



PROPERTY EVALUATION

2201 R STREET NW



FELDMAN RUEL

KALORAMA HEIGHTS
WASHINGTON, D.C. 20008

Board of Zoning Adjustment
District of Columbia
PREPARED FOR:
PARAMOUNT ESTATE LIMITED LIABILITY COMPANY
CASE NO. 21481
EXHIBIT 06/27/2026

NON-ENDORSEMENT & DISCLAIMER NOTICE

NON-ENDORSEMENTS

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LaMarr Datcher
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Adam Costanzo
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Hannah McCann
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Brandon Cardwell
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Brandon Shure
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A wide-angle, nighttime photograph of a cityscape, likely Washington, D.C., viewed from an elevated position. The city is illuminated with various lights, and the Jefferson Memorial is visible on the right side of the image. The sky is dark blue.

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FELDMAN RUEL PLATFORM





FELDMAN RUEL

► SPECIALIZED PRODUCT TYPES



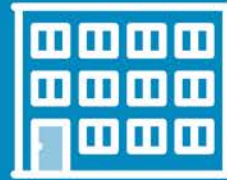
RETAIL



OFFICE/INDUSTRIAL



MIXED-USE



MULTIFAMILY



SPECIALTY



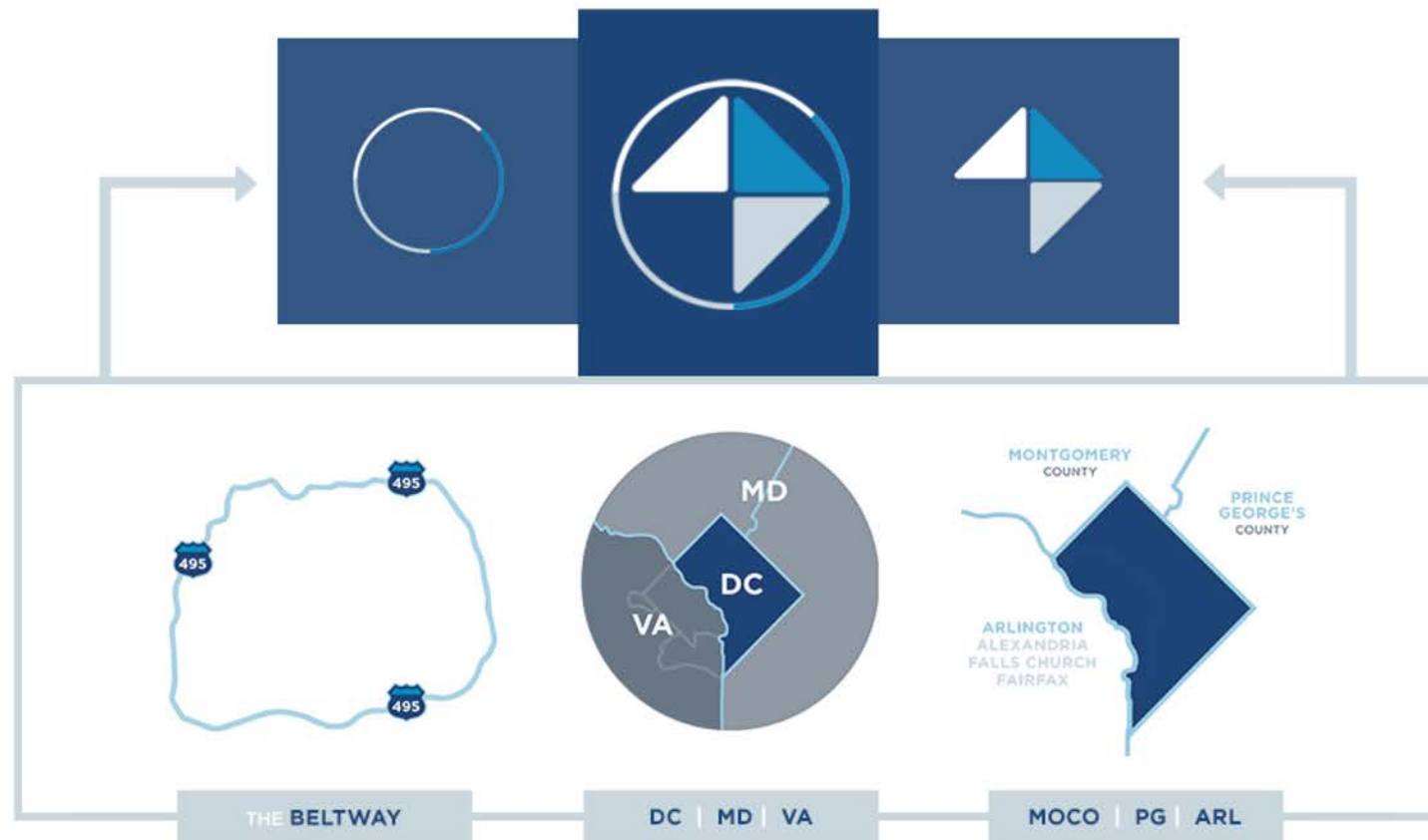
DEVELOPMENT

► FELDMAN RUEL

Having completed hundreds of transactions spanning virtually every urban product type, Feldman Ruel is the market leader in the sale of sub-institutional commercial investment properties in the Washington, D.C. MSA. Due to the fact that Feldman Ruel successfully facilitates the sale of dozens of commercial investment properties each year, its principals and agents have accumulated unparalleled transactional experience that allows the firm to navigate the complexities and nuances of the local real estate market on behalf of its clients.

REGIONAL EXPERTISE

Feldman Ruel facilitates more commercial property sales in the Washington, D.C. area than any other brokerage company by leveraging market and industry knowledge gained by unparalleled transactional experience, extensive industry relationships, internal and external collaboration, a proprietary centralized CRM system, and an intentional marketing strategy based on process, people, and performance. Our unwavering commitment to ethical business practices and our client-first platform also ensures our clients receive the best possible representation regardless of transaction size, portfolio of properties, sophistication level, or position within the industry.



► OUR PLATFORM



Industry-Leading Track Record

With over 20 years of experience in commercial real estate brokerage and hundreds of transactions successfully completed, the principals and agents of Feldman Ruel have established an unparalleled reputation within the private investment commercial real estate market in the greater Washington, D.C. area.



#1 in Market Share

The principals and agents of Feldman Ruel have held the largest market share in the private investment commercial real estate market within their practice area for a number of years. Through a systematic and tactical approach to growth and development, the principals and agents of Feldman Ruel have successfully built a sustainable business model that attracts more clients annually than any other firm in the market.



Intelligent Deployment & Submarket Expertise

Unlike the firm's competition, the principals behind Feldman Ruel believe clients are best served by a firm that understands the best results are achieved by a group of individuals acting as one. Because of the hyper-locality of urban markets, the firm's agents are deployed in specific geographic areas small enough to allow for the mastery of the nuances of each submarket.



Maximum Collaboration

Feldman Ruel has perfected a system of internal collaboration by combining cutting edge technology with a unique agent incentive structure and a corporate culture focused on the best interests of the client. As a boutique firm, Feldman Ruel also recognizes it is part of a much larger community, and always seeks to leverage its relationships with thousands of outside brokers and agents in the area and nationwide through numerous marketing platforms.



► OUR PLATFORM



Proprietary Database Built Over 20 Years

During their many years of experience at one of the nation's largest commercial real estate brokerage companies, the principals of Feldman Ruel determined that a centralized company database system rather than individual agent databases leads to superior client results. The firm's proprietary system for managing client, customer and vendor interactions, as well as tracking property ownership within the market has yielded the largest market share and most respected track record in the greater Washington, D.C. area.



Customized Institutional- Level Marketing Materials

By producing institutional-level marketing materials rarely seen in the private investment commercial real estate market in both content and design, Feldman Ruel provides its clients with a distinct competitive advantage. Feldman Ruel employs industry-leading branding and design professionals who have extensive experience working with numerous top commercial real estate firms. Due to their belief that no two assignments are the same, Feldman Ruel customizes each marketing campaign to create a unique narrative for each asset.



Superior Technology & Infrastructure

Along with utilizing the many technological platforms available to commercial brokers today, Feldman Ruel's platform for the analysis and marketing of properties has been created and shaped over 20 years as the market leader. With robust operations, marketing and graphic design departments, the firm has made significant investments in building the best team to execute on behalf of its clients. Staff roles have been designed specifically to lessen the administrative burden on the agents, thereby allowing them to spend more time interfacing with clients, staying on top of new developments in their submarkets, and marketing properties, among other day-to-day responsibilities.



Assignment-Specific Marketing Campaigns

As urban property specialists, Feldman Ruel recognizes factors including but not limited to zoning, use-type, strength of tenant, occupancy, building condition, submarket, micro-location, and prior marketing efforts can greatly influence the potential buyer pool for any assignment. Feldman Ruel seeks to give its clients every advantage by utilizing techniques such as segmented buyer messaging, tiered market timing, and the creation of audience-specific marketing materials.



► OUR PLATFORM



Cultivated Vendor Relationships without Referral Fees

The principals behind Feldman Ruel strongly believe that not everything in business should be a profit center, and as such, has a strict policy against accepting any referral fees from vendors. Because the firm is often asked to recommend various real estate related vendors such as attorneys, lenders, appraisers, environmental engineers, building inspectors, etc., it is important that clients are comfortable they are being connected with the best vendors for the assignment, as opposed to vendors that may offer the most lucrative compensation. Feldman Ruel has a long history of meticulously tracking and cultivating vendor relationships as valued resources and for the purpose of improving the firm's ability to successfully navigate transactions for the benefit of its clients.



1031 Exchange Expertise

It is extremely important that investors choose experienced brokers, qualified intermediaries, and accountants in helping to facilitate tax-deferred exchanges because, while they are the most common method of deferring capital gains, improperly navigating the process can have significant financial consequences. The principals and agents of Feldman Ruel have extensive experience facilitating tax-deferred exchanges not only in the Washington, D.C. metropolitan area, but all across the country. Some of the firm's strongest vendor relationships include top qualified intermediaries and accounting firms that specialize in real estate.



Healthy Professional Corporate Culture

While Feldman Ruel believes that clients are best served by a group of individuals acting as one, this philosophy is only effective when that group is comprised of well-trained, professional individuals with complementary skill sets and personalities. With this in mind, the firm qualifies prospective agents and staff not only based on how well they may perform in their respective roles, but also how their addition to the firm improves its ability to best serve the needs of all clients. Feldman Ruel's system of intelligent deployment fosters a culture among its agents that is both collaborative and competitive, while maintaining a client-first focus.



Prioritizing Client Relationships Over Transactions

Trust and genuine relationships are built over a long period of time and the amount of properties a client owns should never influence the quality of representation. In an industry rampant with transactional brokers who are more concerned with their commission on one deal rather than the relationship they could build over many, Feldman Ruel instills in its agents a culture of success built on work ethic, integrity, responsiveness, and submarket expertise.



CLIENT TESTIMONIALS

“

The bank is extremely pleased with the entire sales process. Josh Feldman, Ian Ruel and their team deserve much of the credit for helping us get this sold. Their professionalism and dedication were on display when they ran down every lead, met with every potential buyer (even when we doubted their qualifications) and investigated every option to maximize our final contract price. They were levelheaded and pragmatic when complications arose and remained focused on getting the job done. Thanks for everything!

Susan Taylor
City First Bank

“

Josh Feldman, Ian Ruel and their team were amazing to work with to buy and sell commercial real estate. I have bought and sold a few properties with their team and was always impressed with their knowledge, professionalism and terrific instincts that have consistently guided me through to excellent outcomes. This is a great team to work with and I would highly recommend them!

Todd Ragimov
Atel Development

“

Thanks for getting my deal done and for your incredible professionalism during the process. I really did not believe you when you initially advised me on your recommended list price but you sure as hell came through!

Andrew Cohn
Liberty Group Holdings

“

I had the pleasure of working with Josh Feldman, Ian Ruel and their team on a successful transaction in recent months. The team listed and sold our mid-sized already entitled project that was development ready. They guided us through the process starting with a detailed project analysis, suggested list price and an aggressive marketing campaign which ultimately led to a full price offer which closed very quickly and smoothly. Josh, Ian and their team were professional, responsive and most of all effective. We'll be sure to bring our next commercial transaction back to them.

Justin Sprinzen
New Vision Properties

“

I have been working with Josh Feldman, Ian Ruel and their team on several deals so far, buying and selling, and I just can't recommend them enough. They get things done and never disappointed me, simply by working very hard and staying honest throughout the process, they have been able to reach my very ambitious goals time after time. The team has earned their place as my go to broker when I need to sell a property.

Isaac Pinto
Urbanico Realty Group

“

Josh and Ian did a great job, I'd be happy to use them again on a future project. They were able to generate multiple offers on our site, and ultimately ended up selling it exactly at the original targeted sales price. Once the property was under contract, Feldman Ruel did a solid job of managing the contract process and getting the deal to settlement.

David Gorman
Lock7 Development

“

Josh Feldman, Ian Ruel and their team did a superb job of positioning our asset and identifying and targeting potential users, all with a sense of urgency, focus and follow-through. They provided significant value and ultimately delivered success where other brokers had failed. Your team is hands down the gold standard in the industry.

Max Brown
Event D.C.

“

Josh and Ian are the best investment sales brokers in the DC area. I've worked with them and their team on several transactions - acquisitions of land and commercial property and the disposition of commercial property - and they've been fantastic. They're smart, extremely knowledgeable, great negotiators, and expert problem solvers. They know their markets better than anyone, and ultimately that's why we have done so much business together.

Ulysses H. Auger
Jair Lynch Real Estate Partners

CLIENT TESTIMONIALS

“

Josh and Ian hit it out of the park in the sale of my property. They found the right buyer, patiently sorted out the complexities and kept a cool head throughout. I couldn't have done it without them.

Michael Weisskopf
MWBB LLC

“

It is my pleasure to give Feldman Ruel top grades for their performance managing the sale of my retail property in Georgetown. Every step of the process was outlined clearly and in detail. Josh was always available day, night and weekends and usually responded within hours if not less. His strategies were sound and backed up with detailed explanations. He is well organized and on top of every situation. Josh is easy to work with: he listens, is patient and willing to take the time to explain any issue to my satisfaction. Lastly, it was clear that the depth of Feldman Ruel's experience greatly contributed to the ease of marketing, selling and closing on my property in fluid succession.”

Melissa Urofsky
Justine Mehlman Antiques

“

Ian, Josh and their team at Feldman Ruel did an excellent job with our property. They brought a thorough knowledge of the commercial market in the area and a deep database of contacts to the sale, which helped us to get a price higher than expected. They also walked us through each step of the transaction and got us to a timely closing - it was a pleasure working with them.

Rebecca Lichtenberg
Studio Theatre

“

Ian Ruel and Feldman Ruel Urban Property Advisors were a pleasure to do business with for Recovery Cafe DC's recent purchase of property in Southeast DC. We were aware of Ian and the firm's excellent reputation and were glad to learn he was the Seller's broker. In the midst of the pandemic challenges, Ian brought stellar communication skills and follow-up on details and processes that were key to bringing this important sale to a successful close. As a Recovery Cafe DC team, we especially appreciated how Ian brought his full expertise, experience and skills.

Kim Montroll
Recovery Cafe DC

“

Feldman Ruel was a pleasure to work with on our last two commercial acquisitions. Our most recent transaction required nimbleness given the current environment, which Ian Ruel made sure to attend. He went above and beyond to represent and negotiate our interest throughout the process, and remained attentive post-settlement to ensure that everything went well. I believe that Feldman Ruel is a world class commercial brokerage, with intimate knowledge of the local market. Looking forward to our next one!

Antonio Francis
Francis Development

“

Ian Ruel, Josh Feldman, and Feldman Ruel Urban Property Advisors were a pleasure to do business with for my recent sale in Union Market. When we first met several years ago, Ian shared updated market sales comps and clearly showed he knew Union Market better than anyone. When the time came for a sale, he brought me an all-cash, non-contingent offer coupled with a strong deposit. Ian professionally navigated the sales process, and as a real estate agent myself, I was very impressed.

Bruce Pascal
Cushman & Wakefield

“

We engaged Josh Feldman and Ian Ruel to evaluate our portfolio of commercial properties, intending to market the properties over a period of time. The properties were owned for over 50 years, and each presented unique marketing opportunities. Josh and his team took the time to develop individual marketing plans for each property. Once the properties were marketed, he provided detailed summaries with the pros and cons for all the offers presented. Josh, Ian, and their team provided sound advice, listened well to our concerns, and were always accessible for us. Throughout the entire process, we felt we had a true partner working with us to achieve and exceed our goals. Josh's professionalism, responsiveness, personality, attention to detail, and ability to negotiate to close the deal was outstanding!

Doris A. Smith
RAYMAR Corporation

“

Many thanks for all your assistance in closing on our property. You went above and beyond what I could ever have possibly expected. Job well done!

Larry Litwak
Greif & Litwak PC

FEATURED CLOSING CLIENT TESTIMONIAL



4618 14TH STREET NW

WASHINGTON, D.C. 20011

\$4,190,000

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Doris A. Smith

President
RAYMAR Corporation

Inez McCormick

Director
RAYMAR Corporation



Josh Feldman
Managing Principal



Ian Ruel
Managing Principal



FELDMAN RUEL



Chris Chadwick
Managing Director



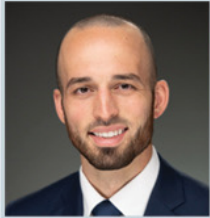
Tanner Scales
Director



Ryan Smith
Associate Director



LaMarr Datcher
Associate Director



Adam Costanzo
Senior Associate



Hannah McCann
Senior Associate



Brandon Cardwell
Investment Associate



Alex Petrov
Investment Associate



Sidney Eisen
Investment Associate



Brandon Shure
Investment Associate



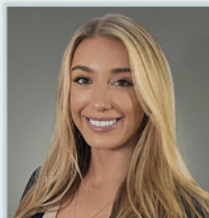
Olawale Kusimo
Investment Associate



Gideon Price
Investment Associate



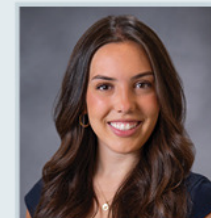
Romie Pardo
Director of Operations



Andrea Jewell
Director of Marketing & Design



Victoria Galloway
Graphic Designer



Abby Paredes
Graphic Designer

DEAL TEAM



Alex Petrov

Investment Associate



Ian Ruel

Managing Principal

20+ YEARS

OF EXPERIENCE IN
COMMERCIAL REAL
ESTATE SALES
30+ COMBINED

400+

SELLER-REP
COMPLETED
TRANSACTIONS

75

ACTIVE
LISTINGS

28

UNDER LOI/
CONTRACT



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Mr. Petrov focuses on the marketing and sale of multifamily investment real estate in the Washington, D.C. area. He joined Feldman Ruel Urban Property Advisors following an early career in corporate housing and property management prior to thirteen years with a local interior design firm where he excelled in varying roles including operations, marketing, business development, and project management. During his time in this field, Mr. Petrov was exposed to many facets of the commercial real estate industry and developed a particular interest in the multifamily sector to the point of investing in numerous multifamily properties himself which gave him a valuable perspective on the industry. His exposure to the various aspects of the transaction process and value creation by way of effective asset management led him to join Feldman Ruel Urban Property Advisors. As a member of the firm, Mr. Petrov is now able to best utilize his broad experience and skillset to assist others in the creation and preservation of wealth through the disposition and acquisition of multifamily properties. He holds a master's degree in finance and has always considered professional success an important goal but never loses sight of his personal aspirations. Mr. Petrov enjoys spending his free time with his wife and his daughter as well as being an active member of the local community which includes volunteer work coaching youth soccer and staying involved with a number of local non-profit efforts, reflecting his commitment to making a positive impact on those around him.





Ian Ruel
Managing Principal

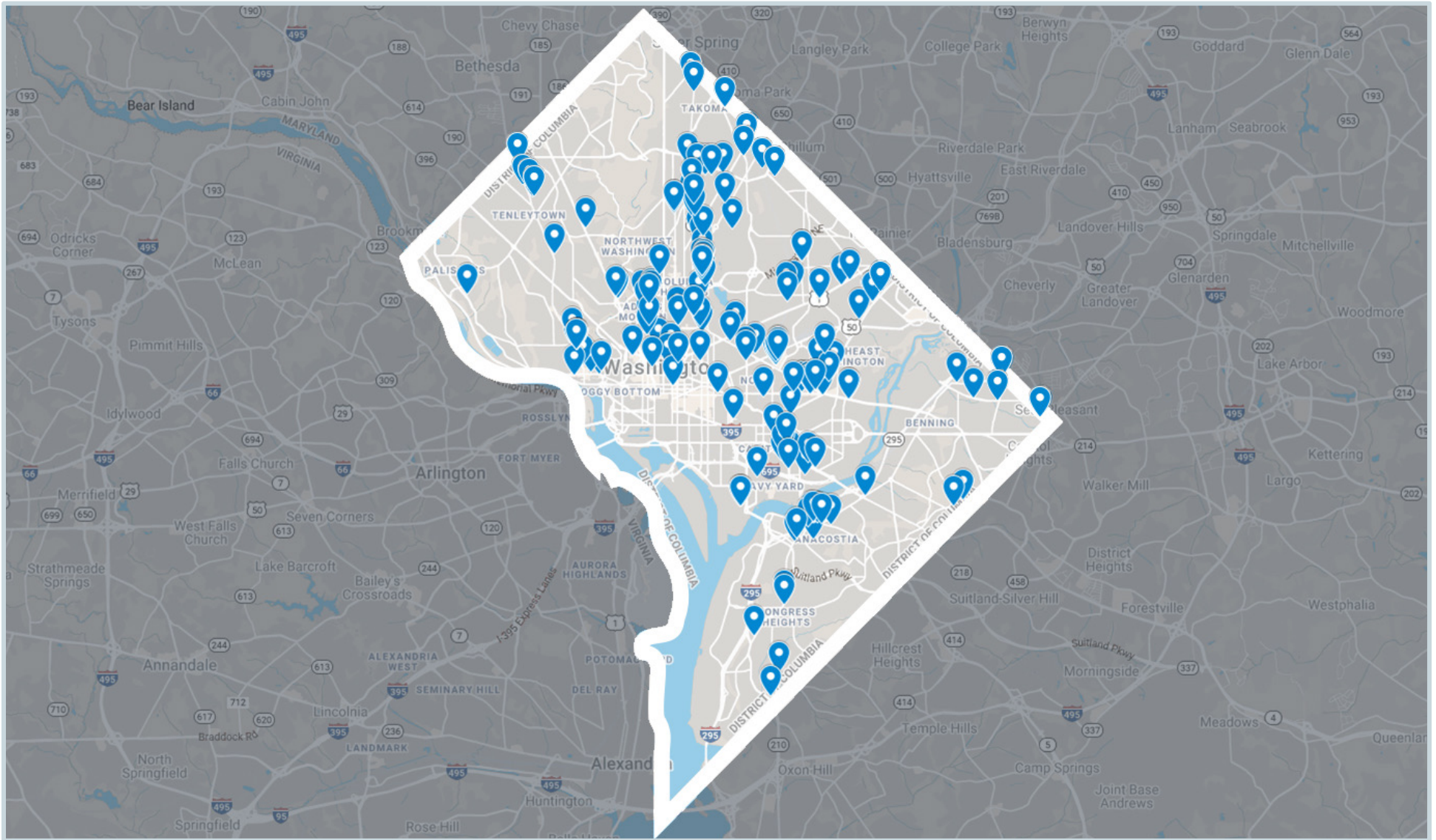
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As the Co-Founder and Managing Principal of Feldman Ruel Urban Property Advisors, Mr. Ruel is responsible for ensuring proper implementation of the firm's strategic objectives, overseeing day-to-day operations, and representing owners and investors in commercial transactions. While working for one of the nation's largest commercial real estate brokerage companies, Mr. Ruel has consistently been a top-producing agent, earning several sales recognition awards and completing numerous, successful transactions in the Washington, D.C. Metropolitan area. His experience includes all urban product types, such as retail, office/industrial, mixed-use, multifamily, and land for development. Mr. Ruel has repeatedly demonstrated the ability to navigate complex transactional issues such as significant environmental contamination, challenging and fluid tenant situations, LIHTC development deals, and the District of Columbia's Historic Preservation process. He has represented a wide variety of clients including private and institutional investors & developers, owner-operators, religious institutions and community organizations. Mr. Ruel graduated from Bowling Green State University in Ohio with a dual degree in Finance and Marketing while also playing NCAA Division I hockey. Mr. Ruel is a member of the Urban Land Institute, International Council of Shopping Centers and the District of Columbia Building Industry Association. Mr. Ruel enjoys playing hockey, paddle sports and is a volunteer for the Washington, D.C.'s "Big Brother Big Sisters" chapter.



CLOSED TRANSACTIONS MAP - WASHINGTON, D.C.



CLOSED TRANSACTIONS – WASHINGTON, D.C.

ADDRESS	COE	ADDRESS	COE	ADDRESS	COE
510 8 th St SE	3/27/2026	6411 Chillum PI NW	7/2/2025	1337-1339 Pennsylvania Ave SE	9/26/2024
1919 Benning Rd NE	3/9/2026	218 Cedar Street NW	6/18/2025	1426 21 st St NW, Unit S3 & S4	9/26/2024
5165 MacArthur Blvd NW	2/14/2026	1605 Marion Barry Ave SE	6/2/2025	1135 Okie St NE	9/19/2024
1901-1919 Michigan Ave NE	1/30/2026	2928 Georgia Ave NW	5/1/2025	3625-3629 12 th St NE	9/13/2024
4719-4721 Sheriff Rd & 930 47 th PI NE	1/23/2026	3343-3345 Prospect St NW	4/18/2025	264-268 Carroll St NW	8/23/2024
1750 Columbia Rd NW	1/22/2026	7064 Eastern Ave NW	4/17/2025	509 Morse St NE	8/2/2024
4401-4435 Benning Rd NE	12/30/2025	1625 N Capital St NE	4/17/2025	624 Rock Creek Church Rd NW	7/27/2024
2412 18 th St NW (Rear)	12/23/2025	1407-1409 T St NW	3/19/2025	405 Morse St NE	7/26/2024
1616 27 th St SE	12/17/2025	1615 28 th St SE	2/7/2025	1037 30 th St NW	7/17/2024
1901 18 th St NW	11/25/2025	1717 19 th St NW	1/6/2025	3216 O St NW	6/13/2024
1121 Florida Ave NE	10/21/2025	1000 M St NW	12/20/2024	2021 4 th St NW	5/28/2024
800 I St NE	9/12/2025	1510 31 st St NW	12/18/2024	709-711 G St SE	5/28/2024
3019 Georgia Ave NW	8/27/2025	1715 19 th St NW	11/27/2024	7733 Alaska Ave NW	5/28/2024
7612-7616 Georgia Ave NW	8/27/2025	3421 Connecticut Ave NW	11/25/2024	4915 Georgia Ave NW	5/20/2024
3019 Georgia Ave NW	8/25/2025	3426-3428 O St NW	10/29/2024	2216 Wisconsin Avenue NW	5/16/2024
H St Alley Portfolio	8/19/2025	4825 Georgia Ave NW	10/23/2024	717-719 H St NW	5/10/2024
450 Condon Ter SE	7/25/2025	1601 Rhode Island Ave NE	10/22/2024	6810 Cameron Dr NW	3/21/2024
Barnaby & Atlantic Development Site	7/24/2025	2000 18 th St NW	9/30/2024	2425 18 th St NW	3/11/2024

CLOSED TRANSACTIONS – WASHINGTON, D.C.

ADDRESS	COE	ADDRESS	COE	ADDRESS	COE
2745-2747 Martin Luther King Jr Ave SE	3/1/2024	1208 H St NE	5/23/2022	2001-2003 Benning Rd NE	9/21/2022
1305 Rhode Island Ave NW	2/15/2024	1729 Wisconsin Ave NW	5/22/2023	7605 Georgia Ave NW	8/26/2022
1737 Columbia Rd NW	2/15/2024	5305 Dana Place NW	5/16/2023	1828 Columbia Rd NW	8/1/2022
2429 18 th St NW	2/1/2024	2001 Rhode Island Ave NE	5/6/2023	6401 Chillum Pl NW	7/29/2022
719 G St SE	2/1/2024	508 H St NE	4/10/2023	5301-5303 Georgia Ave NW	7/14/2022
709 Irving St NE	12/13/2023	1626-1632 Wisconsin Ave NW	3/23/2023	2335 18th St NE	6/15/2022
4318-4320 7 th St NW	12/8/2023	2720 Georgia Ave NW	3/23/2023	1726 N Capitol NW	5/27/2022
501-503 Kennedy St NW	11/16/2023	1500-1506 U St NW	3/15/2023	400 Morse St NE	5/17/2022
538 3 rd Street NE	11/2/2023	3427 Wisconsin Ave NW	2/3/2023	912 Kennedy St NW	5/6/2022
1516 E Capitol St NE	10/31/2023	623 Pennsylvania Ave SE	1/20/2023	4825 Georgia Ave NW	5/4/2022
5223 Georgia Ave NW	10/20/2023	420 H St NE	12/29/2022	1825 18th Street NW	4/22/2022
1480-1482 Chapin St NW	9/8/2023	2104 18 th St NW	12/23/2022	1615 New Hampshire Ave NW	4/20/2022
2210 Martin Luther King Jr Ave SE	8/23/2023	923 V St NW #C-1	12/15/2022	2408 Martin Luther King Jr Ave SE	4/8/2022
2337 18 th St NW	8/4/2023	2230 Lawrence Ave NE	12/6/2022	715 H St NW	4/7/2022
5335 Georgia Ave NW	7/15/2023	622 I St NE	10/31/2022	1603 Good Hope Rd SE	4/1/2022
1818 Rhode Island Ave NE	6/16/2023	526 H St NE	10/6/2022	625 Florida Ave NE	3/31/2022
2601 30 th St NE	6/16/2023	1102 H St NE	9/30/2022	627 Florida Ave NE	3/31/2022
1201 L St NW	6/15/2023	3 Washington Cir NW #402	9/28/2022	306 Evarts St NE	2/28/2022

CLOSED TRANSACTIONS – WASHINGTON, D.C.

ADDRESS	COE	ADDRESS	COE	ADDRESS	COE
1326 Orren St NE	2/18/2022	237 2nd St NW	6/18/2021	1828 Columbia Rd NW	10/9/2020
528 H St NE	2/3/2022	2824 Pennsylvania Ave NW	6/17/2021	3801 Georgia Ave NW	7/22/2020
4710 41st St NW	1/31/2022	2108 18th St NW	6/15/2021	401-403 Morse St NE	6/30/2020
2503 Champlain St NW	1/7/2022	2759 Martin Luther King Jr Ave SE	5/25/2021	4050 Chesapeake St NW	6/26/2020
4714 New Hampshire Ave NW	1/3/2022	1114 H St NE	5/11/2021	414 Kennedy St NE	6/10/2020
3054 Mt. Pleasant St NW	12/29/2021	331 8th St NE	4/14/2021	2607 Connecticut Ave NW	3/20/2020
1006 Florida Ave NE	10/15/2021	4618 14th St NW	4/2/2021	3057 M St NW	2/27/2020
2501 Champlain St NW	10/7/2021	2440 18th St NW	3/25/2021	409 E Capitol St	2/14/2020
3427 Wisconsin Ave NW	10/4/2021	4230 6th St SE	3/3/2021	910 Euclid St NW	2/11/2020
9 St Matthews Ct NW	9/24/2021	4111-4113 Connecticut Ave NW	2/26/2021	930 Kennedy St NW	2/7/2020
419 Morse St NE	8/17/2021	2442-2458 MLK Jr Ave SE	2/1/2021	201 Upshur St NW	1/22/2020
417 Morse St NE	8/17/2021	4014 Georgia Ave NW	1/27/2021	5247 Wisconsin Ave NW, C-1	1/21/2020
2011 Benning Rd NE	8/5/2021	3172 Mount Pleasant St NW	12/30/2020	4912 Wisconsin Ave NW	12/20/2019
1630 Corcoran St NW	7/14/2021	1337 Good Hope Rd SE	12/14/2020	2412-2507 Burns St SE	12/19/2019
4840 Georgia Ave NW	7/9/2021	1355-1357 Valley Pl SE	10/30/2020	475 H St NW	12/12/2019
1255 Holbrook Ter NE	7/6/2021	356 Eastern Ave NE	10/28/2020	3825 Georgia Ave NW	11/12/2019
1251 Holbrook Ter NE	7/6/2021	4936 Eisenhower Ave	10/27/2020	1901 9th St NW	10/2/2019
313-317 Kennedy St NW	6/24/2021	4315 Sherriff Rd NE	10/9/2020	5720 Georgia Ave NW	9/27/2019

CLOSED TRANSACTIONS – WASHINGTON, D.C.

ADDRESS	COE	ADDRESS	COE	ADDRESS	COE
3117 Georgia Ave NW	9/12/2019	3609 Georgia Ave NW	12/14/2018	903 Girard St NE	6/26/2018
626 E St SE	8/28/2019	2808 Douglas St NE	11/30/2018	3109 Georgia Ave NW	6/25/2018
5140 Nannie Helen Burroughs Ave NE	8/20/2019	5117 MacArthur Blvd NW	11/30/2018	2101 Queens Chapel Rd NE	6/13/2018
3619 12th St NE	7/2/2019	1200-1212 Bladensburg Rd NE	11/29/2018	111 Rhode Island Ave NW	4/12/2018
Good Hope Rd Assemblage	6/21/2019	3617 12th St NE	11/15/2018	653 Pennsylvania Ave SE	3/12/2018
6139 Chillum PI NE	6/19/2019	4649 NHB Ave NE	10/30/2018	1787 Columbia Rd NW	2/28/2018
306 Southern Ave SE	6/13/2019	1305 H St NE	10/25/2018	61 Q St SW	1/31/2018
706 Kennedy St NW	6/10/2019	1100-1102 Eastern Ave NE	10/1/2018	1795-1799 Lanier PI NW	12/21/2017
1329 Wisconsin Ave NW	6/10/2019	1343-1345 Good Hope Rd SE	9/28/2018	1315-1317 4th St NE	12/15/2017
2206 14th St NW	5/31/2019	1447 Maryland Ave NE	9/21/2018	4602 14th St NW	10/23/2017
906 O St NW	3/25/2019	310 Delafield PI NW	8/29/2018	1628 Good Hope Rd SE	10/12/2017
2627 Connecticut Ave NW	2/19/2019	1535 Half St SW	7/30/2018	5111 Georgia Ave NW	9/25/2017
2629 Connecticut Ave NW	2/19/2019	Q St SW Assemblage	7/30/2018	72 Florida Ave NE	9/15/2017
430 8th St SE	2/15/2019	1470 Church St NW	7/27/2018	637-639 Penn Ave SE	9/6/2017
2001-2003 Benning Rd NE	1/16/2019	1400 Montana Ave NE	7/23/2018	2104 18th St NW	8/16/2017
2424 18th St NW, C-2	1/9/2019	2804-2806 Douglas St NE	7/17/2018	218 Vine St NW	8/9/2017
4909 Wisconsin Ave NW	1/3/2019	1238 Pennsylvania Ave SE	7/16/2018	831 Kennedy St NW	8/3/2017
1220 Potomac Ave SE	12/18/2018	1307 H Street NE	6/26/2018	1307 4th St NE	8/2/2017

CLOSED TRANSACTIONS – WASHINGTON, D.C.

ADDRESS	COE	ADDRESS	COE	ADDRESS	COE
7348 Georgia Ave NW	7/18/2017	1832 18th St NW	8/1/2016	1429 Good Hope Rd NE	10/9/2015
1016 Bladensburg Rd NE	6/28/2017	2027 Rhode Island Ave NE	7/29/2016	2820 Bladensburg Rd NE	10/6/2015
100 K St SE	6/19/2017	1244-1246 H St NE	6/30/2016	2815 7th St NE	10/2/2015
1114 H St NE	5/17/2017	4816 Auburn Ave	6/10/2016	4527 Georgia Ave NW	8/26/2015
1240 Mt Olivet Rd NE	5/10/2017	5123 Georgia Ave NW	6/3/2016	3220-3222 Georgia Ave NW	7/8/2015
1338 H St NE	3/31/2017	4135 Alabama Ave SE	5/27/2016	705 Edgewood St NE	5/26/2015
2510 Pennsylvania Ave SE	3/16/2017	1522 Rhode Island Ave NW	5/25/2016	7227 Georgia Ave NW	5/5/2015
5600-5650 2nd St NE	3/13/2017	2440 18th St NW	4/28/2016	904 H St NE	4/6/2015
417 Morse St NE	1/30/2017	1622 Wisconsin Ave NW	4/19/2016	1340 Pennsylvania Ave SE	3/12/2015
2916 Martin Luther King Jr Ave SE	1/26/2017	2808 Douglas St NW	4/14/2016	207 Florida Ave NW	2/6/2015
4424 Georgia Ave NW	10/31/2016	1214 V St SE	3/16/2016	1634 Wisconsin Ave NW	1/23/2015
419 Morse St NE	10/20/2016	528 Kennedy St NW	3/8/2016	3400 Georgia Ave NW	1/22/2015
1286-1288 5th St NE	10/17/2016	4620-4632 14th St NW	2/22/2016	1717 Wisconsin Ave NW	1/21/2015
705 N Carolina Ave SE	10/4/2016	3715 MLK Ave SE	1/20/2016	3321-3335 Georgia Ave NW	8/26/2014
1803 Rhode Island Ave NE	10/3/2016	2909 Georgia Ave NW	12/15/2015	2653 Connecticut Ave NW	8/21/2014
1261 4th St NE	9/28/2016	923 15th St NW	11/20/2015	3301 Georgia Ave NW	7/21/2014
800-802 Taylor St NW	9/15/2016	1301 Good Hope Rd SE	10/30/2015	4813 Georgia Ave NW	6/13/2014
1424 N Capitol St NW	8/15/2016	1301 H St NE	10/9/2015	1623 Wisconsin Ave NW	5/7/2014