,000	16,000	
15410 Water & Sanitary Service	2.81	3.15	3,000	12,000	
15510 Sprinkler	2.81	3.15	3,000	12,000	
15600 HVAC	4.21	4.72	4,500	18,000	
16. Electrical					
16100 Electrical	4.21	4.72	4,500	18,000	
16110 Electrical Service	4.68	5.25	5,000	20,000	
17. Permits	2.34	2.62	2,500	10,000	
18. Contingency @ 15%	13.24	14.83	13,706	56,550	
Subtotal	101.52	113.70	105,081	433,550	

Cost Estimate

Job Name	3221 11th Street, NW	Schedule	8 Months
Architect	Zahn Design Architects	GSF	4,271
Date of Estimate	06/19/02	NSF	3,813
Description	Full Gut Rehab, Moderate - Upscale	Units	4

Division	$/GSF	$/NSF	$/Unit	Total	Comments
Builders Overhead @ 10%	10.15	11.37	10,839	43,355	
Total Construction Costs	**111.67**	**125.07**	**115,920**	**476,905**	
Acquisition Costs	8.20	9.18	8,750	~~35,000~~ $6,240 AW BY SMG	
Soft Costs	11.24	12.59	12,000	48,000	
Construction Period Interest	4.69	5.25	5,007	20,028	
Total Costs	**135.80**	**152.09**	**144,983**	~~579,933~~ 631,173 AW BY SMG	