BZA Case No. 17138
1325 Fairmont Street NW

This submission includes

1. Notes to the proforma
2. Construction cost
3. Proforma for 3 and 4 units
4. MRIS public record print out
5. MRIS residential sales information



BZA
Case No. 17138
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17138
EXHIBIT NO. 26

Notes to the proforma – 1325 Fairmont Street NW

- The construction cost on this proforma is based on the Architect and construction manager for the project.
- The difference in cost between a 3 and a 4 unit flat is approximately $20,000 which includes partial cost of the mechanical and electrical system for the one unit;
- The estimated sales value for the units is based on comparable sales of similar units within the last four months (see attachment)
- The project will show a negative margin of $29,274 if constructed as 3 units;

Project: The 'Drew' Condom[redacted]ums
Address: 1325 Fairmont Street
Washington, DC 20001

Construction Cost Estimate:

Demolition	$	22,500.00
Water proofing	$	15,000.00
Floor leveling	$	5,600.00
Build wooden decks	$	11,560.00
Stair Building	$	18,000.00
Install new windows	$	6,700.00
Drywall placing	$	13,800.00
Drywall finishing	$	7,600.00
Doors and hardware	$	10,400.00
Interior painting	$	11,200.00
Ceramic tiles	$	5,600.00
Exterior painting	$	4,500.00
Floor finishes	$	9,500.00
Equipment	$	28,000.00
Replace bad joists	$	5,600.00
Mechanical ducts	$	12,500.00
Mechanical inside unit	$	8,500.00
Mechanical outside unit	$	8,000.00
Trim out mechanical	$	3,600.00
Relocate basement bathroom	$	2,600.00
Install whirlpool bath tubs	$	3,000.00
Rough in plumbing	$	12,000.00
Set bath tubs	$	3,200.00
Install gas lines	$	6,500.00
Tie in gas appliances	$	5,300.00
Bring in gas appliances	$	5,800.00
Set toilets and sinks	$	1,600.00
Add powder room in basement	$	4,800.00
Set main electrical panel	$	4,800.00
Set individual panels	$	4,500.00
Bring in feed wires	$	3,500.00
Device wiring	$	4,600.00
Fire Alarm system	$	3,500.00
Cable wiring	$	3,200.00
Telephone wiring	$	1,200.00
Installing fixture	$	5,600.00
Trim out devices	$	1,200.00
Add basement window	$	1,200.00
Point up Masonry 2090ft	$	15,135.00
Clean masonry 2090ft	$	4,800.00
Site fencing	$	2,400.00
Site cleaning	$	3,400.00
Roofing	$	15,000.00
Insulation	$	13,000.00

Prepared By: T M Construction
Teddy G. Michael
Project Manager
415 Florida Avenue
Washington, DC 20010

Project: The 'Drew' Condominiums
Address: 1325 Fairmont Street
Washington, DC 20001

Final inspection	$	2,500.00
Finishing 4900ft	$	93,400.00
Sprinkler system	$	18,000.00
Restructure steps to basement	$	3,500.00
Total construction cost	**$**	**457,395.00**
Architectural & Design	$	25,000.00
Legal fees (Conversion)	$	15,000.00
Loan closing fees	$	13,000.00
Insurance	$	3,000.00
Contingency	$	45,739.50
Total Design & Admin. Cost	**$**	**101,739.50**
Total cost	**$**	**660,874.00**

Prepared By: T M Construction
Teddy G. Michael
Project Manager
415 Florida Avenue
Washington, DC 20010

1325 Fairmont Street NW

Sale price - 1325 fairmont		$ 340,000.00
Loan amount(80% LTV)		$ 80,000.00
(Down pymt. & closing fees)		
Construction Cost		$ 660,874.00
Mortgage loan payment - 13mo.@$1,800		$ 23,400.00
Survey		$ 15,000.00
Misc.		$ 5,000.00
Total		$ 784,274.00
Proforma based on 3 units		
Average sales price		$ 800,000.00
2 @$250,000 + 1@$300,000		
R.E. Commission - 6%		$ 45,000.00
Total proceeds		$ 755,000.00
Construction cost		$ 784,274.00
Proceed Margin		**$ (29,274.00)**
Proforma based on 4 units		
Average sales price	$250,000/ea	$ 1,000,000.00
R.E. Commission - 6%		$ 60,000.00
Total Proceeds		$ 940,000.00
Construction cost		$ 784,274.00
Proceed Margin		**$ 215,726.00**

Prepared by Mesfin G. Michael
Realtor with ReMax Sails, Inc.

Metropolitan Regional Information Systems, Inc.

County: WASHINGTON, DC **Public R**
Tax ID #: 2860//0819 **1325 FAIRMONT ST NW , WASHINGTON, DC 20009**

Legal Subdivision: Columbia Heights
Incorporated City: WASHINGTON DC
Condo/Coop Name:
Owner Name: James H Edmonds
Phone #:
Absentee:Yes
Additional:
Company:
Mailing Address: 2916 PORTER ST NW , WASHINGTON, DC 20008-3262
Care of Name:
Legal Description:

Mag/Dist #:	Lot: 819	Block/Square:2860/	Tax Map: 2860 0819
Election District: 1	Legal Unit #:	Grid:	Map:15-E
Section:		Subdiv Ph:	Addl Parcel Flag/#:
Map Suffix:	Suffix:	Parcel:	Sub Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:
TOTAL TAX BILL $2,392		City Tax:	Tax Levy Year: 2003
State/County Tax:		Refuse:	Tax Rate: 0.96
Special Tax:	Homestd/Exempt Status: 0		Exempt Class:
Front Foot Fee:	Tax Class: 1/TX		Mult Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2003	$249,150	$49,040	$200,110	
2002	$171,948	$35,548	$136,400	
2001	$171,948	$35,548	$136,400	

DEED Deed Liber: Deed Folio:

Transfer Date	Price	Grantor	Grantee

PROPERTY DESCRIPTION

Year Built: 1910	Zoning: R4	Census Tract/Block: 3600/1002	
Irregular Lot:	Square Feet: 2853	Acreage: .070	Property Card #:
Land Use: Residential Income			
Property Class: 024	Plat Liber/Folio: /		

Zoning Desc: Res-Row Dwl,Cnv,Apt
Quality Grade: Averge Qual +
Prop Use: RES CONVERSIONS - LESS THAN 5 UNITS
Building Use:
Xfer Devel. Right:
Lot Description:
Site Influence:
Sidewalk:
Road Desc:
Pavement:
Road Frontage:
Topography:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction					
Story					
Area					

Foundation:
Ext Wall: Brick/Stone
Roofing: Metal
Stories:3
Units: 4
Year Remodeled: 0
# of Domers:
Style:
Model/Unit Type: Row Inside

Total Building Area: 4901		Living Area:	Base Sq Ft:
Patio or Deck Type/Sqft: /		Porch Type/Sqft: Porch /81	
Balcony Type/Sqft: /		Pool Type/Area: /	
Attic Type/Sqft:		Roof Type:	
Rooms: 12	Fireplace Type:	Fireplaces: 0	
Bedrooms: 5	Bsmt Type: Not Specified	Garage Type:	
Full Baths: 4	Bsmt Tot Sq Ft: 1288	Garage Constr:	
Half Baths: 0	Bsmt Fin Sq Ft: 966	Garage Sq Ft:	
Baths: 4.00	Bsmt Unfin Sq Ft: 322	Garage Spaces:	
Other Rooms:4 KITCHEN(S)		Air Cond:	
Other Amenities:		Interior Floor: HARDWOOD	
Appliances:		Outbuildings:	
Gas:	Heat: Steam	Sewer:	Fuel:
Electric:	Water:	Underground:	Walls:

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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.



1438 MERIDIAN PL NW #LL6, WASHINGTON, DC 20010-1961
List Price: $191,000
MLS#: DC4706460 **Status:** SOLD **Own:** Condo, Sale **Old Map:** 9-K6
Contr Date: 13-Jan-2004 **Sold Date:** 01-Mar-2004 **Sold Price:** $191,000 **Subsidy** $7,853
DOMM/DOMP: 13/109 **HOA:** **C/C**:178.00 **TBM Map:** 00000
Adv. Sub: COLUMBIA HEIGHTS **Total Taxes:** $825 **Area:** N/A
Style: Colonial **Type:** Garden 1-4 Floors **LS-SF/Acre:** /
Year Built: 1910 **Model:** **Total Fin SF:** 573
BR: 2 **FB:** 1 **HB:** **Const:** Brick **#Lvls:** 1 **#Fpls:** 0
Basement: No **Park:** Street
H Fuel/C Fuel: Electric/ Electric **Wtr/Swr:** Public/Public Sewer
Water Front/View/Access: // **Dock Conveys:** **Vacation:** No
List/Upd: 01-Jan-2004/1-Mar-2004 **Listing Co:** Weichert, Realtors

Internet Remarks: MUST SEE! Immaculate 2-BR unit in the heart of the city yet a very quiet building - the best of both worlds. Sparkling HWF, full size stack W/D, French doors. Good flow and shows well. Near Metro, bus lines and exciting new Tivoli /Giant/Target developments as well as famous Adams Morgan area. This area is being transformed - get in at a bargain price. Open house on January 10 and 11, 1PM to 4 PM.
Directions: NORTH ON 16 ST, EAST ON MERIDIAN PLACE, BUILDING ON LEFT.

No Photo Available

1495 NEWTON ST NW #406, WASHINGTON, DC 20010
List Price: $255,000
MLS#: DC4735104 **Status:** SOLD **Own:** Condo, Sale **Old Map:** 0000
Contr Date: 04-Feb-2004 **Sold Date:** 03-Mar-2004 **Sold Price:** $255,000 **Subsidy** $0
DOMM/DOMP: 5/5 **HOA:** $0 **C/C**:150.00 **TBM Map:** 0000
Adv. Sub: COLUMBIA HEIGHTS **Total Taxes:** $684 **Area:** N/A
Style: Other **Type:** Mid-Rise 5-8 Floors **LS-SF/Acre:** /
Year Built: 1910 **Model:** **Total Fin SF:** 700
BR: 2 **FB:** 1 **HB:** 0 **Const:** Brick **#Lvls:** 1 **#Fpls:** 1
Basement: No **Park:** Street
H Fuel/C Fuel: Natural Gas/ Electric **Wtr/Swr:** Public/Public Septic, Public Sewer
Water Front/View/Access: // **Dock Conveys:** **Vacation:** No
List/Upd: 30-Jan-2004/6-Mar-2004 **Listing Co:** Avanti Real Estate

Internet Remarks:

Directions: 14TH ST., N.W. TO NEWTON, RIGHT ON NEWTON ST.



1438 MERIDIAN PL NW #1, WASHINGTON, DC 20010-1961
List Price: $195,000
MLS#: DC4747076 **Status:** SOLD **Own:** Condo, Sale **Old Map:** 9-K6
Contr Date: 28-Feb-2004 **Sold Date:** 23-Mar-2004 **Sold Price:** $195,000 **Subsidy** $0
DOMM/DOMP: 17/17 **HOA:** $183 **C/C**:183.00 **TBM Map:** 0000
Adv. Sub: COLUMBIA HEIGHTS **Total Taxes:** $814 **Area:** N/A
Style: Colonial **Type:** Garden 1-4 Floors **LS-SF/Acre:** /
Year Built: 1910 **Model:** **Total Fin SF:** 537
BR: 2 **FB:** 1 **HB:** **Const:** Brick **#Lvls:** 1 **#Fpls:** 0
Basement: No **Park:** Street
H Fuel/C Fuel: Electric/ Electric **Wtr/Swr:** Public/Public Sewer
Water Front/View/Access: // **Dock Conveys:** **Vacation:** No
List/Upd: 12-Feb-2004/9-Apr-2004 **Listing Co:** Weichert, Realtors

Internet Remarks: MUST SEE! Bright & immaculate 2-BR unit in the heart of the city yet a very quiet building - the best of both worlds. Sparkling HWF, full size stack W/D, French doors. Good flow and shows well. Near Metro, bus lines and exciting new Tivoli /Giant/Target developments as well as famous Adams Morgan area. This area is being transformed - get in at a bargain price. Open house on Feb 21 & 22, 1-4PM.
Directions: NORTH ON 16TH ST, EAST ON MERIDIAN PLACE, BLDG ON LEFT.



1350 KENYON ST NW #B, WASHINGTON, DC 20010
List Price: $299,000
MLS#: DC4754649 **Status:** SOLD **Own:** Condo, Sale **Old Map:** N/A
Contr Date: 26-Feb-2004 **Sold Date:** 29-Mar-2004 **Sold Price:** $290,000 **Subsidy** $0
DOMM/DOMP: 6/6 **HOA:** $0 **C/C**:275.00 **TBM Map:** N/A
Adv. Sub: COLUMBIA HEIGHTS **Total Taxes:** $4,488 **Area:** N/A
Style: Victorian **Type:** Attach/Row Hse **LS-SF/Acre:** /
Year Built: 1900 **Model:** **Total Fin SF:** 945
BR: 2 **FB:** 1 **HB:** 0 **Const:** Brick **#Lvls:** 1 **#Fpls:** 0
Basement: No **Park:** Assigned, Prk Space Cnvys
H Fuel/C Fuel: Electric/ Electric **Wtr/Swr:** Public/Public Sewer
Water Front/View/Access: // **Dock Conveys:** **Vacation:** No
List/Upd: 20-Feb-2004/14-Apr-2004 **Listing Co:** Mcwilliams/Ballard Inc.

Internet Remarks: 1st Open! Fully Renovated 1 BD & Den/1BA! Includes beautiful hardwood floors, stainless appliances, granite counters, washer/dryer, fenced patio/deck in rear, great closet space, extra secured storage in rear and assigned parking space conveys! Open on Sunday, 2/22/04, 1-3. Vacant, Lockbox on 2/21.
Directions: FROM U STREET,NW GO NORTH ON 13TH ST.,NW, MAKE A LEFT ON KENYON ST,NW. CONDO IS ON THE LEFT. LOCATED ON KENYON BETWEEN 13TH & 14TH STREETS, NW.

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