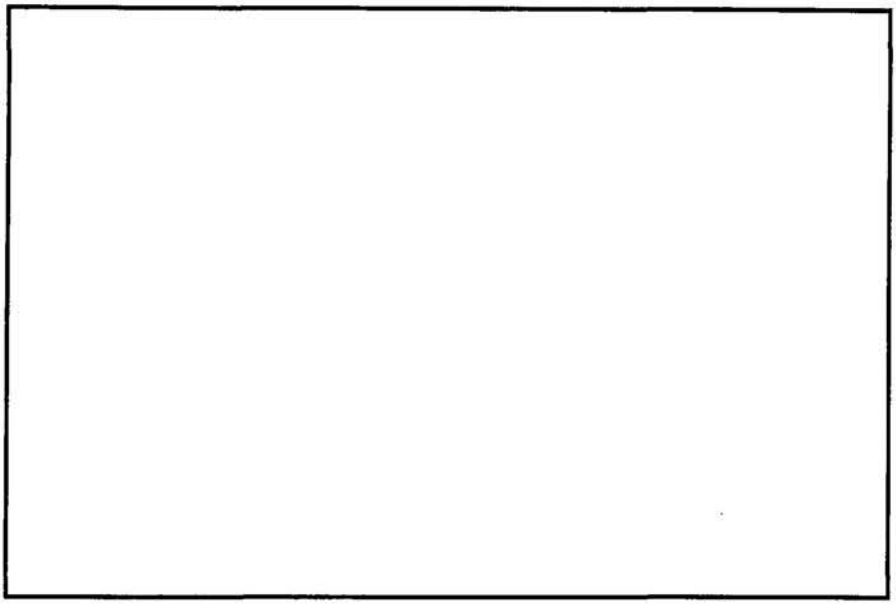
Borrower/Client HORTON				File No. 507OSTNW
Property Address 507 O ST., NW				
City WASHINGTON	County N/A		State DC	Zip Code 20001
Lender NA/HORTON				

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Board of Zoning Adjustment
District of Columbia
CASE NO. 16983
EXHIBIT NO. 38A2

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	507 O ST., NW
	Legal Description	LOT 0037 SQUARE 0479 SD: OLD CITY #2
	City	WASHINGTON
	County	N/A
	State	DC
	Zip Code	20001
	Census Tract	0048.01
	Map Reference	10B12DC
SALES PRICE	Sale Price	$ 197,000
	Date of Sale	09-26-02
CLIENT	Borrower / Client	HORTON
	Lender	NA/HORTON
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,800
	Price per Square Foot	$ 109.44
	Location	OLD CITY #2
	Age	102YRS+/-
	Condition	FAIR
	Total Rooms	0
	Bedrooms	0
	Baths	0
APPRAISER	Appraiser	WILBERT WATKINS, CREA,CRA
	Date of Appraised Value	03-24-03
VALUE	Final Estimate of Value	$ 200,000

Borrower HORTON			File No. 507OSTNW
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal conforms to one of the following definitions:

☒ Complete Appraisal
The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.

☐ Limited Appraisal
The act or process of estimating value, or an estimation of value, performed under and resulting from invoking the Departure Provision.

This Report is one of the following types:

☐ Self Contained Report
A written report prepared under Standards Rule 2-2(A) of a complete or limited appraisal performed under Standard 1.

☒ Summary Report
A written report prepared under Standards Rule 2-2(B) of a complete or limited appraisal performed under Standard 1.

☐ Restricted Report
A written report prepared under Standards Rule 2-2(C) of a complete or limited appraisal performed under Standard 1.

Comments on Appraisal and Report Identification

Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

SEE ADDENDUM.

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description — File No. 507OSTNW

SUBJECT

Property Address 507 O ST., NW | City WASHINGTON | State DC | Zip Code 20001
Legal Description LOT 0037 SQUARE 0479 SD: OLD CITY #2 | County N/A
Assessor's Parcel No. 0479//0037 | Tax Year 2002 | R.E. Taxes $ 721.00 | Special Assessments $ 0.00
Borrower HORTON | Current Owner RENOVATION LLC | Occupant: [X] Owner [ ] Tenant [ ] Vacant
Property rights appraised [X] Fee Simple [ ] Leasehold | Project Type [ ] PUD [ ] Condominium (HUD/VA only) | HOA $ /Mo.
Neighborhood or Project Name OLD CITY #2 | Map Reference 10B12DC | Census Tract 0048.01
Sale Price $ 197,000 | Date of Sale 09-26-02 | Description and $ amount of loan charges/concessions to be paid by seller N/A
Lender/Client NA/HORTON | Address 507 O ST.,NW, WASHINGTON DC 20001
Appraiser WILBERT WATKINS, CREA,CRA | Address P.O. BOX 55471, WASHINGTON, DC 20040

NEIGHBORHOOD

					Single family housing			Present land use %		Land use change
Location	[X] Urban	[ ] Suburban	[ ] Rural	Predominant occupancy	PRICE $(000)		AGE (yrs)	One family	90	[X] Not likely [ ] Likely
Built up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	[X] Owner	150	Low	NEW	2-4 family	2	In process
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	[ ] Tenant	999	High	250	Multi-family	2	To:
Property values	[ ] Increasing	[X] Stable	[ ] Declining	[X] Vacant (0-5%)	Predominant			Commercial	1	
Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply	[ ] Vac.(over 5%)	197		102	VACANT	5	
Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.							

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: SUBJECT IS BORDERED W BY 7TH ST., NW, N BY RT 1(RHODE ISLAND AVE), E BY N CAPT AVE.AND S BY RT 50/RT 1

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
PROPERTIES IN THIS LOCATION CONSIST OF A VARIETY OF ARCHITECTURAL STYLES AND TYPES AND ERECTED ON TYPICAL SUBURBAN SITES. THEY APPEAR TO RECEIVE AVERAGE MARKET ACCEPTANCE. THERE ARE NO KNOWN LOCATIONAL FACTORS WHICH MIGHT ADVERSELY AFFECT MARKETING OR VALUE. EMPLOYMENT AND SUPPORT SERVICES ARE IN TYPICAL PROXIMITY TO THE SUBJECT. EMPLOYMENT APPEARS TO BE GENERALLY STABLE.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
INTEREST RATES ARE HOLDING AT 07.0% TO 08.0% AT THIS TIME. DISCOUNT POINTS VARY FROM 00 TO 03%. ADJUSTABLE RATES STARTING AT 06.5% ARE AVAILABLE AT THIS TIME. IT IS CUSTOMARY FOR SELLERS TO PAY A PORTION OF THE PURCHASER'S CLOSING COSTS IE.(LOAN DISCOUNT POINTS.)

PUD

Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? [ ] Yes [ ] No
Approximate total number of units in the subject project N/A | Approximate total number of units for sale in the subject project N/A
Describe common elements and recreational facilities: N/A

SITE

Dimensions PLAT UNAVAILABLE AT DATE OF INSPECTION.
Site area 2,283SF+/- | Corner Lot [ ] Yes [X] No
Specific zoning classification and description R4(RESIDENTIAL)
Zoning compliance [X] Legal [ ] Legal nonconforming (Grandfathered use) [ ] Illegal [ ] No zoning
Highest & best use as improved: [X] Present use [ ] Other use (explain)

Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Street	ASPHALT	[X]	[ ]
Gas	[X]		Curb/gutter	CONCRETE	[X]	[ ]
Water	[X]		Sidewalk	CONCRETE	[X]	[ ]
Sanitary sewer	[X]		Street lights	ELECTRIC	[X]	[ ]
Storm sewer	[X]		Alley	NONE	[ ]	[ ]

Topography GENTLY ROLLING
Size TYPICAL
Shape RECTANGULAR
Drainage APPARENTLY ADEQUATE
View NGHD
Landscaping TYPICAL FOR THE AREA
Driveway Surface CONCRETE
Apparent easements TYPICAL OF THE AREA
FEMA Special Flood Hazard Area [ ] Yes [X] No
FEMA Zone X | Map Date 11/15/1985
FEMA Map No. 1100010020B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): STANDARD EASEMENT UTILITIES ARE PRESUMED TO EXIST. NO ADVERSE FACTORS WERE NOTED. SITE IS TYPICAL OF THE NEIGHBORHOOD.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	MASONRY	Slab	YES	Area Sq. Ft.	N/A	Roof	NO
No. of Stories	2	Exterior Walls	BRICK	Crawl Space	NO	% Finished		Ceiling	NO
Type (Det./Att.)	ATTACHED	Roof Surface	COMP SHGL	Basement	NO	Ceiling		Walls	NO
Design (Style)	COLONIAL	Gutters & Dwnspts.	METAL	Sump Pump	NONE OBSR	Walls		Floor	NO
Existing/Proposed	EXISTING	Window Type	DBL HNG	Dampness	NONE OBSR	Floor		None	NO
Age (Yrs.)	102	Storm/Screens	YES/YES	Settlement	NONE OBSR	Outside Entry		Unknown	N/A
Effective Age (Yrs.)	10-15	Manufactured House	NO	Infestation	NONE OBSR				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement	SEE AD	0	0	0	0	0	0	0	0	0		N/A
Level 1	SEE AD	0	0	0	0	0	0	0	0	0		1,800
Level 2	SEE AD	0	0	0	0	0	0	0	0	0		425
	SEE AD											

Finished area above grade contains: 0 Rooms; Bedroom(s); 0 Bath(s); 2,225 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	NONE	Type	NO	Refrigerator	[ ]	None	[ ]	Fireplace(s) #		None	[X]
Walls	MASONRY	Fuel	NO	Range/Oven	[ ]	Stairs	[ ]	Patio		Garage	# of cars
Trim/Finish	NONE	Condition	NO	Disposal	[ ]	Drop Stair	[ ]	Deck		Attached	
Bath Floor	NONE	COOLING		Dishwasher	[ ]	Scuttle	[ ]	Porch		Detached	
Bath Wainscot	NONE	Central	NO	Fan/Hood	[ ]	Floor	[ ]	Fence	[X]	Built-In	
Doors	NONE	Other	NO	Microwave	[ ]	Heated	[ ]	Pool		Carport	
		Condition	N/A	Washer/Dryer	[ ]	Finished	[ ]			Driveway	

Additional features (special energy efficient items, etc.): NONE NOTED

COMMENTS

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: THE SUBJECT'S IMPROVEMENT SHOW EVIDENCE OF ADVANCED DEPRECIATION AND DEFERRED MAINTENANCE. THE SUBJECT IS ALSO IN NEED OF MODERN UPGRADES. VALUE ASSUMES THERE ARE NO MECHANICAL OR STRUCTURAL DEFICIENCIES HIDDEN FROM THE VISUAL INSPECTION.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: THERE WERE NO APPARENT EVIDENCE OF ADVERSE ENVIRONMENTAL CONDITIONS ON THE SITE OR IN THE IMPROVEMENTS. SEE ADDENDUM.

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 507OSTNW

COST APPROACH

ESTIMATED SITE VALUE	= $ 35,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): REPLACEMENT COST IS BASED MARSHAL & SWIFT ESTIMATING SERVICE AND MODIFIED BY KNOWN LOCAL COST FACTORS. SEE ADDENDUM FOR SQUARE FOOT CALCULATIONS. NO FUNCTIONAL OR EXTERNAL INADEQUACIES NOTED.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
Dwelling 1,800 Sq. Ft. @$ 105.00	= $ 189,000	
Sq. Ft. @$ 35.00	= 79,170	
	=	
Garage/Carport Sq. Ft. @$	=	
Total Estimated Cost New	= $ 268,170	
Less Physical 93,860 / Functional / External	=$ 93,860	REMAINING ECONOMIC LIFE= 60 YEARS
Depreciated Value of Improvements	=$ 174,310	
"As-is" Value of Site Improvements	=$ 5,000	
INDICATED VALUE BY COST APPROACH	=$ 214,310	

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	507 O ST., NW WASHINGTON	603 P ST., NW WASHINGTON DC		1020 W ST., NW WASHINGTON, DC		146 THOMAS ST., NW WASHINGTON DC	
Proximity to Subject		0.09 miles		0.83 miles		0.62 miles	
Sales Price	$ 197,000		$ 156,000		$ 175,000		$ 220,000
Price/Gross Living Area	$ 109.44 /	$ 86.67 /		$ 140.00 /		$ 151.52 /	
Data and/or Verification Source	INSPECTION PUB REC	MLS/ PUB REC/INSPECTION		MLS/PUB REC/INSPECTION		MLS/PUB REC/INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Sales or Financing Concessions		CASH TYP-NO ADJ		CONV TYP-NO ADJ		CONV TYP-NO ADJ	
Date of Sale/Time		11-02-SETT		03-02-SETT		09-02-SETT	
Location	OLD CITY #2	OLD CITY #2		OLD CITY #2		OLD CITY #2	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	2,283SF+/-	774SF+/-		800SF+/-		1349SF+/-	
View	NGHD	NGHD		NGHD		NGHD	
Design and Appeal	COLO/FAIR	COLO/FAIR		COLO/FAIR		COLO/FAIR	
Quality of Construction	BRICK	BRICK		BRICK		BRICK	
Age	102YRS+/-	102YRS+/-		112YRS+/-		202YRS+/-	
Condition	FAIR	FAIR		FAIR		FAIR	
Above Grade Total Bdrms Baths	0 0 0	6 3 1	-5,000	6 3 1	-5,000	6 3 2	-7,500
Gross Living Area	1,800 Sq. Ft.	1,800 Sq. Ft.	-9,500	1,250 Sq. Ft.	-4,000	1,452 Sq. Ft.	-6,020
Basement & Finished Rooms Below Grade	NO NO	FULL, UNIMPRV NO	-10,000	NO NO		FULL UNIMPRV NO	
Functional Utility	FAIR	AVERAGE	-3,500	AVERAGE	-3,500	FAIR	
Heating/Cooling	NO/NO	HW/NO	-3,500	HW/NO	-3,500	NO/NO	
Energy Efficient Items	STD	STD		STD		STD	
Garage/Carport	STREET	STREET		STREET		STREET	
Porch, Patio, Deck, Fireplace(s), etc.	NO NO	NO 2 FP	-5,000	NO NO		NO NO	
Fence, Pool, etc.	FENCE	NO	+500	NO		NO	+500
KIT EQ	STD KT EQ	STD KT EQ		STD KT EQ		STD KT EQ	
Net Adj. (total)		[ ] + [X] - $	36,000	[ ] + [X] - $	16,000	[ ] + [X] - $	13,020
Adjusted Sales Price of Comparable		Net 23.1 % Gross 23.7 % $	120,000	Net 9.1 % Gross 9.1 % $	159,000	Net 5.9 % Gross 6.4 % $	206,980

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): ALL COMPARABLE SALES ARE SIMILAR IN STYLE AND APPEARANCE AND LOCATED WITHIN CLOSE PROXIMITY TO THE SUBJECT PROPERTY. ALL SALES WERE APPROPRIATELY ADJUSTED FOR ALL VALUE INFLUENCING DISSIMILARITIES. ALL WERE FEE SIMPLE ESTATES AND UNAFFECTED BY COMMON AMENITIES THE ADJUSTED VALUES ACCURATELY BRACKET THE MARKET VALUE OF THE SUBJECT.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	NO PRIOR SALES BROKER INQ	NO PRIOR SALES BROKER INQ	NO PRIOR SALES BROKER INQ	NO PRIOR SALES BROKER INQ

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: RESEARCH INDICATES NO CURRENT SALES HISTORY FOR THE SUBJECT OR IT'S COMPARABLES OTHER THAN REPORTED SALES WITHIN THE LAST YEAR.

INDICATED VALUE BY SALES COMPARISON APPROACH $ 200,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent $ N/A /Mo. x Gross Rent Multiplier = $

RECONCILIATION

This appraisal is made [X] "as is" [ ] subject to the repairs, alterations, inspections or conditions listed below [ ] subject to completion per plans & specifications.

Conditions of Appraisal: THE SUBJECT IS APPRAISED IN AVERAGE CONDITION WITH NO NOTICEABLE ADVERSE CONDITIONS THAT WOULD THE AFFECT THE ESTIMATE OF VALUE.

Final Reconciliation: THE UTILIZED SALES COMPARISON APPROACH MEASURES ACTUAL BUYER-SELLER ACTIVITY IN THE MARKET AND IS THE MOST RELIABLE INDICATOR OF RESIDENTIAL MARKET VALUE. THE EVALUATION OF THE COST AND INCOME APPROACH PROVIDED A GOOD CONFIRMATION FOR THE DERIVED ESTIMATED VALUE.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6-93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 03-24-03

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE $ 200,000

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature	Signature [ ] Did [ ] Did Not Inspect Property
Name WILBERT WATKINS, CRIA/CGA	Name
Date Report Signed March 25, 2003	Date Report Signed
State Certification #	State Certification #
Or State License # 2324 State MD	Or State License # State

Form UA2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

UNIFORM RESIDENTIAL APPRAISAL REPORT
MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	507 O ST., NW WASHINGTON	1507 8TH ST., NW WASHINGTON DC		415 U ST., NW WASHINGTON DC			
Proximity to Subject		0.23 miles		0.57 miles			
Sales Price	$ 197,000		$ 215,000		$ 277,500		$
Price/Gross Living Area	$ 109.44 /1	$ 179.17 /1		$ 193.25 /1		$ /	
Data and/or Verification Sources	INSPECTION PUB REC	MLS/PUB REC/INSPECT		MLS/PUB REC/INSPECT			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Sales or Financing Concessions		CASH TYP-NO ADJ		CONV TYP-NO ADJ			
Date of Sale/Time		07-02-SETT		02--02-SETT			
Location	OLD CITY #2	OLD CITY #2		OLD CITY #2			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site	2,283SF+/-	1900SF+/-		3780SF+/-			
View	NGHD	NGHD		NGHD			
Design and Appeal	COLO/FAIR	COLO/AVG		COLO/AVG			
Quality of Construction	BRICK	BRICK		BRICK			
Age	102YRS+/-	102YRS+/-		102YRS+/-			
Condition	FAIR	AVERAGE	-5,000	AVERAGE	-5,000		
Above Grade Room Count	Total Bdrms Baths 0 0 0	Total Bdrms Baths 7 4 1		Total Bdrms Baths 6 3 1		Total Bdrms Baths	
Gross Living Area	1,800 Sq. Ft.	1,200 Sq. Ft.	+10,620	1,436 Sq. Ft.	+8,260	Sq. Ft.	
Basement & Finished Rooms Below Grade	NO NO	NO NO		FULL,UNIMPRV NO	+5,000		
Functional Utility	FAIR	AVERAGE	-3,500	AVERAGE	-3,500		
Heating/Cooling	NO/NO	FWA/NO	-1,500	HW/NO	-1,500		
Energy Efficient Items	STD	STD		STD			
Garage/Carport	STREET	OSP	-1,500	STREET			
Porch, Patio, Deck, Fireplace(s), etc.	NO NO	NO NO		PORCH(F & B) NO	-3,000		
Fence, Pool, etc.	FENCE	NO	+500	FENCE			
KIT EQ	STD KT EQ	STD KT EQ		STD KT EQ			
Net Adj. (total)		☐ + ☒ - $	380	☒ + ☐ - $	260	☐ + ☐ - $	
Adjusted Sales Price of Comparable		Net 0.2 % Gross 10.5 % $	214,620	Net 0.1 % Gross 9.5 % $	277,760	Net % Gross % $	
Date, Price and Data Source for prior sales within year of appraisal	NO PRIOR SALES BROKER INQ	NO PRIOR SALES BROKER INQ		NO PRIOR SALES BROKER INQ			

COMMENTS

Comments: TWO ADDITIONAL COMAPRABLE SALES WERE SELECTED TO FURTHER JUSTIFY THE DERIVED ESTIMATE OF VALUE.

Form UA2.(AC) — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

Subject Photo Page

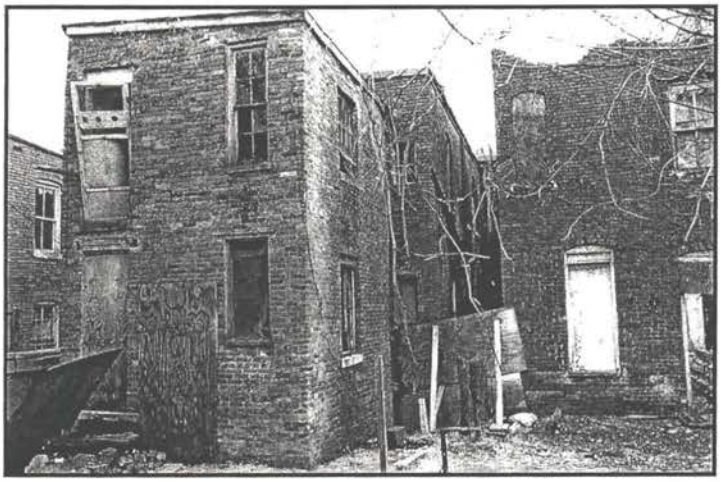
Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			



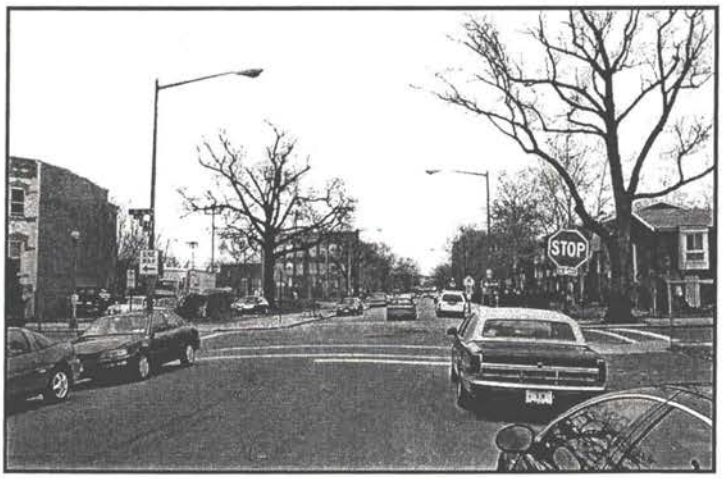
Subject Front

507 O ST., NW

Sales Price	197,000
Gross Living Area	1,800
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	OLD CITY #2
View	NGHD
Site	2,283SF+/-
Quality	BRICK
Age	102YRS+/-



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			



Comparable 1

603 P ST., NW

Prox. to Subject	0.09 miles
Sale Price	156,000
Gross Living Area	1,800
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	OLD CITY #2
View	NGHD
Site	774SF+/-
Quality	BRICK
Age	102YRS+/-



Comparable 2

1020 W ST., NW

Prox. to Subject	0.83 miles
Sale Price	175,000
Gross Living Area	1,250
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	OLD CITY #2
View	NGHD
Site	800SF+/-
Quality	BRICK
Age	112YRS+/-



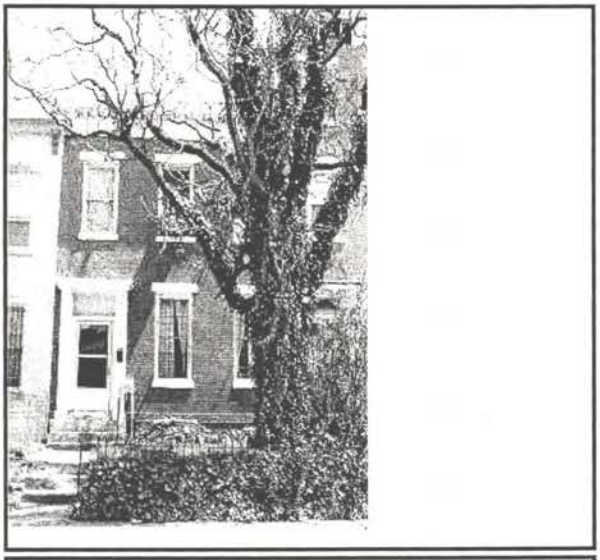
Comparable 3

146 THOMAS ST., NW

Prox. to Subject	0.62 miles
Sale Price	220,000
Gross Living Area	1,452
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	OLD CITY #2
View	NGHD
Site	1349SF+/-
Quality	BRICK
Age	202YRS+/-

Comparable Photo Page

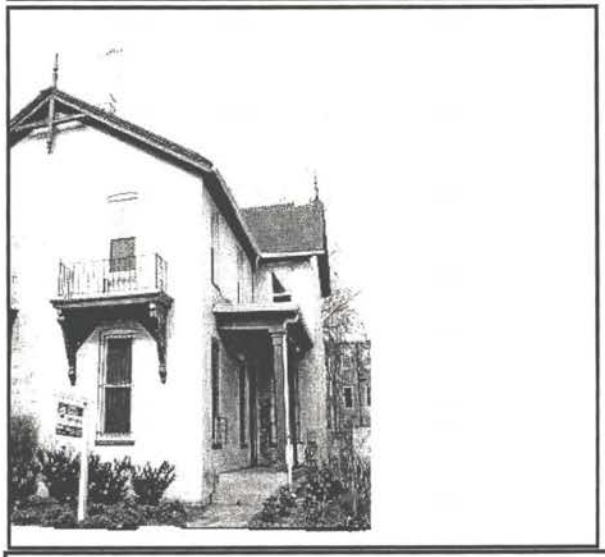
Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			



Comparable 4

1507 8TH ST., NW

Prox. to Subject	0.23 miles
Sale Price	215,000
Gross Living Area	1,200
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1
Location	OLD CITY #2
View	NGHD
Site	1900SF+/-
Quality	BRICK
Age	102YRS+/-



Comparable 5

415 U ST., NW

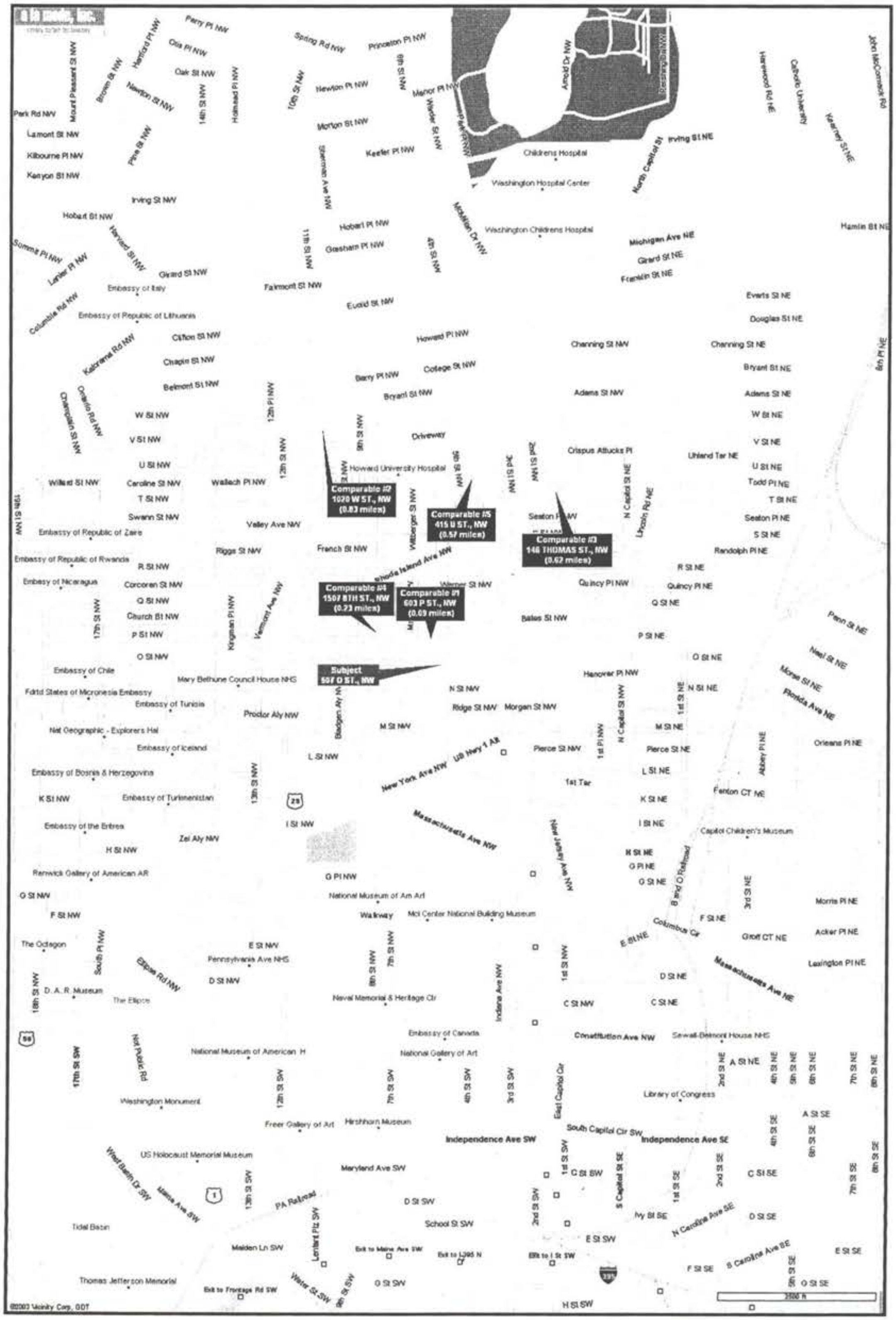
Prox. to Subject	0.57 miles
Sale Price	277,500
Gross Living Area	1,436
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	OLD CITY #2
View	NGHD
Site	3780SF+/-
Quality	BRICK
Age	102YRS+/-

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

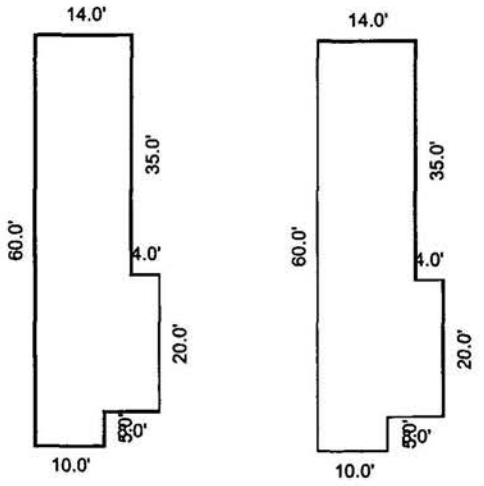
Location Map

Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			



Building Sketch (Page - 1)

Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			



Sketch by Apex IV Windows™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	900.00	
	First Floor	900.00	1800.00
TOTAL LIVABLE	(rounded)		1800

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
10.0 x	60.0	600.00
8.0 x	20.0	160.00
4.0 x	35.0	140.00
10.0 x	60.0	600.00
8.0 x	20.0	160.00
4.0 x	35.0	140.00
6 Calculations Total (rounded)		1800

Borrower HORTON			File No. 507OSTNW
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			

Gross Living Area (GLA)	0 s.f.
Gross Building Area (GBA)	0 s.f.

Areas	Square Footage		
Basement	0	s.f.	0% of GBA
Level 1	0	s.f.	0% of GBA
Level 2	0	s.f.	0% of GBA
Level 3	0	s.f.	0% of GBA
Garage	0	s.f.	0% of GBA
Other	0	s.f.	0% of GBA

Area Dimensions					Type of Area				Level		
Measurements		Factor		Area	Living	Bsmnt	Garage	Other	One	Two	Three
	X	1.00	=		X				X		
	X	1.00	=			X					
	X		=								
	X		=								
	X		=								
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Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			

THIS IS A SUMMARY APPRAISAL REPORT WHICH IS INTENDED TO COMPLY WITH THE REPORTING REQUIREMENT SET FORTH UNDER STANDARDS RULE 2-2(B) OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE. AS SUCH, IT PRESENTS ONLY SUMMARY DISCUSSIONS OF PROCESS TO DEVELOPE THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION CONCERNING THE SAME REASONING, AND ANALYSIS IS RETAINED IN THE APPRAISER FILE. THE DEPTH OF DISCUSSION CONTAINED IN THIS REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND IS FOR THE INTENDED USE STATED BELOW. THE APPRAISER IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THIS REPORT. ADDITIONALLY, THIS ANALYSIS IS A COMPLETE APPRAISAL IN THAT THE DEPARTURE PROVISION OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE HAS NOT BEEN INVOKED.

NEIGHBORHOOD CHARACTERISTICS:

SUBJECT IS APPRAISED IN "AS IS " CONDITION. ALSO, IT SHOULD BE NOTED THAT THE SUBJECT IS IN NEED OF TOTAL RENOVATION ON BOTH THE INTERIOR AND EXTERIOR OF THE PROPERTY. THE ADJUSTMENTS ARE MADE IN THE APPRAISAL GRID AS A RESULT OF THIS CONDITION.

LOCATED IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD CONSISTING OF HOMES WITH A BALANCED VARIETY OF ARCHITECTURAL STYLES. IT IS CONVENIENT TO PLACES OF WORSHIP, SCHOOLS, SHOPPING AND TRANSPORTATION. IMPROVEMENTS ARE TYPICAL IN DESIGN AND CHARACTER FOR THIS LOCATION. EMPLOYMENT STABILITY IS IS CONSIDERED TO AVERAGE. POLICE AND FIRE PROTECTION ARE ADEQUATE. THERE WERE NO ADVERSE CONDITIONS NOTED THAT WOULD AFFECT THE SUBJECT AREA. THE SUBJECT IS COMPATIBLE AND DOES CONFIRM WITH THE CHARACTERISTICS OF THE NEIGHBORHOOD. IT IS THE OPINION OF THE APPRAISER THAT THE SUBJECT NEIGHBORHOOD IS RATED AVERAGE.

ENVIRONMENTAL CONDITIONS:

A VISUAL INSPECTION OF THE SUBJECT INTERIOR AND EXTERIOR SHOW NO APPARENT SIGN S OF ADVERSE ENVIRONMENTAL CONDITION IN THE VICINITY OF THE SUBJECT. THIS IS BASED ON THE APPRAISER'S LIMITED KNOWLEDGE OF THIS TYPE OF CONDITION.

COMMENTS ON SALES COMPARISON APPROACH:

IN COMPLETING THE SALES COMPARISON APPROACH, I HAVE ATTEMPTED TO USE COMPARABLE SALES WHICH FULLY COMPLY WITH GENERALLY ACCEPTED SECONDARY MARKET UNDERWRITING GUIDELINES, (E.G., SETTLED DATES WITHIN CERTAIN TIME FRAMES, NET ADJUSTMENTS UNDER 15%, GROSS ADJUSTMENTS UNDER 25%, REASONABLE PROXIMITY TO THE SUBJECT PROPERTY, SIMILAR GLA, USE AND UTILITY, ETC.). IN ADDITION, WHENEVER POSSIBLE, I HAVE ALSO ATTEMPTED TO MEET SPECIFIC UNDERWRITING CRITERIA RELAYED BY THE LENDER/CLIENT. IN ORDER TO ACHIEVE THIS GOAL, A COMPLETE SEARCH OF THE MARKET IS CONDUCTED. GROSS LIVING AREA ADJUSTMENTS ARE MARKET DERIVED AT $10.00 PER SQUARE FOOT (ROUNDED).

THE ADJUSTMENT FOR BASEMENTS REPRESENTS THE ADDED UTILITY. THE REMAINING ADJUSTMENTS ARE CONSIDERED SELF EXPLANATORY.

ALL SALES CITED ARE THE BEST AVAILABLE OF SIMILAR CONSTRUCTION, MATERIALS UTILITY AND WITHIN THE SAME MARKET AREA.

THE ABOVE SALES, WHILE NOT EXACTLY SIMILAR, DO FORM A RANGE OF SIMILARITY AND VALUE CONSIDERED INCLUSIVE OF THE SUBJECT.

File No. 507OSTNW

Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			

ADDITIONAL ADDENDUM

IN ARRIVING AT AN ESTIMATE OF VALUE, THE APPRAISER ANALYZED ALL THREE APPROACHES TO VALUE. THESE INCLUDED THE INCOME, COST AND THE SALES COMPARISON APPROACH.

COMMENTS ON THE COST APPROACH:

THE COST WAS DEVELOPED UTILIZING THE MARSHALL & SWIFT GENERAL COST FOR THIS GEOGRAPHICAL AREA AND THE APPRAISER'S GENERAL KNOWLEDGE AND LOCAL BUILDER'S COST FACTORS.

COMMENTS ON THE INCOME APPROACH:

THE INCOME APPROACH WAS NOT DEVELOPED DO TO THE THE APPRAISER'S INABILITY TO LOCATE APPROPRIATE SUPPORTABLE DATA.

ALL COMPARABLE SALES ARE SETTLED TO BEST OF THE APPRAISER'S KNOWLEDGE. VERIFICATION IS WITH THE PUBLIC RECORDS AND/OR REALTOR OR SIMILAR RECORDS, MLS SERVICE, SELLER OR BUYER AS REFERENCED ON THE MARKET GRID. IT IS THE OPINION OF THE APPRAISER THAT THE VERIFICATIONS USED ARE THE BEST AVAILABLE DURING THE APPRAISAL PROCESS.

SIZE(SQUARE FOOTAGE):

EVERY EFFORT HAS BEEN MADE TO TRY AN ESTABLISH THE TRUE ESTIMATED SQUARE FOOTAGE OF THE SUBJECT AND IT'S COMPARABLE SOLD PROPERTIES DURING THE APPRAISAL PROCESS.

LOCAL TRESPASS LAWS UNDER MOST CIRCUMSTANCES FORBIDS ANY PERSON FROM ENTERING PRIVATE PROPERTY WITHOUT THE EXPRESSED PERMISSION OF IT'S OWNER. AS A RESULT, IN MANY CASES, APPRAISERS ARE FORCED ESTIMATE THE SQUARE FOOTAGE OF COMPARABLE PROPERTIES. THIS CAN RESULT IN MISCALCULATIONS.

FANNIE MAE AND FREDDIE MAC GUIDELINES REQUIRE THAT APPRAISERS UTILIZE THE SQUARE FOOTAGE AS NOTED IN THE PUBLIC RECORD WHEN EVER APPROPRIATE. THEREFORE WHEN EVER THE APPRAISER IS UNABLE TO PHYSICALLY MEASURE THE SQUARE FOOTAGE OF ANY PROPERTY, THE SQUARE FOOTAGE AS NOTED IN THE PUBLIC RECORD IS UTILIZED. HOWEVER, THE READER IS MADE AWARE THAT ON MANY OCCASIONS THE SQUARE FOOTAGE AS NOTED IN THE PUBLIC RECORD IS INACCURATE. THESE ERRORS HAVE BEEN NOTICED IN THE JURISDICTION OF BOTH MARYLAND AND THE DISTRICT OF COLUMBIA . IN CASES OF THIS TYPE, THE APPRAISER MAKES EVERY EFFORT TO CONTACT THE OWNERS OF ALL PROPERTIES INVOLVED IN THE APPRAISAL PROCESS. WHEN PERMISSION IS NOT OBTAINED, PUBLIC RECORD INFORMATION IS UTILIZED.

A MORE RECENT CONTACT WITH OFFICIALS WITHIN THE TAX OFFICE OF THE DISTRICT OF COLUMBIA INDICATE
THAT THEIR MASS APPRAISAL APPROACH TO VALUATING PROPERTIES FOR TAX PURPOSES UTILIZES THE SQUARE FOOTAGE OF BOTH THE ABOVE AND BELOW GRADE AREAS OF PROPERTIES WHEN ESTABLISHING AD VALOREM TAX ASSESSMENTS. SINCE BELOW GRADE SQUARE FOOTAGE OF SUBJECT AND COMPARABLE DATA (FANNIE MAE & FREDDIE MAC GUIDELINES)ARE NOT CONSIDERED DURING THE APPRAISAL PROCESS WHEN UTILIZING THE STANDARD UNIFORM RESIDENTIAL APPRAISAL REPORT(URAR) AND SIMILAR FORMS, THE APPRAISER HAS MADE APPROPRIATE ADJUSTMENTS WHERE DISCREPANCIES ARE NOTED.

ALL MONATERY ADJUSTMENTS ARE MARKET EXTRACTED USING A METHOD OF PAIRED SALE ANALYSIS WHEN ADJUSTMENTS ARE DEEMED NECESSARY DURING THE APPRAISAL PROCESS.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

WATKINS REALTY APPRAISAL SERVICE

Borrower/Client HORTON			
Property Address 507 O ST., NW			
City WASHINGTON	County N/A	State DC	Zip Code 20001
Lender NA/HORTON			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

[D] PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

[1] EXTENT OF APPRAISAL PROCESS

[ ] The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

[ ] The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.

[ ] Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.

[ ] The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.

[ ] The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.

[ ] For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

[ ] SUBJECT PROPERTY OFFERING INFORMATION

According to _____ the subject property:

[5] has not been offered for sale in the past 30 days.
[W] is currently offered for sale for $ _____ .
[2] was offered for sale within the past 30 days for $ _____
[ ] Offering information was considered in the final reconciliation of value.
[ ] Offering information was not considered in the final reconciliation of value.
[ ] Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

[ ] SALES HISTORY OF SUBJECT PROPERTY

According to _____ the subject property:

[ ] has not transferred in the past twelve months.
[ ] has transferred in the past twelve months.
[ ] has not transferred in the past thirty-six months.
[ ] has transferred in the past thirty-six months.
[ ] All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

[ ] FEMA FLOOD HAZARD DATA

[ ] Subject property is not located in a FEMA Special Flood Hazard Area.
[ ] Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	1100010020B	11/15/1985	

[ ] The community does not participate in the National Flood Insurance Program.
[ ] The community does participate in the National Flood Insurance Program.
[ ] It is covered by a regular program.
[ ] It is covered by an emergency program.

Form MPA — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

CURRENT SALES CONTRACT

☐ The subject property is currently not under contract.
☐ The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.

☐ The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
			RENOVATION LLC

☐ The contract indicated that personal property was not included in the sale.
☐ The contract indicated that personal property was included. It consisted of _____
_____ Estimated contributory value is $ _____.

☐ Personal property was not included in the final value estimate.
☐ Personal property was included in the final value estimate.
☐ The contract indicated no financing concessions or other incentives.
☐ The contract indicated the following concessions or incentives: _____

☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW

Include an explanation of current market conditions and trends.

_____ months is considered a reasonable marketing period for the subject property based on _____.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

(1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
(2) Their compensation is not contingent upon the reporting of 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.
(3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature _____ Effective Date 03-24-03 Date Prepared 03-25-03
Appraiser's Name (print) WILBERT WATKINS, JR. SRA Phone # (___)
State MD ☐ License ☐ Certification # _____ Tax ID # _____

CO-SIGNING APPRAISER'S CERTIFICATION

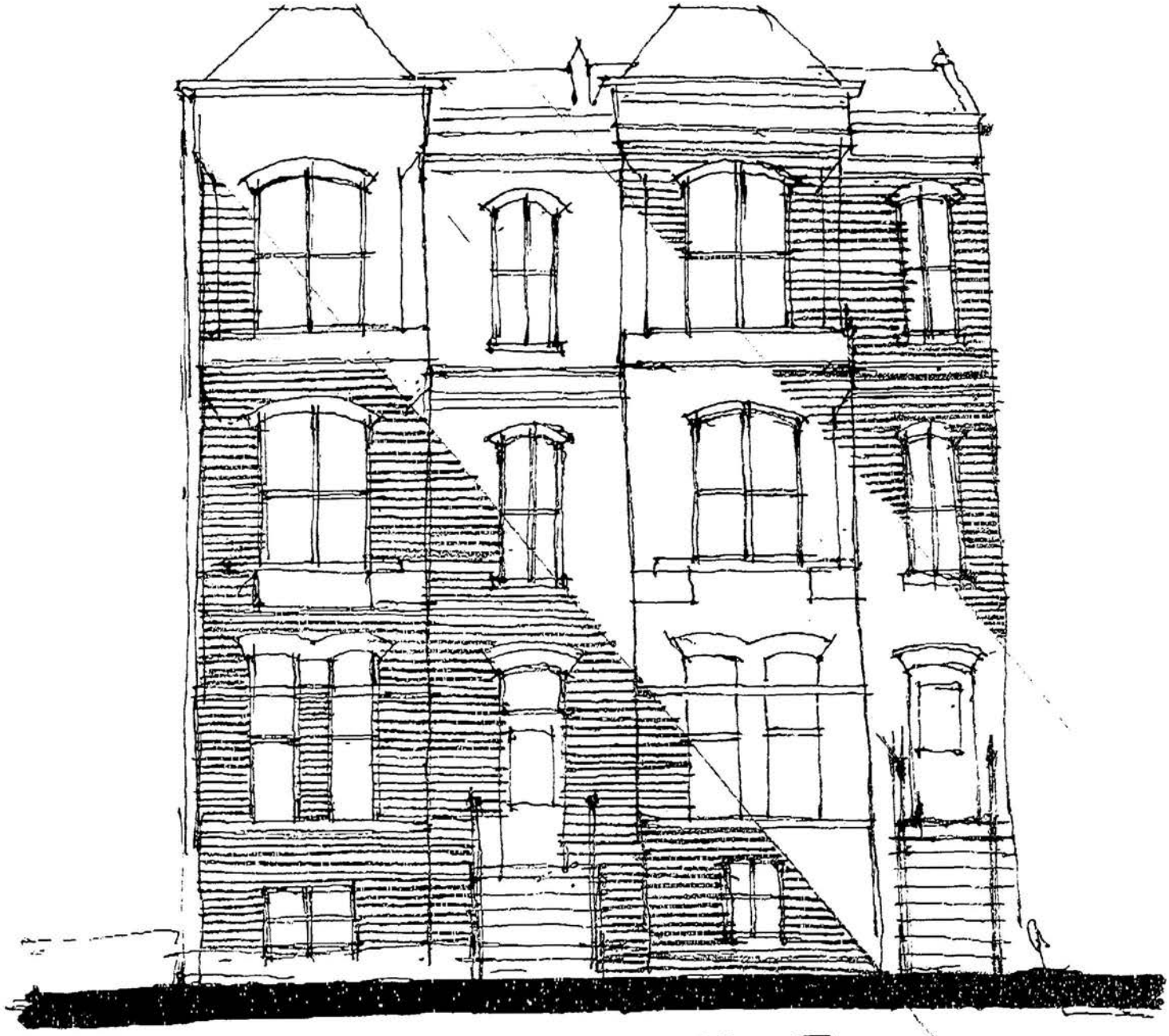
☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
☐ The co-signing appraiser has not personally inspected the interior of the subject property and:
☐ has not inspected the exterior of the subject property and all comparable sales listed in the report.
☐ has inspected the exterior of the subject property and all comparable sales listed in the report.
☐ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
Co-Signing Appraiser's Name (print) _____ Phone # (___)
State _____ ☐ License ☐ Certification # _____ Tax ID # _____

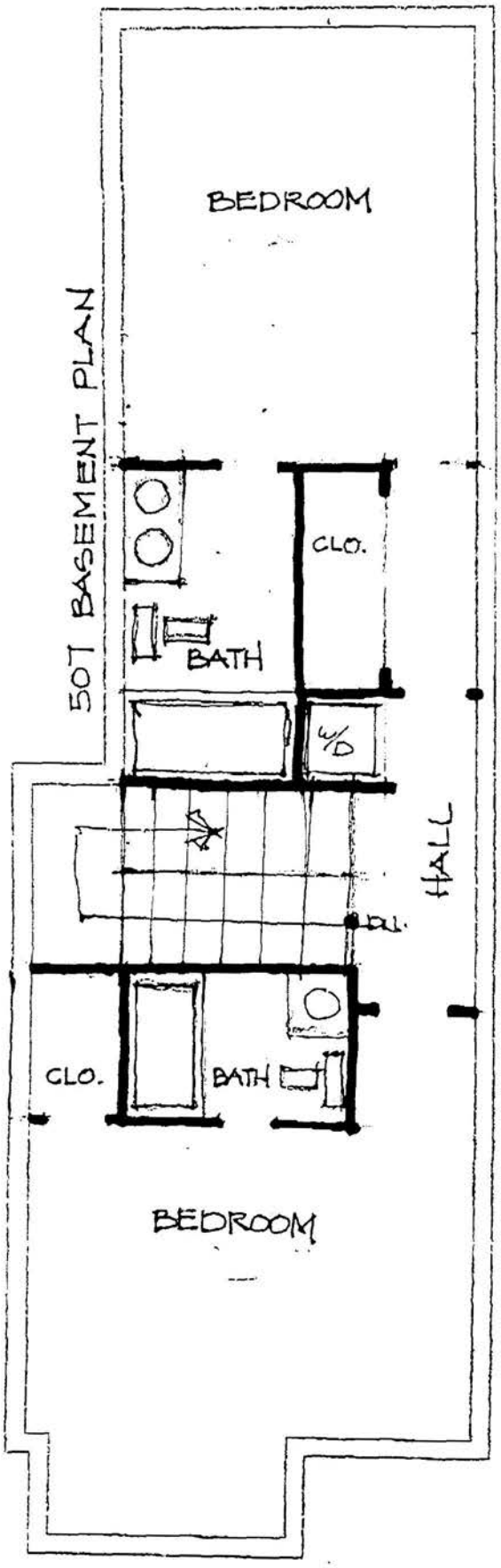
Form MPA — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

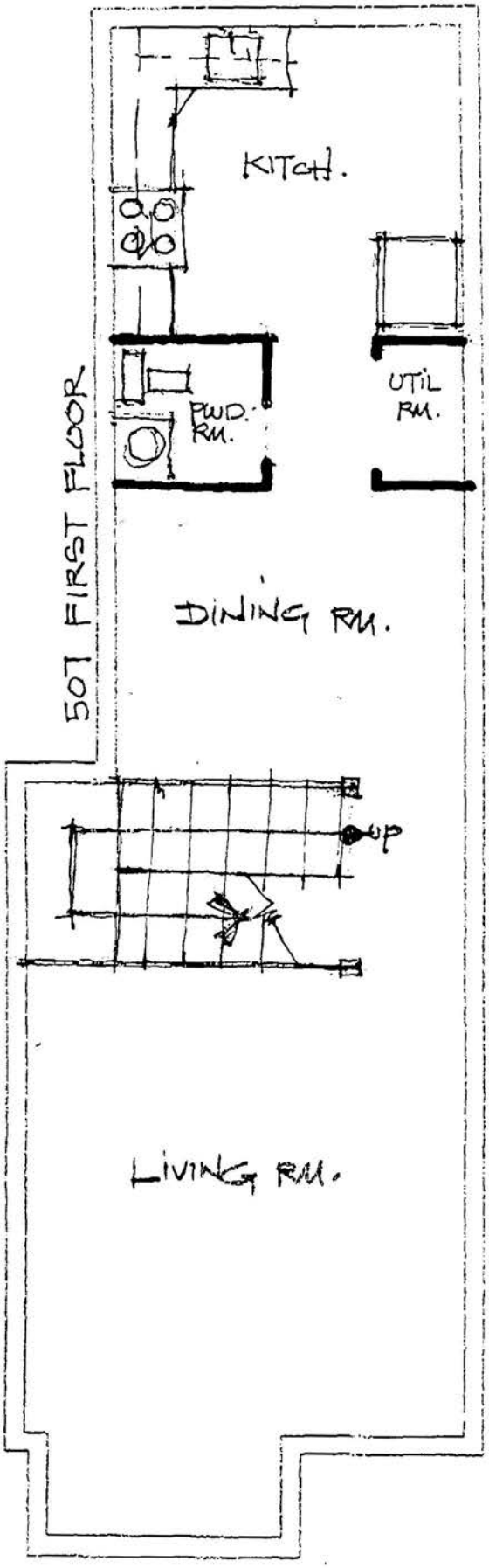
EXHIBIT C

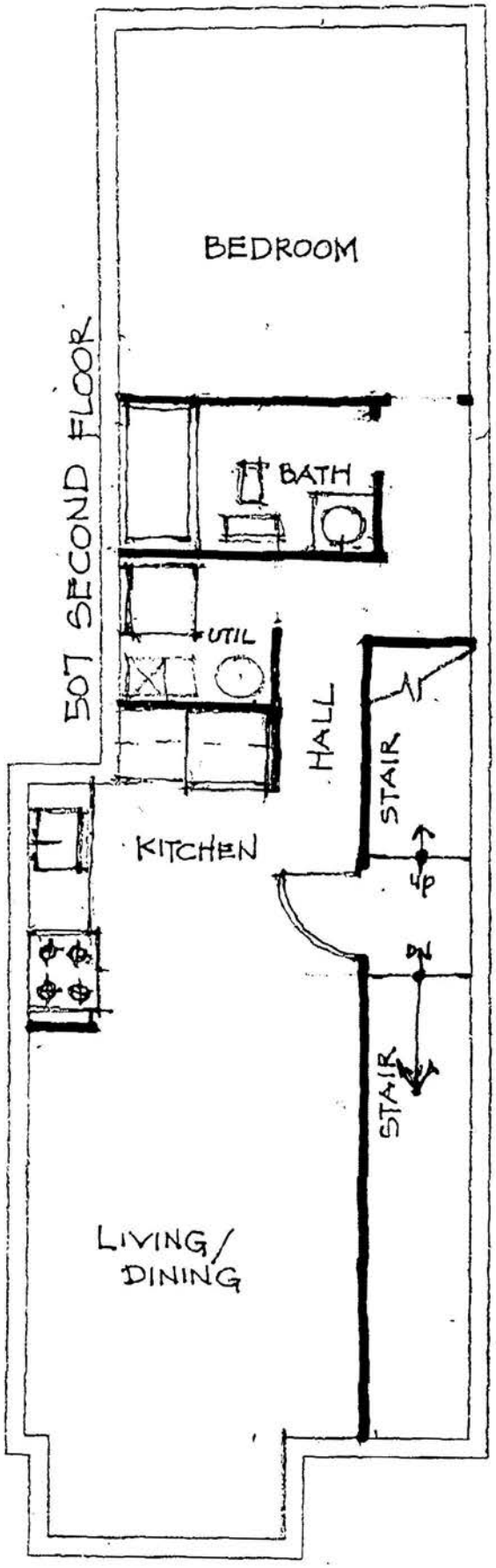


507 505
FRONT FACADE

3/03


BEDROOM
507 BASEMENT PLAN
CLO.
BATH
W/D
HALL
CLO.
BATH
BEDROOM


KITCH.
PWD. RM.
UTIL RM.
507 FIRST FLOOR
DINING RM.
UP
LIVING RM.


BEDROOM
507 SECOND FLOOR
BATH
UTIL
HALL
STAIR
KITCHEN
up
DN
STAIR
LIVING/
DINING

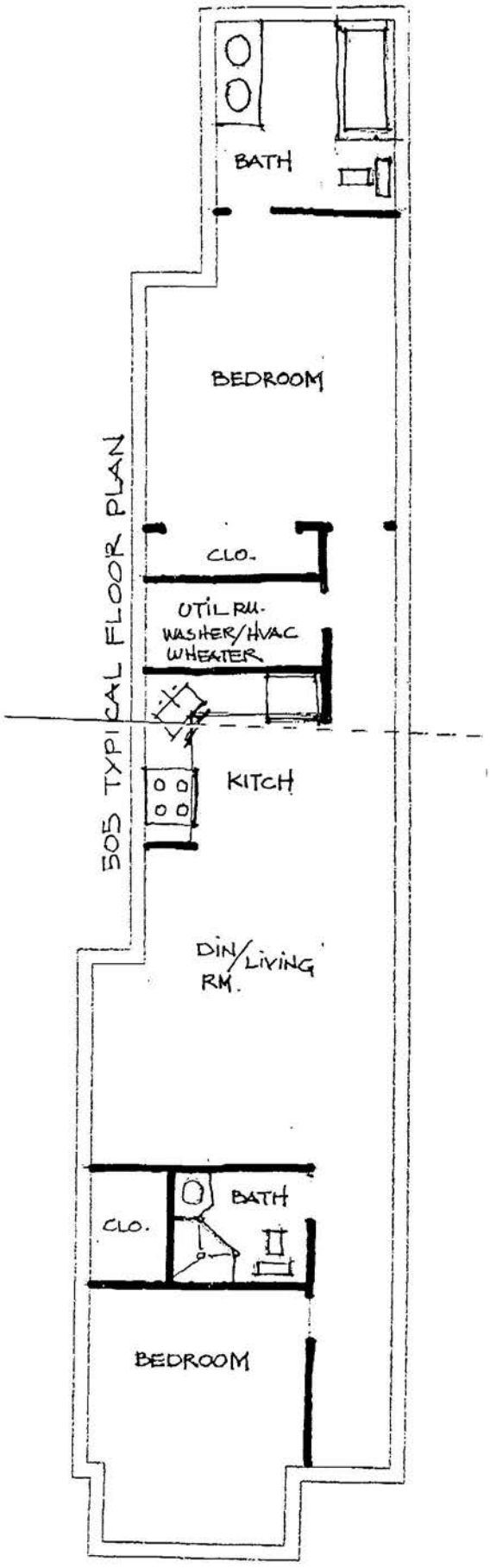

BATH
BEDROOM
CLO.
UTIL RM.
WASHER/HVAC
WHEATER
KITCH
505 TYPICAL FLOOR PLAN
DIN/LIVING
RM.
BATH
CLO.
BEDROOM

EXHIBIT D

CONDOMINIUM UNIT RESALES IN DOWNTOWN WASHINGTON, DC

(January 1, 2002 - August 31, 2002, Highrise or Garden Style Buildings, Excludes Sales Where Unit Size Was Not Recorded)

Project Name	Address	Sale Price	Unit Size (SF)	Price Per SF	Bed-rooms	Full Baths	Half Baths	Fire-places	Garage Spaces
LOGAN COURT COND	1113 O ST NW #2	$234,000	996	$235	1	1		1	
PALLADIUM	1325 18TH ST NW #401	$279,500	1,088	$257	1	1		0	
THE BALFOUR	2000 16TH ST NW #604	$204,900	790	$259	1	1		1	
THE BARRETT	1310 12TH STREET NW #6	$377,000	1,400	$269	2	2	1	1	
THE PALLADIUM	1325 18TH ST NW #601	$300,000	1,091	$275	2	1		0	
NEWPORT	1260 21ST ST NW #811	$275,000	1,000	$275	2	1		0	
THE PALLADIUM	1325 18TH ST NW #1005	$232,500	840	$277	1	1		0	
IRVING STATION	1361 IRVING ST NW #10	$285,000	1,025	$278	2	2		0	
THE PALLADIUM	1325 18TH ST NW #1003	$365,000	1,310	$279	2	2		0	
THE LINCOLN	2001 12TH ST NW #215	$299,000	1,065	$281	2	2		1	1
ST. GEORGE	1280 21ST NW #601	$240,500	856	$281	1	1		0	
HAMPSHIRE HOUSE	1316 NEW HAMPSHIRE AVE NW	$249,000	878	$284	1	1		1	
THE LINCOLN	2004 11TH ST NW #224	$335,000	1,175	$285	2	2		1	1
PIERRE	1727 R ST NW #LL2	$286,000	1,000	$286	2	2		0	
DUPONT EAST	1545 18TH ST NW #919	$225,000	783	$287	1	1		0	
GLADSTONE	1423 R ST NW #303	$201,500	701	$287	1	1		0	
WEBSTER HOUSE	1718 P ST NW #708	$230,000	800	$288	1	1		0	
THE PENNSYLVANIA	601 PENNSYLVANIA AVE NW #6	$275,000	953	$289	1	1		0	
BRITTANY	2001 16TH ST NW #603	$306,000	1,060	$289	2	1		1	
THE HADDON	1930 NEW HAMPSHIRE AVE NW	$289,000	1,000	$289	2	2		1	
	2004 11TH ST NW #335	$307,100	1,061	$289	2	2		1	1
CRESCENT TOWER	1239 VERMONT AVE NW #1008	$290,000	1,000	$290	2	2		0	
DOVE HOUSE	1720 S ST. NW #F	$325,000	1,120	$290	1	1		1	
GATEWAY	2500 Q ST NW #221	$265,000	913	$290	1	1		0	2
THE LINCOLN	2004 11TH ST NW #137	$308,000	1,061	$290	2	2		0	1
WHYLAND	1724 17TH ST NW #81	$331,000	1,140	$290	2	1		0	
1800 R	1800 R ST NW #802	$262,500	900	$292	1	1	1	1	1
CRESCENT TOWER	1239 VERMONT AVE NW #802	$292,500	1,000	$293	2	2		0	
WILLIAMSBURG	1621 T ST NW #B3	$240,000	817	$294	2	1		0	
THE HADDON	1926 NEW HAMPSHIRE AVE NW	$289,000	982	$294	2	2		1	
THE LINCOLN	2004 11TH ST NW #333	$261,000	880	$297	2	1	1	0	1
IRVING STATION	1361 IRVING ST NW #16	$327,000	1,100	$297	2	2		0	
	1730 NEW HAMPSHIRE AVE NW	$282,500	950	$297	1	1		1	
THE LINCOLN	2004 11TH ST NW #328	$262,000	880	$298	1	1	1	0	1

CONDOMINIUM UNIT RESALES IN DOWNTOWN WASHINGTON, DC

(January 1, 2002 - August 31, 2002, Highrise or Garden Style Buildings, Excludes Sales Where Unit Size Was Not Recorded)

Project Name	Address	Sale Price	Unit Size (SF)	Price Per SF	Bed-rooms	Full Baths	Half Baths	Fire-places	Garage Spaces
WINSTON MEWS	1730 16TH ST NW #4	$269,000	900	$299	2	2		1	
THE APPOLINE	1330 NEW HAMPSHIRE AVE NW	$227,500	761	$299	1	1		0	
BERRET SCHOOL	1408 Q ST NW #1	$330,000	1,100	$300	2	2		1	
THE LINCOLN	2001 12TH ST NW #413	$265,000	880	$301	2	1	1	0	1
THE APPOLINE	1330 NEW HAMPSHIRE AVE NW	$299,245	991	$302	2	1	1	0	
THE ZENITH CONDO	1437 RHODE ISLAND NW #602	$293,000	968	$303	2	2		0	
THE HADDON	1930 NEW HAMPSHIRE NW #4	$281,000	926	$303	2	2		0	
DUPONT EAST	1545 18TH ST NW #609	$227,800	750	$304	1	1		0	
NEWPORT	1260 21ST ST ST NW #209	$232,500	760	$306	1	1		0	1
ANALOSTON	1718 CORCORAN ST NW #52	$285,000	930	$306	2	1		1	
BRIGHTON COURT	1435 CORCORAN ST NW #5	$250,000	810	$309	2	1		1	
1800 R	1800 R NW #504	$230,000	735	$313	1	1		0	
NEW WILLIAMSBURG	1621 T ST NW #501	$339,000	1,083	$313	2	2		0	
THE LINCOLN	2001 12TH ST NW #213	$277,000	880	$315	1	1	1	1	1
DUPONT EAST	1545 18TH ST NW #312	$236,500	750	$315	1	1		0	
BISHOP'S GATE	1715 15TH ST NW #29	$249,900	792	$316	1	1		0	
THE LINCOLN	2001 12TH ST NW #312	$316,000	1,000	$316	2	2		1	1
THE ROYDON	1619 R ST NW #B2	$320,000	1,000	$320	2	1		0	
HOPKINS COURT	1425 HOPKINS PL NW #202	$250,000	776	$322	2	1		0	
DUPONT EAST	1545 18TH ST NW #617	$259,100	800	$324	1	1		0	
THE SPENCER	1520 O ST NW #T4	$325,000	1,000	$325	2	2		1	
LOGAN SOUTH	1201 O ST NW #2-B	$325,000	1,000	$325	2	2		1	1
RICHMOND	1401 17TH ST NW #714	$227,100	694	$327	1	1		1	
THE GLADSTONE	1423 R ST NW #200	$230,000	701	$328	1	1		0	
CAIRO	1615 Q ST NW #301	$429,000	1,300	$330	2	2		0	
1625 Q	1625 Q ST NW #106	$410,500	1,235	$332	2	2	1	1	
THE LINCOLN	2004 11TH ST NW #424	$394,100	1,180	$334	2	2		1	1
WILLIAMSBURG	1621 T ST NW #106	$285,000	850	$335	2	1		0	
CAIRO	1615 Q ST NW #507	$247,000	735	$336	2	1		0	
BALFOUR	2000 16TH ST NW #407	$306,000	910	$336	2	2		0	
WEBSTER HOUSE	1718 P ST NW #902	$271,000	800	$339	1	1		0	1
THE PENNSYLVANIA	601 PENNSYLVANIA AVE NW #2	$285,000	840	$339	1	1		0	
PORTSMOUTH	1735 NEW HAMPSHIRE AVENUE	$425,000	1,250	$340	2	2		1	
THE PALLADIUM	1325 18TH ST NW #808	$308,500	900	$343	1	1		0	

EXHIBIT E

Metropolitan Regional Information Systems, Inc.

MLS#: DC4345123 — Short Listing

1719 5TH ST NW #A, WASHINGTON, DC 20001-1819 — **LIST PRICE: $349,000**

Contract Date: 09-JAN-2003 | SOLD PRICE: $319,000 | New 1st Trust: $303,050
Settle Date: 16-FEB-2003 | Seller Subsidy: $9,500 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Condo, Sale | List Type: Excl. Right
Legal Sub: OLD CITY #2 | HOA FEE: $0.00 /mo pd None | Old Map: 00
Adv Sub: LEDROIT | Oth Fee: /mo pd | C/C FEE: $159 /mo pd Monthly | TBM Map: 1006E1
Project Name: THE COLEMAN | TAXES: $491 | Area: N/A
Lot/Block/Square: 0801/0508 | Style: Contemporary | Tax Year: 2002 | Age: 0
#Lvls: 2 #Fpls: 1 | Type: Attach/Row Hse | Tax ID#: 0508/N/0801 | Year Built: 2002
Main Entrance: | THType: Interior | Model: | Finished SF: 1450
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 2	FB: 0	FB: 2	FB: 0	FB: 0	FB: 0	MS:
HB: 1	HB: 1	HB: 0	HB: 0	HB: 0	HB: 0	HS:

Main: Living Room
Main: Dining Room
Main: Kitchen
Upper 1: Bedroom-Master

Basement: NO | #Garage/Carport Spaces: /
Parking: Street | #Assigned Spaces:
Heat: Forced Air, Natural Gas | Hot Water: Natural Gas
Cool: Central A/C, None | Water: Public
TV/Cable/Comm: Cable-Prewired | Sewer/Septic: Public Sewer
Metering: Fully Separate

INTERIOR: FP Glass Doors, FP Screen, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Wood Floors, Intercom, Security Gate, Dining "L", Kit-Island, Skylight(s), Storm Windows, Triple Pane Wind

EXTERIOR: Brick, Brick and Siding, Brick Front, Other, Deck, Fenced - Fully, Fenced - Rear, Sidewalks, City, East, West, UBC

REMARKS: MAJOR PRICE REDUCTION! HURRY!!INDUSTRIAL CHIC! STATE OF THE ART! SLEEK CONTEMPORARY DESIGN! 2 STORY TOWNHOUSE WITH ALL THE BELLS & WHISTLES..BRAND NEW CONSTRUCTION..CIRCA..2002..WELCOME TO "THE COLEMAN CONDOMINIUM"..2-3 BLOCKS TO THE SUBWAY..MASTER BR W/ DBL CLOSETS! MARBLE BATH W/JACUZZI..TUB & SHOWER ..2ND MASTER BR W JACUZZI!..ALCOVE W/SKYLITE....KIT W/ STAINLESS STEEL.APPL.

DIRECTIONS: OPEN SUN 12/15/02 FROM 1-4PM.....$$$SELLER HAS SLASHED PRICE BY $40,000 WANTS TO SETTLE BEFORE DEC.30, 2002 1719 B SOLD FOR $345,900 & APPRAISED FOR 370K WOW!! WHAT A HOLIDAY GIFT! MAJOR BUILD IN EQUITY!!

Broker: LONG & FOSTER REAL ESTATE, INC. | Brkr Code: LNG3 | Brkr Office: (202)363-9700 | Brkr Fax: (202)364-0222
Listing Agent: DENISE CHAMPION-JONES | Agt Office: (202)363-9700 | Home: (202)829-6422 | Pager: | Cell:
Agent Email: | Agent Office Fax: (202)364-0222
Selling Agent: DENISE CHAMPION-JONES | Brkr Code: LNG3 | Agency: Seller Agency
Show Instructions: Call 1st-Lister, Lockbox-Frnt Dr, Show Anytime, Vacant, 9 AM-9 PM, All Days
Owner: GOAL,LLC | H: (000)000-0000 | O: (000)000-0000
Showing Contact: LOCK BOX | H: (000)000-0000 | O: (000)000-0000
List Date: 16-OCT-2002 | Orig Price: $349,900 | DOM-MLS: 85 | SubComp: 3 | Dual: Y
Update Date: 20-FEB-2003 | Prior Price: $309,000 | DOM-PROP: 85 | BuyComp: 3 | DesR:
Update Type: Other | Front Foot Fee: | Add'l: | VarC: N
Disclosures: Prop Disclosure | Property Condition: Shows Well
Documents: | Possession: Settlement
Cur Finance Type:
New Finance Types:
Property Management: GOAL,LLC | Property Management Phone: (202)276-2216
C/C Fee Includes: Water, CAM, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds
C/C Community Amenities: Common Grounds
C/C Rules: None

WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.

Page: 1
Date: 03/21/03
Time: 14:50

MLS#: DC4407007 — Short Listing

52 W ST NW, WASHINGTON, DC 20001-1014 — **LIST PRICE: $315,000**

Contract Date: 27-JAN-2003 | SOLD PRICE: $296,500 | New 1st Trust: $266,850
Settle Date: 05-MAR-2003 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: LEDROIT PARK | | HOA FEE: $0.00 /mo pd None | Old Map: NA
Adv Sub: LEDROIT PARK | Oth Fee: 0/mo pd None | GROUND RENT: | TBM Map: NA
Lot-SF: 2844 | Lot/Block/Square: 0059/3118 | TAXES: $694 | Area: N/A
Lot-Acres: 0.07 | Style: Colonial | Tax Year: 2002 | **Age:** 90
#Lvls: 2 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 3118//0059 | Year Built: 1913
Main Entrance: | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 3	BR: 0	BR: 3	BR: 0	BR: 0	BR: 0	ES:
FB: 2	FB: 0	FB: 1	FB: 0	FB: 1	FB: 0	MS:
HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HS:

Basement: YES, English
Parking: Garage, Garage Type-Detached
#Garage/Carport Spaces: 1/
#Assigned Spaces:
Heat: Radiator, Natural Gas
Hot Water: Natural Gas
Cool: None, None
Water: Public
TV/Cable/Comm:
Sewer/Septic: Public Sewer
INTERIOR: Sep Dining Rm, Skylight(s)
EXTERIOR: Brick, UBC
REMARKS: Impecable renovation, some work still in progress. 3br 2ba, english basement and garage. Call Frank and Jameela to show @ 301-877-2565. Contracts to be presented Sunday 1/19/03 p.m.
DIRECTIONS: NORTH ONTO NORTH CAPITAL ST. -GO TO W ST. MAKE LEFT- GO TO 52 W ST.

Broker: RE/MAX ONE — Brkr Code: RMON1 — Brkr Office: (301)464-0044 — Brkr Fax: (301)464-1823

Listing Agent: JAMEELA CHARLES — Agt Office: (301)464-0044 — Home: (202)882-7794
Pager: — Cell:
Agent Email: jameelacharles@mris.com — Agent Office Fax: (301)464-1823
Alt Listing Agent: FRANK SMITH — Home: (301)877-2565
Selling Agent: FRANK SMITH — Brkr Code: RMON1 — Agency: Disclosed Dual Agency
Show Instructions: Call Office, Lockbox-Comb
Owner: JAMEELA CHARLES — H: (301)464-0044
Showing Contact: JAMEELA CHARLES & FRANK SMITH — H: (301)877-2565
List Date: 13-JAN-2003 — Orig Price: $315,000 — DOM-MLS: 14 — SubComp: 2.5 — Dual: Y
Update Date: 08-MAR-2003 — Prior Price: — DOM-PROP: 14 — BuyComp: 2.5 — DesR: N
Update Type: Other — Front Foot Fee: — Add'l: — VarC: N
Disclosures: Prop Disclaimer, Expt-disclos/disclaim — Property Condition: Renov/Remod
Documents: — Possession: Settlement
Cur Finance Type:
New Finance Types:

WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.

MLS#: DC4396381

Short Listing

1014 W ST NW, WASHINGTON, DC 20001-4034

LIST PRICE: $199,950

Contract Date: 01-JAN-2003
Settle Date: 28-FEB-2003
STATUS: SOLD
Legal Sub: OLD CITY #2
Adv Sub: OLD CITY #2
Lot-SF: 675
Lot-Acres: 0.02
#Lvls: 2 #Fpls: 0
Main Entrance:
Tax Map:

SOLD PRICE: $185,000
Seller Subsidy: $0
Classification: Residential
Oth Fee: /mo pd
Lot/Block/Square: 0805/0331
Style: Colonial
Type: Attach/Row Hse
THType: Interior
Parcel:

New 1st Trust: $140,000
Loan Type: Cash
Ownership: Fee Simple, Sale
HOA FEE: $0.00 /mo pd None
GROUND RENT:
TAXES: $466
Tax Year: 2002
Tax ID#: 0331//08O5
Model:
Liber:

List Type: Excl. Right
Old Map: NA
TBM Map: 1006D1
Area: N/A
Age: 112
Year Built: 1890
Finished SF: 0
Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HS:

Basement: NO
Parking: Street
Heat: Radiant, Natural Gas
Cool: None, None
TV/Cable/Comm:

#Garage/Carport Spaces: /
#Assigned Spaces:
Hot Water: Natural Gas
Water: Public
Sewer/Septic: Public Sewer

INTERIOR: Oven/Range-Gas, Refrigerator, Shades/Blinds, Kit-Table Space,
EXTERIOR: Alum/Steel Siding, Fenced - Rear, USC
REMARKS: BEING SOLD IN AS-IS CONDITION! MUST CALL OWNER TO SHOW.OWNER IS ALWAYS HOME! 202-667-1011.
DIRECTIONS: NORTH ON 15TH TO RIGHT ON W

Broker: RE/MAX 100 REAL ESTATE
Brkr Code: RRE2
Brkr Office: (301)899-1200
Brkr Fax: (301)702-9847

Listing Agent: JOHN LESNIEWSKI
Agt Office: (301)899-1200
Home: (301)702-4228
Pager:
Cell:

Agent Email: mdrealestate@mris.com
Agent Office Fax: (301)702-9847
Selling Agent: KEVIN GALLON
Brkr Code: CBRB65
Agency: Buyer Agency

Show Instructions: Appt Only-Owner/Contact, Call 1st-Owner
Owner: ALBERTA JOHNSON
H: (202)667-1011
Showing Contact: ALBERTA JOHNSON
H: (202)667-1011

List Date: 31-DEC-2002
Orig Price: $199,950
DOM-MLS: 1
SubComp: 3
Dual: Y
Update Date: 05-MAR-2003
Prior Price:
DOM-PROP: 1
BuyComp: 3
DesR:
Update Type: Sold
Front Foot Fee:
Add'l:
VarC: N

Disclosures: Prop Disclosure
Documents:
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Community Amenities: None
HOA Rules: None
Property Condition:
Possession: Settlement

WATER
Water Oriented: N
Water Access: N
Water View: N
Waterfront: N
Phys Dock Conveys: N
Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.
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Short Listing

MLS#: DC4385627

1934 2ND ST NW, WASHINGTON, DC 20001-1625 **LIST PRICE: $259,000**

Contract Date: 12-DEC-2002 SOLD PRICE: $245,000 New 1st Trust: $194,000
Settle Date: 21-FEB-2003 Seller Subsidy: $0 Loan Type: Conventional
STATUS: SOLD Classification: Residential Ownership: Fee Simple, Sale List Type: Excl. Right
Legal Sub: LEDROIT PARK HOA FEE: $0.00 /mo pd None Old Map: 0000
Adv Sub: LEDROIT PARK Oth Fee: /mo pd GROUND RENT: TBM Map: 00000
Lot-SF: 2362 Lot/Block/Square: 0043/3088 TAXES: $1,024 Area: N/A
Lot-Acres: 0.05 Style: Colonial Tax Year: 2002 **Age:** 88
#Lvls: 2 #Fpls: 0 Type: Attach/Row Hse Tax ID#: 3088//0043 Year Built: 1914
Main Entrance: Foyer THType: Interior Model: Finished SF: 0
Tax Map: Parcel: Liber: Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 2	FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB: 1	HB: 0	HB: 0	HB: 0	HB: 1	HB: 0	HS:

Basement: YES, Full, Improved #Garage/Carport Spaces: 1/
Parking: Garage, Garage Type-Detached #Assigned Spaces:
Heat: Hot Water, Natural Gas Hot Water: Natural Gas
Cool: None, Other Water: Public
TV/Cable/Comm: Sewer/Septic: Public Sewer
INTERIOR: Dryer, Oven/Range-Gas, Refrigerator, Washer, Auto Gar Dr Opn, Wood Floors, W/W Carpeting, Recreation Room, Kit-Table Space, Sep Dining Rm,
EXTERIOR: Brick, Fenced - Rear, Porch-front, 1 mi-Metro Bus, 1 mi-subway, USC
REMARKS: THIS WAS A 3BR THAT WAS CONVERTED TO 2BR. NEEDS WORK BUT LIVABLE "AS IS" BEING SOLD STRICTLY AS IS . NICE BLOCK AND ENORMOUS POTENTIAL. THE ADDED BONUS IS A REAL DETACHED GARAGE BIG ENOUGH FOR 2 SMALL CARS. UNTIL TENANT HAS COMPLETE MOVED, APPTS MUST BE MADE THRU LISTER
DIRECTIONS: FROM RHODE ISLAND AVE NORTH ON 2ND STREET TO 1934
Broker: RE/MAX REALTY SERVICES Brkr Code: RBE1 Brkr Office: (301)652-0400
Brkr Fax: (301)652-4444
Listing Agent: LOUIS FORD Agt Office: (301)652-0400 Home: (202)723-8592
Pager: (202)945-2520 Cell:
Agent Email: Agent Office Fax: (301)652-4444
Selling Agent: LOUIS FORD Brkr Code: RBE1 Agency: Seller Agency
Show Instructions: Appt Only-Lister, All Days
Owner: HELEN P FRAZIER H: (000)000-0000 O: (000)000-0000
Showing Contact: LOUIS FORD H: (202)723-8592 O: (301)347-4123
List Date: 11-DEC-2002 Orig Price: $259,000 DOM-MLS: 1 SubComp: 3 Dual: Y
Update Date: 24-FEB-2003 Prior Price: DOM-PROP: 1 BuyComp: 3 DesR:
Update Type: Sold Front Foot Fee: Add'l: VarC: N
Disclosures: Prop Disclosure Property Condition: As-is condition
Documents: Possession: Settlement
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Community Amenities: None
HOA Rules: None
WATER
Water Oriented: N Water Access: N Water View: N Waterfront: N
Phys Dock Conveys: N Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.
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Short Listing

MLS#: DC4384749

2120 2ND ST NW, WASHINGTON, DC 20001-1668 **LIST PRICE: $193,900**

Contract Date: 01-FEB-2003 SOLD PRICE: $220,000 New 1st Trust: $0
Settle Date: 09-FEB-2003 Seller Subsidy: $0 Loan Type: Cash
STATUS: SOLD Classification: Residential Ownership: Fee Simple, Sale List Type: Excl. Right
Legal Sub: LEDROIT PARK HOA FEE: $0.00 /mo pd None Old Map: UNKNOWN
Adv Sub: LEDROIT PARK Oth Fee: /mo pd GROUND RENT: TBM Map: UNKNOWN
Lot-SF: 1232 Lot/Block/Square: 0066/3070 TAXES: $1,120 Area: N/A
Lot-Acres: 0.03 Style: Colonial Tax Year: 2002 **Age:** 77
#Lvls: 2 #Fpls: 0 Type: Attach/Row Hse Tax ID#: 3070//0066 Year Built: 1925
Main Entrance: THType: Interior Model: Finished SF: 0
Tax Map: Parcel: Liber: Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 4	BR: 0	BR: 4	BR: 0	BR: 0	BR: 0	ES:
FB: 2	FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HS:

Basement: YES, Full, Improved #Garage/Carport Spaces: /
Parking: Street #Assigned Spaces:
Heat: Forced Air, Natural Gas Hot Water: Natural Gas
Cool: None, None Water: Public
TV/Cable/Comm: Sewer/Septic: Public Sewer
INTERIOR: Sep Dining Rm,
EXTERIOR: Brick, Porch-front, USC
REMARKS: *.GREAT LIVEABLE HOUSE IN LEDROIT PARK! INVESTMENT PROPERTY USED FOR STUDENT HOUSING. SOLD IN "AS IS" CONDITION. SELLER WILL CONSIDER OWNER FINANCING. THE TERMS ARE: 15% DWNPAY,7%INTEREST ONLY PAYMENTS FOR 5 YEARS. A SUPER BUY IN THIS HOT NEIGHBORHOOD!
DIRECTIONS: INTERSECTION OF 2ND AND V ST

Broker: COLDWELL BANKER RESIDENTIAL BROKERAGE Brkr Code: CBRB52 Brkr Office: (202)547-3525
Brkr Fax: (202)547-8462
Listing Agent: ETHAN CARSON Agt Office: Home: (202)234-5939
Pager: Cell:
Agent Email:
Alt Listing Agent: BRYCE ROWLAND Agt Office: (202)546-7000 Home: (202)546-7000
Selling Agent: ROD DAVIS Brkr Code: RMCR3 Agency: Buyer Agency
Show Instructions: Lockbox-Frnt Dr, Vacant
Owner: ADRIAN ROBINSON & JANESSA ROBINSON H: (000)000-0000 O: (000)000-0000
Showing Contact: VACANT VACANT H: (000)000-0000 O: (000)000-0000
List Date: 09-DEC-2002 Orig Price: $193,900 DOM-MLS: 54 SubComp: 3 Dual: Y
Update Date: 19-FEB-2003 Prior Price: DOM-PROP: 54 BuyComp: 3 DesR:
Update Type: Other Front Foot Fee: Add'l: VarC: N
Disclosures: Prop Disclosure Property Condition:
Documents: Possession: Coin w/Sell Sett
Cur Finance Type:
New Finance Types:

WATER
Water Oriented: N Water Access: N Water View: N Waterfront: N
Phys Dock Conveys: N Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.

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Short Listing

MLS#: DC4380723

803 EUCLID ST NW, WASHINGTON, DC 20001-2227 **LIST PRICE: $129,000**

Contract Date: 07-DEC-2002 SOLD PRICE: $147,000 New 1st Trust: $132,300
Settle Date: 24-JAN-2003 Seller Subsidy: $0 Loan Type: Conventional
STATUS: SOLD Classification: Residential Ownership: Fee Simple, Sale List Type: Excl. Right
Legal Sub: COLUMBIA HEIGHTS HOA FEE: $0.00 /mo pd None Old Map: NA
Adv Sub: COLUMBIA HEIGHTS Oth Fee: /mo pd GROUND RENT: TBM Map: NA
Lot-SF: 1781 Lot/Block/Square: 0821/2884 TAXES: $725 Area: N/A
Lot-Acres: 0.04 Style: Federal Tax Year: 2002 **Age:** 78
#Lvls: 3 #Fpls: 0 Type: Attach/Row Hse Tax ID#: 2884//0821 Year Built: 1924
Main Entrance: THType: Interior Model: Finished SF: 0
Tax Map: Parcel: Liber: Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, Full #Garage/Carport Spaces: /
Parking: Drvwy/Off Str #Assigned Spaces:
Heat: Hot Water, Natural Gas Hot Water: Natural Gas
Cool: None, None Water: Public
TV/Cable/Comm: Sewer/Septic: Public Sewer
INTERIOR: Kit-Table Space,
EXTERIOR: Brick and Siding, USC
REMARKS: ON SUPRA STARTING THURSDAY 12/5/02 AT NOON. GO AND SHOW! Hot Columbia Heights charmer with city views from its perch. 1block to Howard U and walking distance to Metro. Currently has 2 bdrs, 1bth and full bsmt. Huge lot provides for room to grow and parking! SOLD AS-IS, a true diamond in the rough. House on the same block listed at just under $400,000!
DIRECTIONS: TAKE FLORIDA TO SHERMAN AVE. NW. SHERMAN NORTH TO EUCLID, ONE WAY HEADING EAST. THERE IT IS, 803 EUCLID NW, HIGH UP ON THE HILL.

Broker: PRUDENTIAL CARRUTHERS REALTORS Brkr Code: PCR4 Brkr Office: (202)393-1111
Brkr Fax: (202)393-8222
Listing Agent: BRYAN CANTIO Agt Office: (202)393-8271 Home: (202)285-4622
Pager: Cell: (202)285-4622
Agent Email: bryan.cantio@verizon.net
Selling Agent: DANNY CHANG Brkr Code: ZIPR1 Agency: Seller Agency
Show Instructions: Lockbox-Frnt Dr, Show Anytime, Vacant
Owner: DEBRA S. CUMMINGS H: (000)000-0000 O: (000)000-0000
Showing Contact: SUPRA LOCKBOX H: (202)285-4622 O: (202)285-4622
List Date: 03-DEC-2002 Orig Price: $129,000 DOM-MLS: 4 SubComp: 3 Dual: Y
Update Date: 29-JAN-2003 Prior Price: DOM-PROP: 4 BuyComp: 3 DesR:
Update Type: Sold Front Foot Fee: Add'l: VarC: N
Disclosures: Prop Disclosure Property Condition: As-is condition
Documents: Possession: Immediate, Negotiable
Cur Finance Type:
New Finance Types:
WATER
Water Oriented: N Water Access: N Water View: N Waterfront: N
Phys Dock Conveys: N Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.
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Short Listing

MLS#: DC4305734

508 FLORIDA AVE NW, WASHINGTON, DC 20001 **LIST PRICE: $189,000**

Contract Date: 06-SEP-2002 | SOLD PRICE: $184,000 | New 1st Trust: $164,000
Settle Date: 30-DEC-2002 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: | | HOA FEE: $0.00 /mo pd None | Old Map: 32G5
Adv Sub: OLD CITY#2 | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 975B4
Lot-SF: 1257 | Lot/Block/Square: | TAXES: | Area: N/A
Lot-Acres: 0.03 | Style: Federal | Tax Year: | **Age:** 84
#Lvls: 2 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 0475/0810 | Year Built: 1918
Main Entrance: Living Room | THType: Interior | Model: | Finished SF:
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 3	BR: 0	BR: 3	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: NO | #Garage/Carport Spaces: /
Parking: Street | #Assigned Spaces:
Heat: Radiator, Natural Gas | Hot Water: Natural Gas
Cool: Window Unit(s), Electric | Water: Public
TV/Cable/Comm: | Sewer/Septic: Public Sewer
INTERIOR: Kit-Table Space, Plaster Walls,
EXTERIOR: Brick, Unknown, Fenced - Rear, City, 1 mi-Metro Bus, 1 mi-subway, USC
REMARKS: HOUSE IN WELL KEPT CONDITION,SHOWS WELL LOCATED IN THE HOT SHAW AREA COME AND SEE WHATS GOING ON AROUND YOU GREAT TIME TO INVEST ....HAVE YOU COMPARED YOUR STOCK PORTFOLIO AGAINST ,THE REAL ESTATE MARKET IN THE AREA.....SOLD IN AS-IS CONDITION
DIRECTIONS: FLORIDA AVE TO THE 500 BLOCK NW
Broker: RE/MAX CAPITAL REALTORS | Brkr Code: RMCR3 | Brkr Office: (202)547-5600 | Brkr Fax: (202)547-8890
Listing Agent: JERRY JOHNSON | Agt Office: (202)547-5600 | Home: (202)547-1093 | Pager: | Cell: (202)744-3821
Agent Email: jerryjohnson@mris.com
Selling Agent: JERRY JOHNSON | Brkr Code: RMCR3 | Agency: Seller Subagency
Show Instructions: Call 1st-Lister, Lockbox-Frnt Dr, 3 PM-7 PM, All Days
Owner: HARRY HOMES | H: (999)999-9999 | O: (999)999-9999
Showing Contact: JERRY JOHNSON & VERNELL CARELOCK | H: (202)547-1093 | O: (202)547-5600
List Date: 31-AUG-2002 | Orig Price: $189,000 | DOM-MLS: 6 | SubComp: 3 | Dual: Y
Update Date: 06-JAN-2003 | Prior Price: | DOM-PROP: 6 | BuyComp: 3 | DesR:
Update Type: Other | Front Foot Fee: | Add'l: | VarC: N
Disclosures: Prop Disclosure | Property Condition: As-is condition, Shows Well
Documents: | Possession: Negotiable
Cur Finance Type: Conventional
New Finance Types: Conventional
WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Metropolitan Regional Information Systems, Inc.
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Short Listing

MLS#: DC4253255

210 P ST NW, WASHINGTON, DC 20001-1928 **LIST PRICE: $255,000**

Contract Date: 15-SEP-2002 | SOLD PRICE: $255,000 | New 1st Trust: $0
Settle Date: 20-DEC-2002 | Seller Subsidy: $0 | Loan Type: Cash
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: OLD CITY #2 | HOA FEE: | Old Map: 00000
Adv Sub: OLD CITY #2 | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 00000
Lot-SF: 3847 | Lot/Block/Square: 0820/0553 | TAXES: $871 | Area: N/A
Lot-Acres: 0.09 | Style: Victorian | Tax Year: 2002 | **Age:** 95
#Lvls: 3 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 0553//0820 | Year Built: 1907
Main Entrance: Living Room | THType: End | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 9	BR: 3	BR: 3	BR: 0	BR: 3	BR: 0	ES:
FB: 6	FB: 2	FB: 2	FB: 0	FB: 2	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, English
Parking: Other
Heat: None, None
Cool: None, None
TV/Cable/Comm:
INTERIOR: Kitchenette,
EXTERIOR: Brick, Fenced - Rear, UCS
#Garage/Carport Spaces: /
#Assigned Spaces:
Hot Water: None
Water: None
Sewer/Septic: Public Sewer

REMARKS: GREAT VICTORIAN SHELL WAITING TO BE RESTORED TO ITS FORMER SPLENDOR.APPROX 4K SQ FT OF INTERIOR SPACE,2 FLRS ALREADY FRAMED FOR 3BR 2BA ON 1ST AND 2ND LEVELS, 2BR 1BA IN ENG.BSMT ALL NEW WIINDOWS,LARGE REAR YARD FOR OSP, CLOSE PROXIMITY TO NEW CONVENTION CENTER. PLANS AVAILABLE UPON REQUEST.

DIRECTIONS:

Broker: CONGRESSIONAL PROPERTIES, INC. | Brkr Code: CPI1 | Brkr Office: (301)929-8900 | Brkr Fax: (301)929-8755

Listing Agent: NEVILLE WELLINGTON | Agt Office: | Home: (301)942-3939 | Pager: | Cell: (301)442-8279

Agent Email: congressional@erols.com
Alt Listing Agent: AISMIE POWELL (301)379-8902 | Agt Office: (301)929-8900 | Home: (301)942-3414 | Cell:
Selling Agent: NEVILLE WELLINGTON | Brkr Code: CPI1 | Agency: Disclosed Dual Agency
Show Instructions: Lockbox-Frnt Dr, 9 AM-9 PM, All Days
Owner: KEVIN APPLEWHITE | H: (000)000-0000 | O: (000)000-0000
Showing Contact: AISMIE POWELL & NEVILLE WELLINGTON | H: (301)942-3414 | O: (301)929-8900
List Date: 30-JUN-2002 | Orig Price: $298,000 | DOM-MLS: 77 | SubComp: 3 | Dual: Y
Update Date: 22-DEC-2002 | Prior Price: $282,000 | DOM-PROP: 77 | BuyComp: 3 | DesR:
Update Type: Sold | Front Foot Fee: | Add'l: | VarC: N
Disclosures: Build to Suit | *Property Condition: As-is condition, Shell, Rehab potential*
Documents: | Possession: Coin w/Sell Sett
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Community Amenities: None
HOA Rules: None

WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.
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MLS#: DC4288760 Short Listing

403 P ST NW, WASHINGTON, DC 20001-2417 **LIST PRICE: $429,000**

Contract Date: 05-MAR-2003 | SOLD PRICE: $332,000 | New 1st Trust: $0
Settle Date: 17-MAR-2003 | Seller Subsidy: $0 | Loan Type: Cash
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: OLD CITY #2 | | HOA FEE: $0.00 /mo pd None | Old Map: 0000
Adv Sub: OLD CITY #2 | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 0000
Lot-SF: 2040 | Lot/Block/Square: 0123/0510 | TAXES: $842 | Area: N/A
Lot-Acres: 0.05 | Style: Colonial | Tax Year: 2002 | **Age:** 92
#Lvls: 3 #Fpls: 2 | Type: Attach/Row Hse | Tax ID#: 0510//0123 | Year Built: 1910
Main Entrance: Foyer | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 5	BR: 1	BR: 4	BR: 0	BR: 0	BR: 0	ES: CALL SCHOOL BOARD
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS: CALL SCHOOL BOARD
HB: 1	HB: 0	HB: 0	HB: 0	HB: 1	HB: 0	HS: CALL SCHOOL BOARD

Basement: YES, English, Full
Parking: Garage, Garage Type-Detached
#Garage/Carport Spaces: 2/
#Assigned Spaces:
Heat: Radiator, Oil
Hot Water: Oil
Cool: Ceiling Fan(s), None
Water: Public
TV/Cable/Comm:
Sewer/Septic: Public Sewer
INTERIOR: Dryer, Oven/Range-Electric, Refrigerator, Washer, Family Room, Sep Dining Rm,
EXTERIOR: Brick, Deck, Fenced - Rear, Carriage House, Street, Level, USC
REMARKS: P R I C E D R E D U C E D... SPACIOUS HOME IN SOUGHT AFTER SHAW AREA NEEDS YOUR TLC TO RESTORE TO ITS ORIGINAL BEAUTY. SOLD "AS IS" SHOW FROM 9 AM TO 8 PM. PLEASE KNOCK BEFORE ENTERING,OWNER MAY BE HOME. BRING OFFERS. HOP,SKIP AND A JUMP TO NEW CONVENTION CENTER.
DIRECTIONS: SOUTH ON NEW JERSEY FORM FLORIDA TO P STREET. TO 403
Broker: MURCHISON-JOHN REALTY | Brkr Code: MURJ1 | Brkr Office: (202)526-5190
Brkr Fax: (202)526-5191
Listing Agent: BETTY MURCHISON-JOHN | Agt Office: (202)526-5190 | Home: (202)832-6344
Pager: | Cell: (202)415-1006
Agent Email: | Agent Office Fax: (202)526-5191
Selling Agent: BETTY MURCHISON-JOHN | Brkr Code: MURJ1 | Agency: Seller Subagency
Show Instructions: Lockbox-Other, Restr Times, 9 AM-8 PM, All Days
Owner: CALL AGENT
Showing Contact: 9AM-8PM EL.LCKBOX | H: (000)000-0000
List Date: 10-AUG-2002 | Orig Price: $499,000 | DOM-MLS: 207 | SubComp: 3 | Dual: N
Update Date: 18-MAR-2003 | Prior Price: $499,000 | DOM-PROP: 207 | BuyComp: 3 | DesR:
Update Type: Other | Front Foot Fee: | Add'l: N/A | VarC: N
Disclosures: Prop Disclosure | Property Condition: As-is condition
Documents: | Possession: Immediate
Cur Finance Type:
New Finance Types:
WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Short Listing

MLS#: DC4360533

212 P ST NW, WASHINGTON, DC 20001-1928 **LIST PRICE: $240,000**

Contract Date: 29-NOV-2002 | SOLD PRICE: $240,000 | New 1st Trust: $240,000
Settle Date: 09-JAN-2003 | Seller Subsidy: $0 | Loan Type: Cash
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: OLD CITY #2 | | HOA FEE: $0.00 /mo pd None | Old Map: NA
Adv Sub: OLD CITY #2 | Oth Fee: /mo pd | GROUND RENT: | TBM Map: NA
Lot-SF: 2047 | Lot/Block/Square: 0126/0553 | TAXES: $801 | Area: N/A
Lot-Acres: 0.05 | Style: Other | Tax Year: 2002 | **Age:** 95
#Lvls: 3 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 0553//0126 | Year Built: 1907
Main Entrance: | THType: End | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 3	BR: 0	BR: 3	BR: 0	BR: 0	BR: 0	ES: CALL SCHOOL BOARD
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS: CALL SCHOOL BOARD
HB:	HB:	HB:	HB:	HB:	HB:	HS: CALL SCHOOL BOARD

Basement: YES, Unfinished
Parking: Drvwy/Off Str
#Garage/Carport Spaces: /
#Assigned Spaces:
Heat: None, None
Cool: None, None
Hot Water: Other
Water: Public
TV/Cable/Comm:
Sewer/Septic: Public Sewer
INTERIOR: Other,
EXTERIOR: Brick, UGR
REMARKS: Investors bring your own ideas to this shell which is located in a sought after neighborhood.
DIRECTIONS: NW

Broker: PRUDENTIAL MATHIS, REALTORS | Brkr Code: PRDM1 | Brkr Office: (301)292-1400
Brkr Fax: (301)292-1401
Listing Agent: AARON HARGROVE | Agt Office: (301)433-0924 | Home: (202)438-0701
Pager: (202)438-0701 | Cell: (202)438-0701
Agent Email: | Agent Office Fax: (301)292-9401
Alt Listing Agent: CRYSTAL WILKERSON | Agt Office: (301)292-1400 | Home: (202)636-1901 Cell: (202)636-1901
Selling Agent: ROD DAVIS | Brkr Code: RMCR3 | Agency: Buyer Agency
Show Instructions: Lockbox-Frnt Dr
Owner: LESTER STEVENS & DELORES STEVENS
Showing Contact: CRYSTAL WILKERSON | H: (202)636-1901 | O: (202)636-1901
List Date: 04-NOV-2002 | Orig Price: $240,000 | DOM-MLS: 25 | SubComp: 2 | Dual: Y
Update Date: 10-JAN-2003 | Prior Price: | DOM-PROP: 25 | BuyComp: 2 | DesR:
Update Type: Sold | Front Foot Fee: | Add'l: | VarC: N
Disclosures: Prop Disclosure | Property Condition:
Documents: | Possession: Immediate
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Rules: None
WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.

MLS#: DC4370588 — Short Listing

51 V ST NW, WASHINGTON, DC 20001-1012 — **LIST PRICE: $249,900**

Contract Date: 23-NOV-2002 | SOLD PRICE: $250,000 | New 1st Trust: $200,000
Settle Date: 27-DEC-2002 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: LEDROIT PARK | | HOA FEE: | Old Map: 10C9
Adv Sub: LEDROIT PARK | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 1006F1
Lot-SF: 2896 | Lot/Block/Square: 0088/3118 | TAXES: $645 | Area: N/A
Lot-Acres: 0.07 | Style: Federal | Tax Year: 2002 | **Age:** 87
#Lvls: 3 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 3118//0088 | Year Built: 1915
Main Entrance: | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 3	BR: 0	BR: 3	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, Partially Finished
Parking: Drvwy/Off Str
Heat: Hot Water, Natural Gas
Cool: None, None
TV/Cable/Comm:
INTERIOR: Sep Dining Rm,
EXTERIOR: Brick, UNR
#Garage/Carport Spaces: /
#Assigned Spaces:
Hot Water: Natural Gas
Water: Public
Sewer/Septic: Public Sewer

REMARKS: House has been upgraded within the last year. New plumbing, new boiler, freshly painted, carpeted w/hardwood floors. Enclosed back porches, large yard w/2 car OSP. Listing agent can provide a full list of renovation upgrades. House sold "as is", but in very good condition. There is a key for rear BR in lockbox.Must speak 2 agent or Jerry B4 showing and secure front door upon leaving.

DIRECTIONS:

Broker: RE/MAX 100 REAL ESTATE — Brkr Code: RRE2 — Brkr Office: (301)899-1200 — Brkr Fax: (301)702-9847
Listing Agent: RITA REYNOLDS — Agt Office: — Home: (301)292-7410 — Pager: — Cell:
Agent Email:
Selling Agent: MICHAEL SCHAEFFER — Brkr Code: CBRB49 — Agency: Buyer Agency
Show Instructions: Lockbox-Frnt Dr, Call 1st-Lister, Call 1st-Contact, 12 Noon-7 PM, All Days
Owner: RUTH STROUD — H: (000)000-0000 — O: (000)000-0000
Showing Contact: RITA REYNOLDS & JERRY STROUD — H: (301)292-7410 — O: (240)353-7777
List Date: 17-NOV-2002 — *Orig Price:* $249,900 — DOM-MLS: 6 — SubComp: 3% — Dual: Y
Update Date: 27-DEC-2002 — Prior Price: — DOM-PROP: 6 — BuyComp: 3% — DesR:
Update Type: Other — Front Foot Fee: — Add'l: — VarC: N
Disclosures: Prop Disclaimer — Property Condition: Shows Well, Renov/Remod
Documents: — Possession: Settlement
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Rules: None

WATER

Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Metropolitan Regional Information Systems, Inc.

Page: 1
Date: 03/21/03
Time: 14:49

MLS#: DC4352322 — Short Listing

320 T ST NW, WASHINGTON, DC 20001-1843 — **LIST PRICE: $399,900**

Contract Date: 28-OCT-2002 | SOLD PRICE: $387,500 | *New 1st Trust:* $516,800
Settle Date: 13-JAN-2003 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: LEDROIT PARK | | HOA FEE: $0.00 /mo pd None | Old Map: 32G5
Adv Sub: LEDROIT PARK | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 875B4
Lot-SF: 5375 | Lot/Block/Square: 0801/3095 | TAXES: $857 | Area: N/A
Lot-Acres: 0.12 | Style: Colonial | Tax Year: 2002 | **Age:** 95
#Lvls: 4 #Fpls: 1 | Type: Attach/Row Hse | Tax ID#: 3095//0801 | Year Built: 1907
Main Entrance: | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 4	BR: 0	BR: 3	BR: 1	BR: 0	BR: 0	ES:
FB: 2	FB: 0	FB: 1	FB: 0	FB: 1	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, Unfinished — #Garage/Carport Spaces: /
Parking: Street — #Assigned Spaces:
Heat: Hot Water, Natural Gas — Hot Water: Natural Gas
Cool: None, None — Water: Public
TV/Cable/Comm: — Sewer/Septic: Public Sewer
INTERIOR: Kit-Table Space, Sep Dining Rm,
EXTERIOR: Brick, Clay
REMARKS: PLEASE CALL OWNER/SHOWING CONTACT ONLY FOR QUESTIONS AND FAX ALL CONTRACTS TO 301-773-0068. THIS IS A VERY SPACIOUS 4 LEVEL TOWNHOUSE IN SOUGHT AFTER LEDROIT PARK. AWAITING YOUR BUYER'S IMAGINATION AND TOUCH. SOLD STRICTLY AS IS.
DIRECTIONS: CALL AGENT

Broker: RE/MAX ONE — Brkr Code: RMON1 — Brkr Office: (301)464-0044
Brkr Fax: (301)464-1823
Listing Agent: PATRICIA MAKIN — Agt Office: (301)805-2326 — Home: (202)678-2697
Pager: — Cell: (240)508-8148
Agent Email:
Selling Agent: TAIWO DEMUREN — Brkr Code: RMON1 — Agency: Buyer Agency
Show Instructions: Lockbox-Frnt Dr, 9 AM-9 PM, All Days
Owner: ORIN MCCRAE — H: (202)528-2249
Showing Contact: ORIN MCCRAE — H: (202)528-2249 — O: (202)528-2249
List Date: 25-OCT-2002 — Orig Price: $399,900 — DOM-MLS: 3 — SubComp: 0 — Dual: N
Update Date: 13-JAN-2003 — *Prior Price:* — DOM-PROP: 3 — BuyComp: 3 — DesR:
Update Type: Sold — Front Foot Fee: — Add'l: — VarC: N
Disclosures: Prop Disclaimer — Property Condition: As-is condition
Documents: — Possession: Settlement
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Community Amenities: None
HOA Rules: None
WATER
Water Oriented: N — Water Access: N — Water View: N — Waterfront: N
Phys Dock Conveys: N — Nav Water:
Vacation Prop: NO

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MLS#: DC4356852

607 COLUMBIA RD NW, WASHINGTON, DC 20001-2905 **LIST PRICE: $132,000**

Contract Date: 06-NOV-2002 | SOLD PRICE: $161,500 | New 1st Trust: $156,655
Settle Date: 14-JAN-2003 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: COLUMBIA HEIGHTS | | HOA FEE: $0.00 /mo pd None | Old Map: NA
Adv Sub: COLUMBIA HEIGHTS | Oth Fee: /mo pd | GROUND RENT: | TBM Map: NA
Lot-SF: 1968 | Lot/Block/Square: 0060/3052 | TAXES: $991 | Area: N/A
Lot-Acres: 0.05 | Style: Colonial | *Tax Year: 2002* | **Age:** 91
#Lvls: 3 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 3052//0060 | Year Built: 1911
Main Entrance: | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 3	BR: 0	BR: 3	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, Other
Parking: Other
#Garage/Carport Spaces: /
#Assigned Spaces:
Heat: Other, Other
Hot Water: Other
Cool: Other, Other
Water: Public
TV/Cable/Comm:
Sewer/Septic: Public Sewer
INTERIOR: Liv-Din Combo,
EXTERIOR: Other, USC
REMARKS: HUD HOME, SOLD AS-IS, ALL BIDS/OFFERS/INFO & FORMS ARE ELECTRONIC VIA WEBSITE www.firstpreston.com ***CHECK WEB FOR AVAILABILITY*** HOME INSPECTIONS ARE ENCOURAGED, CALL LISTER IF YOU NEED HUD KEY, CASE # 081-062224, INSURED WITH ESCROW $2750
DIRECTIONS: BIDS DUE MON @ 11:59PM

Broker: LONG & FOSTER REAL ESTATE, INC. | Brkr Code: LNG51 | Brkr Office: (301)975-9500 | Brkr Fax: (301)330-5933

Listing Agent: DEBBIE CARUSO | Agt Office: (301)975-9500 | Home: (301)353-0787
Pager: | Cell:
Agent Email: | Agent Office Fax: (301)330-5933
Selling Agent: AGENT NOT ON FILE | Brkr Code: COMP1 | Agency: Seller Agency
Show Instructions: Show Anytime, Vacant
Owner: HUD HUD | H: (000)000-0000 | O: (000)000-0000
Showing Contact: CALL OFFICE HUD KEY | H: (301)548-5217 | O: (301)548-5217
List Date: 31-OCT-2002 | Orig Price: $132,000 | DOM-MLS: 6 | SubComp: 5% | Dual: N
Update Date: 10-FEB-2003 | Prior Price: | DOM-PROP: 6 | BuyComp: 5% | DesR:
Update Type: Sold | Front Foot Fee: | Add'l: | VarC: N
Disclosures: Prop Disclaimer | Property Condition:
Documents: | Possession: Settlement
Cur Finance Type:
New Finance Types:
HOA Fee Includes: Other
HOA Community Amenities: Other
HOA Rules: Other
WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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3-24-03 10:44AM Randall H. Hagner 703 318 6553 # 37/ 42

803 EUCLID ST NW, WASHINGTON, DC 20001-2227 **LIST PRICE: $129,000**

Contract Date: 07-DEC-2002 SOLD PRICE: $147,000 New 1st Trust: $132,300
Settle Date: 24-JAN-2003 Seller Subsidy: $0 Loan Type: Conventional
STATUS: SOLD Classification: Residential Ownership: Fee Simple, Sale List Type: Excl. Right
Legal Sub: COLUMBIA HEIGHTS HOA FEE: $0.00 /mo pd None Old Map: NA
Adv Sub: COLUMBIA HEIGHTS Oth Fee: /mo pd GROUND RENT: TBM Map: NA
Lot-SF: 1781 Lot/Block/Square: 0821/2884 TAXES: $725 Area: N/A
Lot-Acres: 0.04 Style: Federal Tax Year: 2002 **Age:** 78
#Lvls: 3 #Fpls: 0 Type: Attach/Row Hse Tax ID#: 2884//0821 Year Built: 1924
Main Entrance: THType: Interior Model: Finished SF: 0
Tax Map: Parcel: Liber: Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 0	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Basement: YES, Full #Garage/Carport Spaces: /
Parking: Drvwy/Off Str #Assigned Spaces:
Heat: Hot Water, Natural Gas Hot Water: Natural Gas
Cool: None, None Water: Public
TV/Cable/Comm: Sewer/Septic: Public Sewer
INTERIOR: Kit-Table Space,
EXTERIOR: Brick and Siding, USC
REMARKS: ON SUPRA STARTING THURSDAY 12/5/02 AT NOON. GO AND SHOW! Hot Columbia Heights charmer with city views from its perch. 1block to Howard U and walking distance to Metro. Currently has 2 bdrs, 1bth and full bsmt. Huge lot provides for room to grow and parking! SOLD AS-IS, a true diamond in the rough. House on the same block listed at just under $400,000!
DIRECTIONS: TAKE FLORIDA TO SHERMAN AVE. NW. SHERMAN NORTH TO EUCLID, ONE WAY HEADING EAST. THERE IT IS, 803 EUCLID NW, HIGH UP ON THE HILL.

Broker: PRUDENTIAL CARRUTHERS REALTORS Brkr Code: PCR4 Brkr Office: (202)393-1111
Brkr Fax: (202)393-8222
Listing Agent: BRYAN CANTIO Agt Office: (202)393-8271 Home: (202)285-4622
Pager: Cell: (202)285-4622
Agent Email: bryan.cantio@verizon.net
Selling Agent: DANNY CHANG Brkr Code: ZIPR1 Agency: Seller Agency
Show Instructions: Lockbox-Frnt Dr, Show Anytime, Vacant
Owner: DEBRA S. CUMMINGS H: (000)000-0000 O: (000)000-0000
Showing Contact: SUPRA LOCKBOX H: (202)285-4622 O: (202)285-4622
List Date: 03-DEC-2002 Orig Price: $129,000 DOM-MLS: 4 SubComp: 3 Dual: Y
Update Date: 29-JAN-2003 Prior Price: DOM-PROP: 4 BuyComp: 3 DesR:
Update Type: Sold Front Foot Fee: Add'l: VarC: N
Disclosures: Prop Disclosure Property Condition: As-is condition
Documents: Possession: Immediate, Negotiable
Cur Finance Type:
New Finance Types:
WATER
Water Oriented: N Water Access: N Water View: N Waterfront: N
Phys Dock Conveys: N Nav Water:
Vacation Prop: NO

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

3-24-03 10:44AM:Randall H. Wagner :703 318 6553 # 34/ 42

1934 2ND ST NW, WASHINGTON, DC 20001-1625 — **LIST PRICE: $259,000**

Contract Date: 12-DEC-2002 | SOLD PRICE: $245,000 | New 1st Trust: $194,000
Settle Date: 21-FEB-2003 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: LEDROIT PARK | | HOA FEE: $0.00 /mo pd None | Old Map: 0000
Adv Sub: LEDROIT PARK | Oth Fee: /mo pd | GROUND RENT: | TBM Map: 00000
Lot-SF: 2362 | Lot/Block/Square: 0043/3088 | TAXES: $1,024 | Area: N/A
Lot-Acres: 0.05 | Style: Colonial | Tax Year: 2002 | **Age:** 88
#Lvls: 2 #Fpls: 0 | Type: Attach/Row Hse | Tax ID#: 3088//0043 | Year Built: 1914
Main Entrance: Foyer | THType: Interior | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 2	BR: 0	BR: 2	BR: 0	BR: 0	BR: 0	ES:
FB: 2	FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	MS:
HB: 1	HB: 0	HB: 0	HB: 0	HB: 1	HB: 0	HS:

Basement: YES, Full, Improved — #Garage/Carport Spaces: 1/
Parking: Garage, Garage Type-Detached — #Assigned Spaces:
Heat: Hot Water, Natural Gas — Hot Water: Natural Gas
Cool: None, Other — Water: Public
TV/Cable/Comm: — Sewer/Septic: Public Sewer
INTERIOR: Dryer, Oven/Range-Gas, Refrigerator, Washer, Auto Gar Dr Opn, Wood Floors, W/W Carpeting, Recreation Room, Kit-Table Space, Sep Dining Rm,
EXTERIOR: Brick, Fenced - Rear, Porch-front, 1 mi-Metro Bus, 1 mi-subway, USC
REMARKS: THIS WAS A 3BR THAT WAS CONVERTED TO 2BR. NEEDS WORK BUT LIVABLE "AS IS". BEING SOLD STRICTLY AS IS . NICE BLOCK AND ENORMOUS POTENTIAL. THE ADDED BONUS IS A REAL DETACHED GARAGE BIG ENOUGH FOR 2 SMALL CARS. UNTIL TENANT HAS COMPLETE MOVED, APPTS MUST BE MADE THRU LISTER
DIRECTIONS: FROM RHODE ISLAND AVE NORTH ON 2ND STREET TO 1934

Broker: RE/MAX REALTY SERVICES — Brkr Code: RBE1 — Brkr Office: (301)652-0400 — Brkr Fax: (301)652-4444
Listing Agent: LOUIS FORD — Agt Office: (301)652-0400 — Pager: (202)945-2520 — Home: (202)723-8592 — Cell:
Agent Email: — Agent Office Fax: (301)652-4444
Selling Agent: LOUIS FORD — Brkr Code: RBE1 — Agency: Seller Agency
Show Instructions: Appt Only-Lister, All Days
Owner: HELEN P FRAZIER — H: (000)000-0000 — O: (000)000-0000
Showing Contact: LOUIS FORD — H: (202)723-8592 — O: (301)347-4123
List Date: 11-DEC-2002 — Orig Price: $259,000 — DOM-MLS: 1 — SubComp: 3 — Dual: Y
Update Date: 24-FEB-2003 — Prior Price: — DOM-PROP: 1 — BuyComp: 3 — DesR:
Update Type: Sold — Front Foot Fee: — Add'l: — VarC: N
Disclosures: Prop Disclosure — Property Condition: As-is condition
Documents: — Possession: Settlement
Cur Finance Type:
New Finance Types:
HOA Fee Includes: None
HOA Community Amenities: None
HOA Rules: None
WATER
Water Oriented: N — Water Access: N — Water View: N — Waterfront: N
Phys Dock Conveys: N — Nav Water:
Vacation Prop: NO

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3-24-03 10:44AM Randall H. Hagner 703 318 6553 # 36/ 42