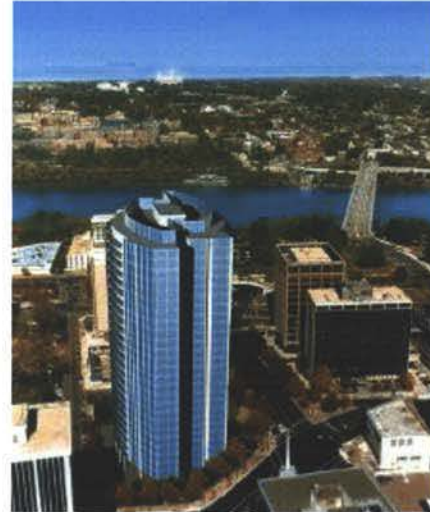


TURNBERRY TOWER

1881 N. Nash St., Arlington, VA 22209
Key Blvd. & N. Nash St.
www.turnberrytowerarlington.com

Product Type:	New HR
Developer:	Turnberry Associates
Sales Status:	Selling
Units:	247
Units Sold:	93
Units Remaining:	154
Average Size:	2,100 Sq. Ft.
Average \$ / Sq. Ft.:	\$725
Elevator:	Yes
Sales Start:	3rd Quarter 2005
Delivery:	2nd Quarter 2009
Parking Type:	Garage-Below Grade
Parking Included?	Yes, Additional Available
Parking Cost:	Low High Avg
	\$50,000 \$150,000 \$75,000



Project Description:

Turnberry Tower is a new 26-story luxury high-rise planned in Rosslyn. Finishes include Snaidero cabinetry, granite countertops, high-end appliances, and marble baths with whirlpool tubs. Units come designer ready with unfinished concrete floors in the living areas and bedroom(s) and no light fixtures. Amenities include a fitness center and concierge services. The deposit requirement is 30%, with 10% pieces due at different time intervals. There are several different parking options, 2 tandem spaces can be purchased for \$75,000, 1 parking space can be purchased for \$50,000 or 1 individual parking garage with storage can be purchased for \$150,000.

Available Pricing:

UNIT TYPE	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
1 BR/1 BA	1,312	1,405	-	\$700,000	\$1,200,000	-	\$600	\$845	-	-
1 BR/1 BA/1 DEN	1,642	1,645	-	\$800,000	\$1,400,000	-	\$500	\$850	-	-
2 BR/2 BA	1,742	2,229	-	\$800,000	\$2,500,000	-	\$460	\$1,000	-	-
2 BR/2 BA/1 DEN	2,267	2,655	-	\$2,000,000	\$2,500,000	-	\$860	\$941	-	-
3 BR/2 BA/1 DEN	3,036	3,045	-	\$2,500,000	\$3,500,000	-	\$840	\$1,100	-	-

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www.mcwiliamsballard.com

ZONING COMMISSION
District of Columbia
CASE NO.03-27A
EXHIBIT NO.1M

TRILLIUM BETHESDA

Sales by: **McWILLIAMS | BALLARD**

8400 Wisconsin Ave., Bethesda, MD 20814
Wisconsin Ave. & Woodmont Ave.
www.trillium-bethesda.com

Product Type:	New HR
Developer:	Patrinely Group
Sales Status:	Selling
Units:	134 (Market Rate)
Units Sold:	21
Units Remaining:	113
Average Size:	1,700 Sq. Ft.
Average \$ / Sq. Ft.:	\$780
Elevator:	Yes
Sales Start:	4th Quarter 2006
Delivery:	1st Quarter 2009
Parking Type:	Garage-Below Grade
Parking Included?	Yes, Additional Available
Parking Cost:	Low High Avg TBD TBD TBD



Project Description:

Trillium Bethesda is a new project being built at the site of the soon-to-be demolished Four Points Sheraton hotel in the heart of Bethesda. Trillium will consist of three residential towers, situated around a landscaped courtyard. Amenities include 24-hour doorman, security and concierge service, fitness center, lounge and party room, private pool and spa with spa services and steam room. Finishes include granite counters, 18" x 18" granite tile, hardwood flooring, Snidero cabinetry, Miele Masterchef cooking appliances and Sub-Zero refrigerators. The deposit requirement is 20% (5% each at contract, ground-breaking, ground-level build-out, and topping out).

Available Pricing:

UNIT TYPE	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
1 BR/1.5 BA	744	1,050	-	\$399,900	\$599,900	-	\$487	\$606	-	-
1 BR/1.5 BA	850	1,030	-	\$499,900	\$999,900	-	\$484	\$970	-	-
2 BR/2 BA	1,235	1,320	-	\$749,900	\$1,199,900	-	\$567	\$971	-	-
2 BR/2.5 BA	1,325	1,850	-	\$699,900	\$1,899,900	-	\$514	\$1,026	-	-
2 BR/3 BA	1,905	2,265	-	\$1,149,900	\$2,124,900	-	\$603	\$1,047	-	-
3 BR/3 BA	2,485	2,485	-	\$1,899,900	\$1,899,900	-	\$764	\$764	-	-
3 BR/3.5 BA	2,705	2,705	-	\$2,199,900	\$2,899,900	-	\$813	\$1,072	-	-

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www.mcwilliamsballard.com

CHASE POINT

5401 Western Ave., NW, Washington, DC 20015
Western Ave. & Willard Ave., NW
www.pnhoffman.com/properties/chasepoint/index.asp

<i>Product Type:</i>	New HR
<i>Developer:</i>	PN Hoffman
<i>Sales Status:</i>	Selling
<i>Units:</i>	107
<i>Units Sold:</i>	95
<i>Units Remaining:</i>	12
<i>Average Size:</i>	1,700 Sq. Ft.
<i>Average \$ / Sq. Ft.:</i>	\$780
<i>Elevator:</i>	Yes
<i>Sales Start:</i>	4th Quarter 2004
<i>Delivery:</i>	2nd Quarter 2007
<i>Parking Type:</i>	Garage-Below Grade
<i>Parking Included?</i>	Yes, Additional Available
<i>Parking Cost:</i>	Low High Avg
	\$35,000 \$42,000 -



Project Description:

Chase Point is a new luxury high-rise located in Northwest DC near Chevy Chase. Finishes include Viking kitchen appliances, custom kitchen and bath cabinetry with granite and marble countertops/vanities, and natural stone floors and shower surrounds. Amenities include a 24-hour front desk and a fitness center. One parking space is included in the price of each unit with additional parking available for purchase. Deposit requirement is formally 10%, but some "flexibility" is offered by the sales team.

Available Pricing:

UNIT TYPE	QTY	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
2 BR/2 BA	-	980	1,320	1,093	\$649,000	\$999,000	\$772,333	\$662	\$757	\$701	\$433
2 BR/2 BA/1 DEN	-	1,450	1,660	1,537	\$899,000	\$1,379,000	\$1,109,000	\$616	\$831	\$718	\$614
2 BR/2.5 BA/1 DEN	-	2,545	2,675	2,623	\$2,199,000	\$2,499,000	\$2,396,000	\$861	\$943	\$913	\$1,041

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www.mcwilliamsballard.com

WATERVIEW

Sales by: **McWILLIAMS | BALLARD**

N. Lynn St., Arlington, VA 22209
N. Lynn St. & N. 19th St.
www.theonlyview.com

Product Type:	New HR
Developer:	JBG
Sales Status:	Selling
Units:	133
Units Sold:	91
Units Remaining:	42
Average Size:	1,174 Sq. Ft.
Average \$ / Sq. Ft.:	\$800
Elevator:	Yes
Sales Start:	1st Quarter 2007
Delivery:	1st Quarter 2008
Parking Type:	Garage-Below Grade
Parking Included?	Yes, Additional Available
Parking Cost:	Low High Avg
	- - \$40,000



Project Description:

Waterview is a new two tower project consisting of hotel, office, & residential condominiums with views of Washington and the Potomac River. Located at the base of the Key Bridge in Rosslyn, Waterview offers 17 floors of luxury residences on top of the 12-story Hotel Palomar. Amenities include controlled access, spa-quality fitness center, business center, rooftop observation deck, direct access to the hotel and available services including concierge, room service, car detailing, pet service, etc. Finishes include floor-to-ceiling windows, hardwood flooring in living areas, Brookhaven cabinets with choice of finish, imported granite countertops in the kitc

Available Pricing:

UNIT TYPE	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
0 BR/1 BA	570	570	-	\$386,000	\$407,000	-	\$677	\$714	-	-
1 BR/1 BA	660	698	-	\$456,000	\$487,000	-	\$670	\$723	-	-
1 BR/1.5 BA	839	839	-	\$540,000	\$543,000	-	\$644	\$647	-	-
1 BR/1 BA/1 DEN	808	833	-	\$550,000	\$595,000	-	\$660	\$724	-	-
1 BR/2 BA/1 DEN	947	947	-	\$645,000	\$680,000	-	\$681	\$718	-	-
2 BR/2 BA	1,077	1,239	-	\$710,000	\$880,000	-	\$605	\$749	-	-
2 BR/2.5 BA	1,232	1,475	-	\$775,000	\$1,095,000	-	\$629	\$759	-	-
2 BR/2 BA/1 DEN	1,146	1,146	-	\$765,000	\$775,000	-	\$668	\$676	-	-
2 BR/2.5 BA/1 DEN	1,523	1,673	-	\$1,400,000	\$1,520,000	-	\$897	\$972	-	-
3 BR/3.5 BA	2,165	2,370	-	\$2,300,000	\$2,865,000	-	\$1,062	\$1,212	-	-
5 BR/5.5 BA/1 DEN	3,838	4,528	-	\$4,250,000	\$5,460,000	-	\$1,107	\$1,206	-	-

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www.mcwilliamsballard.com

LIONSGATE AT WOODMONT

7710 Woodmont Ave., Bethesda, MD 20814
Woodmont Ave. & Old Georgetown Rd.
www.lionsgatebethesda.com

<i>Product Type:</i>	New HR
<i>Developer:</i>	Duball
<i>Sales Status:</i>	Selling
<i>Units:</i>	131 (Market Rate)
<i>Units Sold:</i>	72
<i>Units Remaining:</i>	59
<i>Average Size:</i>	1,570 Sq. Ft.
<i>Average \$ / Sq. Ft.:</i>	\$800
<i>Elevator:</i>	Yes
<i>Sales Start:</i>	2nd Quarter 2006
<i>Delivery:</i>	1st Quarter 2008
<i>Parking Type:</i>	Garage-Below Grade
<i>Parking Included?</i>	Yes, Additional Available
<i>Parking Cost:</i>	Low High Avg
	- - \$80,000



Project Description:

The Lionsgate at Woodmont is a new 158-unit high-rise located at the corner of Woodmont Avenue and Old Georgetown Road in downtown Bethesda. The building includes 131 market rate units and 27 MPDUs. The building caters primarily to empty-nester and move-down buyers and features high-end finishes, including professional grade stainless steel appliances, Wood-Mode cabinetry, granite counters and stone flooring in kitchens and baths, and hardwood flooring in the living areas. Building amenities include a doorman and valet parking, luxurious lobby with 24-hour attended front desk, fitness center, and executive center.

Available Pricing:

UNIT TYPE	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
1 BR/1 BA/1 DEN	874	1,137	-	\$595,900	\$818,900	-	\$682	\$800	-	\$550
2 BR/2 BA	1,030	1,656	-	\$740,900	\$1,270,000	-	\$719	\$820	-	\$825
2 BR/2 BA/1 DEN	1,633	2,165	-	\$1,260,000	\$1,870,900	-	\$750	\$864	-	\$1,000
3 BR/2.5 BA	2,504	2,504	-	\$2,030,900	\$2,030,900	-	\$811	\$811	-	\$1,200

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www.mcwiliamsballard.com

22 WEST

1177 22nd St., NW, Washington, DC 20037
M St. & 22nd St., NW
www.22west-dc.com

Product Type:	New HR
Developer:	Eastbanc
Sales Status:	Selling
Units:	95
Units Sold:	37
Units Remaining:	58
Average Size:	1,570 Sq. Ft.
Average \$ / Sq. Ft.:	\$825
Elevator:	Yes
Sales Start:	4th Quarter 2005
Delivery:	2nd Quarter 2008
Parking Type:	Garage-Below Grade
Parking Included?	Yes
Parking Cost:	Low High Avg
	- - -



Project Description:

New high-rise located in the West End of DC featuring a facade of zinc and glass. Interior finishes include floor-to-ceiling windows, Poggenpohl white lacquer cabinetry, Franke steel under-mount sinks, hardwood floors, granite countertops, 5-piece master baths with double sinks and soaking tubs, frameless glass showers, porcelain tile, 9' 6" drywall ceilings with recessed lighting and sprinkler heads. Amenities include a rooftop pool, sundeck, and garden terrace, a fitness center and ground floor retail. All units receive a storage locker, 2BR with den and larger units receive two parking spaces and all other units receive one space.

Available Pricing:

UNIT TYPE	MIN SF	MAX SF	AVG SF	MIN PRICE	MAX PRICE	AVG PRICE	MIN PSF	MAX PSF	AVG PSF	AVG FEE
1 BR/1.5 BA	948	948	-	\$750,000	\$800,000	-	\$791	\$844	-	-
1 BR/1.5 BA/1 DEN	948	1,261	-	\$875,000	\$1,100,000	-	\$872	\$923	-	-
2 BR/2 BA	1,247	1,869	-	\$875,000	\$1,100,000	-	\$589	\$702	-	-
2 BR/2 BA/1 DEN	1,138	1,821	-	\$1,100,000	\$3,000,000	-	\$967	\$1,647	-	-
3 BR/2 BA/1 DEN	1,927	2,790	-	\$1,500,000	\$3,500,000	-	\$778	\$1,254	-	-
3 BR/3.5 BA/1 DEN	2,995	3,629	-	\$1,500,000	\$3,500,000	-	\$501	\$964	-	-

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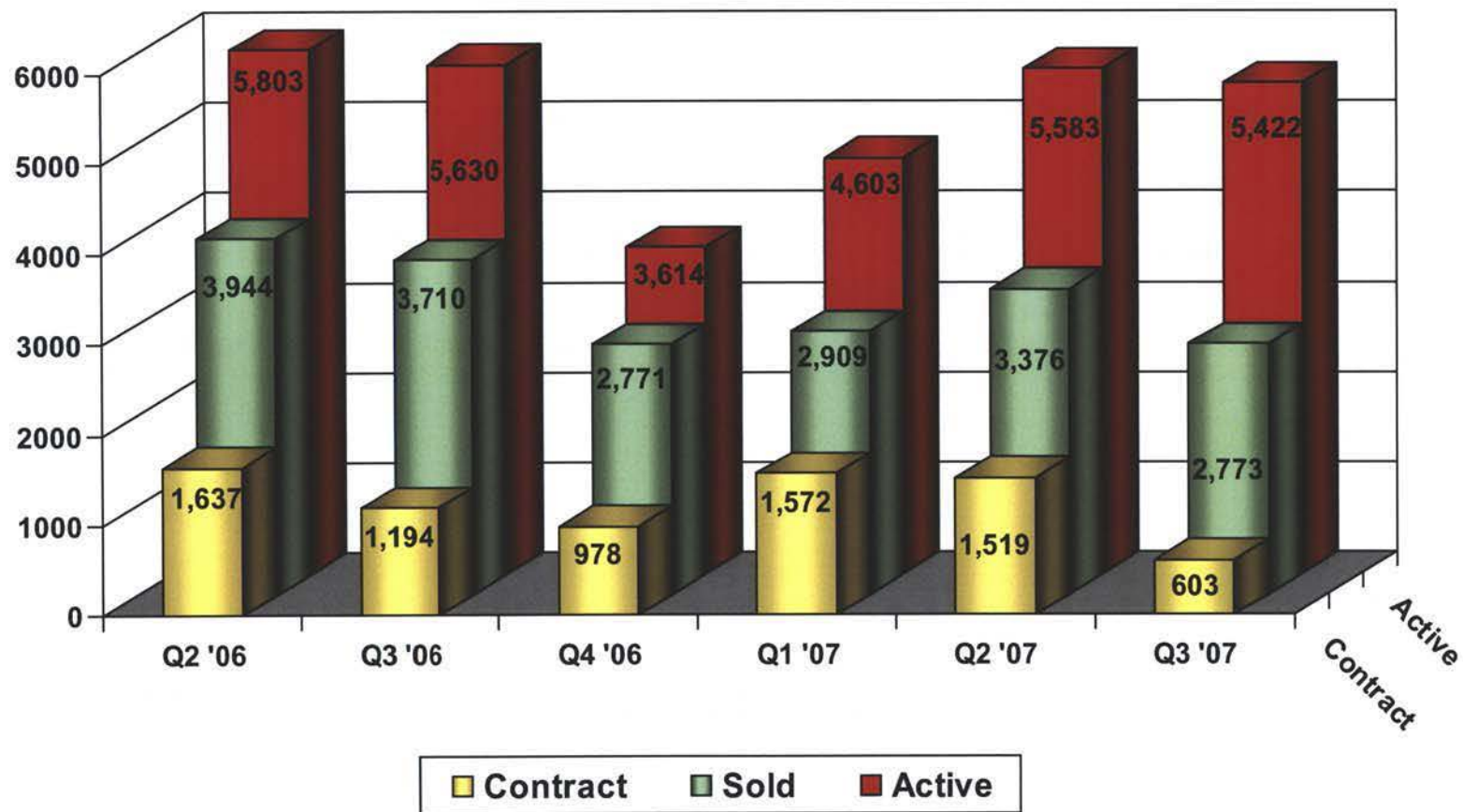
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www.mcvilliamsballard.com

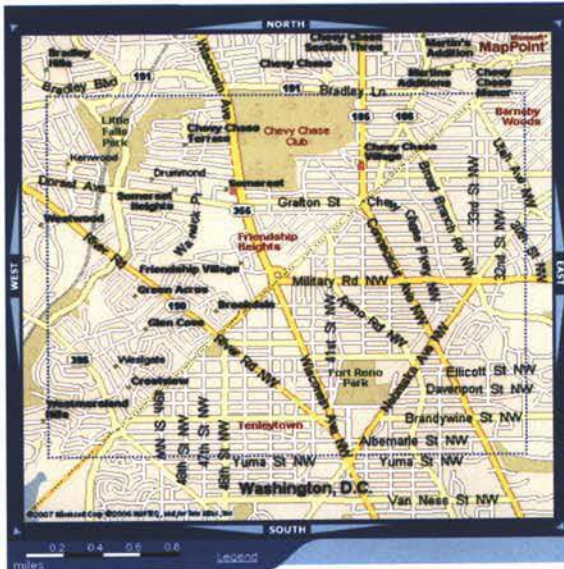
Washington Metro Area Resale Market

Total Units by Sales Status

Q3 2006 – Q3 2007



STATE	STATUS	CONDO NAME	COUNT	AVG SF	MIN LIST	MAX LIST	AVG LIST	AVG NET CLOSE	AVG % OF ASK	AVG DOM	AVG PSF
DC	ACTIVE		89	1,012 sf	\$165,000	\$2,499,000	\$474,867	\$405,209	98%	49 days	\$413 psf
			23	1,224 sf	\$200,000	\$2,499,000	\$655,096			64 days	\$525 psf
		THE ESSEX	4	1,105 sf	\$329,000	\$447,000	\$403,725			39 days	\$353 psf
		THE PARKER HOUSE	1	970 sf	\$349,000	\$349,000	\$349,000			19 days	\$360 psf
		CHASE PLAZA	3	839 sf	\$200,000	\$449,000	\$299,167			71 days	\$382 psf
		THE GARFIELD	2	986 sf	\$295,000	\$515,000	\$405,000			98 days	\$407 psf
		TRUMAN HOUSE	3	1,320 sf	\$519,000	\$689,000	\$619,300			35 days	\$468 psf
		4600 CONNECTICUT	1	550 sf	\$279,900	\$279,900	\$279,900			3 days	\$509 psf
		CITYLINE AT TENLEY	5	832 sf	\$389,000	\$655,000	\$497,800			103 days	\$629 psf
		TENLEY HILL	2	2,410 sf	\$1,795,000	\$1,950,000	\$1,872,500			57 days	\$779 psf
		CHASE POINT	1	2,270 sf	\$2,499,000	\$2,499,000	\$2,499,000			153 days	\$1,101 psf
		4004 ELLICOTT ST.	1	955 sf	\$525,000	\$525,000	\$525,000			9 days	
	CONTRACT		4	929 sf	\$295,000	\$479,500	\$403,500			19 days	\$444 psf
		THE PARKER HOUSE	1	1,160 sf	\$479,500	\$479,500	\$479,500			6 days	\$413 psf
		THE GARFIELD	1	845 sf	\$295,000	\$295,000	\$295,000			4 days	\$349 psf
		CITYLINE AT TENLEY	1	743 sf	\$474,500	\$474,500	\$474,500			49 days	\$639 psf
		NORTH CLEVELAND	1	969 sf	\$365,000	\$365,000	\$365,000			18 days	\$377 psf
	SOLD		62	953 sf	\$165,000	\$1,300,000	\$412,612	\$405,209	98%	45 days	\$424 psf
		THE ESSEX	12	1,097 sf	\$229,900	\$462,500	\$378,608	\$365,817	97%	72 days	\$339 psf
		THE PARKER HOUSE	1	1,340 sf	\$569,000	\$569,000	\$569,000	\$554,000	97%	36 days	\$413 psf
		CHASE PLAZA	3	643 sf	\$225,000	\$316,000	\$257,000	\$256,950	101%	86 days	\$407 psf
		THE GARFIELD	7	895 sf	\$240,000	\$435,000	\$331,843	\$320,257	97%	45 days	\$376 psf
		TRUMAN HOUSE	4	1,044 sf	\$372,500	\$649,000	\$445,325	\$442,750	99%	46 days	\$418 psf
		4600 CONNECTICUT	15	774 sf	\$220,000	\$469,000	\$303,550	\$299,867	99%	17 days	\$388 psf
		CITYLINE AT TENLEY	10	948 sf	\$393,900	\$825,000	\$521,950	\$513,200	98%	47 days	\$541 psf
		TENLEY HILL	2	1,731 sf	\$649,900	\$965,000	\$807,450	\$799,950	99%	7 days	\$470 psf
		CHASE POINT	2	1,348 sf	\$738,900	\$1,300,000	\$1,019,450	\$996,500	97%	46 days	\$735 psf
		4801 WISCONSIN AVE.	1	955 sf	\$380,000	\$380,000	\$380,000	\$358,500	94%	59 days	\$375 psf
		CHRISTOPHER MEWS	2	1,257 sf	\$549,000	\$575,000	\$562,000	\$578,000	103%	78 days	\$458 psf
		THE JOCELYN	3	521 sf	\$165,000	\$299,000	\$221,300	\$219,367	99%	23 days	\$440 psf
MD	ACTIVE		141	1,290 sf	\$179,900	\$2,000,000	\$575,462	\$590,612	97%	67 days	\$419 psf
			33	1,127 sf	\$179,900	\$1,700,000	\$480,603			78 days	\$408 psf
		4620 NORTH PARK CONDOMINIUM	2	1,131 sf	\$320,000	\$545,900	\$432,950			67 days	\$382 psf
		4720 CHEVY CHASE	1	1,571 sf	\$599,000	\$599,000	\$599,000			133 days	\$381 psf
		CHEVY CHASE PARK	1	800 sf	\$340,000	\$340,000	\$340,000			20 days	\$425 psf
		KENWOOD FOREST	2	1,195 sf	\$545,000	\$642,000	\$593,500			24 days	\$504 psf
		KENWOOD PLACE	1	2,600 sf	\$950,000	\$950,000	\$950,000			129 days	\$365 psf
		SOMERSET HOUSE 2	1	2,442 sf	\$1,700,000	\$1,700,000	\$1,700,000			3 days	\$696 psf
		THE CARLTON OF CHEVY CHASE	1	959 sf	\$499,000	\$499,000	\$499,000			16 days	\$520 psf
		THE CREST	1		\$749,000	\$749,000	\$749,000			31 days	
		THE ELIZABETH	6	1,195 sf	\$350,000	\$499,000	\$451,900			79 days	\$379 psf
		THE KENWOOD	5	1,152 sf	\$299,000	\$420,000	\$350,780			140 days	\$306 psf
		THE WELLINGTON	1	571 sf	\$309,000	\$309,000	\$309,000			96 days	\$541 psf
		WESTWOOD MEWS	1		\$799,000	\$799,000	\$799,000			6 days	
		WILLGHBY OF CH	8	727 sf	\$179,900	\$399,999	\$289,850			85 days	\$416 psf
		WILLGHBY OF CHEVY CHASE	2	1,300 sf	\$538,000	\$539,900	\$538,950			56 days	\$415 psf
	CONTRACT		13	1,440 sf	\$265,000	\$1,695,000	\$592,415			90 days	\$385 psf
		4620 NORTH PARK CONDOMINIUM	1	1,308 sf	\$499,900	\$499,900	\$499,900			95 days	\$382 psf
		BRADLEY HOUSE	1	1,471 sf	\$399,000	\$399,000	\$399,000			20 days	\$271 psf
		KENWOOD FOREST	2	1,824 sf	\$629,000	\$650,000	\$639,500			103 days	\$368 psf
		KENWOOD PLACE	1	1,390 sf	\$337,500	\$337,500	\$337,500			153 days	\$243 psf
		SOMERSET HOUSE 1	1	2,278 sf	\$1,695,000	\$1,695,000	\$1,695,000			13 days	\$744 psf
		THE CREST	1		\$699,000	\$699,000	\$699,000			10 days	
		THE ELIZABETH	1	1,642 sf	\$725,000	\$725,000	\$725,000			169 days	\$442 psf
		THE KENWOOD	2	1,348 sf	\$364,000	\$390,000	\$377,000			128 days	\$280 psf
		WESTWOOD MEWS	1		\$749,000	\$749,000	\$749,000			123 days	
		WILLGHBY OF CH	1	892 sf	\$299,000	\$299,000	\$299,000			50 days	\$335 psf
		WILLGHBY OF CHEVY CHASE	1	1,111 sf	\$265,000	\$265,000	\$265,000			75 days	\$519 psf
	SOLD		95	1,328 sf	\$199,000	\$2,000,000	\$606,093	\$590,612	97%	60 days	\$427 psf
		4620 NORTH PARK CONDOMINIUM	12	1,202 sf	\$345,000	\$750,000	\$511,842	\$487,000	95%	73 days	\$395 psf
		4720 CHEVY CHASE	2		\$399,900	\$575,000	\$487,450	\$486,100	100%	11 days	
		BRADLEY HOUSE	3	1,109 sf	\$278,900	\$535,900	\$368,267	\$350,667	96%	90 days	\$317 psf
		CHEVY CHASE PARK	2	732 sf	\$259,900	\$349,900	\$304,900	\$291,600	95%	54 days	\$396 psf
		KENWOOD FOREST	13	1,327 sf	\$325,000	\$799,900	\$581,446	\$570,623	98%	38 days	\$449 psf
		KENWOOD PLACE	4	1,332 sf	\$299,000	\$410,000	\$357,250	\$350,600	98%	103 days	\$271 psf
		KENWOOD FOREST II	1	1,218 sf	\$515,000	\$515,000	\$515,000	\$520,000	101%	80 days	\$427 psf
		SOMERSET HOUSE 1	5	2,150 sf	\$1,275,000	\$1,650,000	\$1,487,000	\$1,486,000	100%	14 days	\$690 psf
		SOMERSET HOUSE 2	5	2,273 sf	\$1,275,000	\$2,000,000	\$1,533,500	\$1,535,600	100%	47 days	\$682 psf
		THE CARLTON OF CHEVY CHASE	7	1,672 sf	\$895,000	\$1,295,000	\$876,986	\$842,500	96%	9 days	\$511 psf
		THE ELIZABETH	8	1,183 sf	\$299,900	\$649,000	\$478,912	\$455,289	95%	103 days	\$383 psf
		THE KENWOOD	10	1,439 sf	\$295,000	\$635,000	\$446,370	\$429,000	96%	86 days	\$298 psf
		THE WELLINGTON	1		\$429,000	\$429,000	\$429,000	\$410,000	96%	17 days	
		WELLINGTON	1	633 sf	\$329,000	\$329,000	\$329,000	\$312,500	95%	34 days	\$494 psf
		WESTWOOD MEWS	1		\$859,000	\$859,000	\$859,000		100%	39 days	
		WILLGHBY OF CH	9	947 sf	\$299,900	\$729,900	\$379,822	\$362,903	95%	64 days	\$375 psf
		WILLGHBY OF CHEVY CHASE	11	1,017 sf	\$199,000	\$569,900	\$424,782	\$411,888	96%	62 days	\$432 psf
OVERALL			230	1,184 sf	\$165,000	\$2,499,000	\$536,536	\$517,395	97%	60 days	\$430 psf



Revised - Friendship High 10-22-07.xls

Turnberry Tower - Arlington, VA

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #207 B - EAST	1	2	2008	1,405	\$660,000		\$470	2/1/2006	6/7/2006	126	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1209 C - EAST	1	1	2008	1,642	\$1,050,000		\$639	2/1/2006	6/7/2006	126	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1908 G - WEST	2	3	2008	2,039	\$1,707,000		\$837	2/1/2006	6/7/2006	126	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #2109 I - WEST	2	4	2008	2,650	\$2,295,000		\$866	2/1/2006	6/7/2006	126	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #405 A - EAST	1	2	2008	1,322	\$765,000		\$579	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #208 A - WEST	1	2	2008	1,312	\$689,000		\$525	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1007 B - EAST	1	2	2008	1,405	\$890,000		\$633	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1806 B - WEST	1	2	2008	1,404	\$1,199,000		\$854	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1504 C - WEST	2	2	2008	1,645	\$1,015,000		\$617	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1412 D - NORTH	2	2	2008	1,742	\$1,245,000		\$715	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #701 D - SOUTH	2	2	2008	1,754	\$975,000		\$556	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1503 E - EAST	2	3	2008	1,803	\$1,350,000		\$749	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #610 E - WEST	2	3	2008	1,814	\$995,000		\$549	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1202 F - WEST	3	3	2008	2,227	\$1,386,000		\$622	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #511 F - EAST	3	3	2008	2,229	\$1,265,000		\$568	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #2110 H - WEST	3	3	2008	2,267	\$2,325,000		\$1,026	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1904 I - EAST	3	4	2008	2,655	\$2,190,000		\$825	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #2011 J - EAST	4	4	2008	3,036	\$2,715,000		\$894	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #PH 02 J - WEST	4	4	2008	3,045	\$3,028,000		\$994	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #TS 01 K - EAST	4	5	2008	4,447	\$4,495,000		\$1,011	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #TS 10	5	6	2008	5,304	\$6,995,000		\$1,319	2/1/2006	12/13/2006	315	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1007 B	1	2	2008	1,405	\$890,000		\$633	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #701 D	2	2	2008	1,754	\$975,000		\$556	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #610 E	2	3	2008	1,814	\$995,000		\$549	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1504 C	2	2	2008	1,645	\$1,015,000		\$617	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1806 B	1	2	2008	1,404	\$1,199,000		\$854	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1412 D	2	2	2008	1,742	\$1,245,000		\$715	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #511 F	3	3	2008	2,229	\$1,265,000		\$568	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1503 E	2	3	2008	1,803	\$1,350,000		\$749	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1202 F	3	3	2008	2,227	\$1,386,000		\$622	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #1904 I	3	4	2008	2,655	\$2,190,000		\$825	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #2110 H	3	3	2008	2,267	\$2,325,000		\$1,026	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #2011 J	4	4	2008	3,036	\$2,715,000		\$894	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #PH 02 J	4	4	2008	3,045	\$3,028,000		\$994	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #TS 01 K	4	5	2008	4,447	\$4,495,000		\$1,011	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #TS 10	5	6	2008	5,304	\$6,995,000		\$1,319	12/13/2006	12/31/2006	18	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #208 A	1	2	2008	1,312	\$689,000		\$525	12/13/2006	3/16/2007	93	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #405 A	1	2	2008	1,322	\$765,000		\$579	12/13/2006	3/16/2007	93	
WITHDRN	TURNBERRY TOWER	1881 NASH ST N #TS 10	5	6	2008	5,304	\$6,995,000		\$1,319	2/2/2007	3/16/2007	42	
EXPIRED	TURNBERRY TOWER	1881 NASH ST N #805	1	2	2008	1,322	\$870,000		\$658	3/19/2007	10/2/2007	197	
EXPIRED	TURNBERRY TOWER	1881 NASH ST N #903	2	3	2008	1,803	\$1,220,000		\$677	3/20/2007	10/2/2007	196	
EXPIRED	TURNBERRY TOWER	1881 NASH ST N #1202	2	3	2008	2,227	\$1,436,000		\$645	3/20/2007	10/2/2007	196	
EXPIRED	TURNBERRY TOWER	1881 NASH ST N #TS10	5	6	2008	5,304	\$7,095,000		\$1,338	3/20/2007	10/2/2007	196	
							2,384	\$2,101,674	\$882				166

Lionsgate - Bethesda, MD

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
ACTIVE	LIONSGATE	7710 WOODMONT AVE. #908	2	2	2007	1,030	\$819,900		\$796	4/19/2007		183	
ACTIVE	LIONSGATE	7710 WOODMONT AVE #612	1	1	2008	873	\$602,900		\$691	8/14/2007		76	
ACTIVE	LIONSGATE	7710 WOODMONT AVE #710	3	3	2008	2,504	\$2,152,900		\$860	8/14/2007		76	
ACTIVE	LIONSGATE	7710 WOODMONT AVE #813	2	2	2008	1,650	\$1,303,900		\$790	8/14/2007		76	
							1,514	\$1,219,900	\$806				103
Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
CONTRACT	LIONSGATE	7710 WOODMONT AVE #1110	3	3	2007	2,442	\$2,178,900		\$892	10/22/2007	1/20/2008	0	
CONTRACT	LIONSGATE	7710 WOODMONT AVE #507	2	2	2007	1,505	\$1,192,900		\$793	10/22/2007	1/20/2008	0	
							1,974	\$1,685,900	\$854				0
Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
SOLD	LIONSGATE	7710 WOODMONT AVENUE #408	2	2	2008	1,030	\$762,900	\$762,900	\$741	6/13/2006	6/28/2006	22	
SOLD	LIONSGATE	7710 WOODMONT AVE. #507	2	2	2007	1,505	\$1,192,900	\$1,192,900	\$793	4/19/2007	7/11/2007	83	
SOLD	LIONSGATE	7710 WOODMONT AVE. #1110	3	3	2007	2,442	\$2,178,900	\$2,178,900	\$892	4/19/2007	8/14/2007	100	
							1,659	\$1,378,233	\$1,378,233	\$831			68

Chase Point - Friendship Heights, DC

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	SPSF	ListDate	CloseDate	DOMM
ACTIVE	CHASE POINT	4301 MILITARY RD NW #711	2	3	2007	2,270	\$2,499,000		\$1,101	5/22/2007		160
ACTIVE	CHASE POINT	4301 MILITARY RD NW #PH2	2	3	2007	2,675	\$2,400,000		\$897	6/12/2007		139
ACTIVE	CHASE POINT	4301 MILITARY RD NW #PH 7	2	2	2007	2,235	\$1,849,000		\$827	6/26/2007		116
ACTIVE	CHASE POINT	4301 MILITARY RD NW #212	2	2	2007	1,540	\$995,000		\$646	6/27/2007		124
ACTIVE	CHASE POINT	4301 MILITARY RD NW #104	2	2	2007	1,440	\$1,069,000		\$742	7/3/2007		118
ACTIVE	CHASE POINT	4301 MILITARY RD NW #203	2	2	2007	1,450	\$899,000		\$620	7/15/2007		106
ACTIVE	CHASE POINT	4301 MILITARY RD NW #614	2	2	2007	1,320	\$999,000		\$757	8/3/2007		87
ACTIVE	CHASE POINT	4301 MILITARY RD NW #204	2	2	2007	1,460	\$899,000		\$616	8/22/2007		68
ACTIVE	CHASE POINT	4301 MILITARY RD NW #PH1	2	3	2007	2,650	\$2,350,000		\$887	9/21/2007		38
ACTIVE	CHASE POINT	4301 MILITARY RD NW #703	2	2	2007	1,450	\$1,049,000		\$723	10/6/2007		23
ACTIVE	CHASE POINT	4301 MILITARY RD NW #308	2	2	2007	980	\$669,000		\$683	10/15/2007		14
ACTIVE	CHASE POINT	4301 MILITARY RD NW #PH8	2	3	2007	2,545	\$2,190,000		\$861	10/17/2007		12
							1,835	\$1,488,917		\$812		84
Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	SPSF	ListDate	CloseDate	DOMM
SOLD	CHASE POINT CONDO	4301 MILITARY RD NW #PH10	3	4	2006	3,200	\$2,995,000	\$2,850,000	\$891	10/26/2006	4/2/2007	27
SOLD	CHASE POINT CONDO	4301 MILITARY RD NW #201	2	3	2006	2,220	\$1,595,000	\$1,595,000	\$718	12/4/2006	4/1/2007	61
SOLD	CHASE POINT	4301 MILITARY RD NW #307	2	2	2007	1,715	\$1,300,000	\$1,290,000	\$752	2/23/2007	5/10/2007	48
SOLD	CHASE POINT	4301 MILITARY RD NW #207	2	3	2007	1,717	\$1,269,000	\$1,275,750	\$743	3/5/2007	5/31/2007	0
SOLD	CHASE POINT	4301 MILITARY RD NW #213	2	2	2006	1,770	\$1,449,000	\$1,449,000	\$819	4/18/2007	6/8/2007	37
SOLD	CHASE POINT	4301 MILITARY RD NW #106	2	2	2006	1,715	\$1,149,000	\$1,120,000	\$653	4/18/2007	6/28/2007	55
SOLD	CHASE POINT	4301 MILITARY RD NW #413	2	2	2007	980	\$738,900	\$703,000	\$717	5/16/2007	7/5/2007	43
SOLD	CHASE POINT	4301 MILITARY RD NW #704	2	2	2007	1,460	\$1,049,000	\$944,100	\$647	6/7/2007	6/11/2007	2
SOLD	CHASE POINT	4301 MILITARY RD NW #PH09	2	2	2007	2,200	\$1,850,000	\$1,816,000	\$825	6/16/2007	7/19/2007	0
SOLD	CHASE POINT	4301 MILITARY RD NW #205	2	2	2007	1,440	\$929,000	\$870,000	\$604	7/14/2007	7/31/2007	25
SOLD	CHASE POINT	4301 MILITARY RD NW #209	2	2	2007	980	\$649,000	\$600,000	\$612	8/22/2007	10/26/2007	54
							1,763	\$1,361,173	\$1,319,350	\$748		32

Wooster-Mercer - Arlington, VA

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
ACTIVE	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W307		3	3	2007	3,000	\$2,059,900	\$687	9/6/2007		53	
ACTIVE	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W206		2	2	2007	1,650	\$949,900	\$576	10/11/2007		18	
ACTIVE	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W309		2	3	2007	1,920	\$1,299,900	\$677	10/11/2007		18	
							2,190	\$1,436,567	\$656				30

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
CONTRACT	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #608	2	2	2006	1,407	\$1,075,000		\$764	11/12/2006	12/31/2007	0	
CONTRACT	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #604	1	1	2006	1,194	\$819,900		\$687	1/3/2007	12/31/2007	12	
CONTRACT	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M206	2	3	2007	2,290	\$1,250,000		\$546	1/15/2007	12/31/2007	16	
CONTRACT	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M301	2	2	2007	1,830	\$1,119,900		\$612	4/30/2007	11/15/2007	8	
CONTRACT	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #213	1	1	2007	1,120	\$624,900		\$558	4/30/2007	11/30/2007	35	
CONTRACT	WOOSTER MERCER	1600 CLARENDON BLVD #M602	2	2	2007	1,700	\$1,389,900		\$818	7/9/2007	10/5/2007	0	
CONTRACT	WOOSTER MERCER	1600 CLARENDON BLVD #M601	2	2	2007	1,828	\$1,499,900		\$821	7/9/2007	10/31/2007	6	
CONTRACT	WOOSTER MERCER	1600 CLARENDON BLVD #M603	2	3	2007	2,041	\$1,659,900		\$813	8/7/2007	11/30/2007	0	
							1,676	\$1,179,925	\$704				10

Status	CondoCoopProjName	Address	BR	BA	YearBuilt	SF	ListPrice	ClosePrice	\$PSF	ListDate	CloseDate	DOMM	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #409	1	2	2006	1,147	\$861,000	\$861,000	\$751	11/12/2006	6/15/2007	0	
SOLD	WOOSTER MERCER LOFTS	1600 CLARENDON BLVD #M507	2	2	2007	1,652	\$1,195,525	\$1,252,525	\$758	11/12/2006	9/17/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD SW #001	2	2	2006	1,507	\$849,900	\$849,900	\$564	11/30/2006	4/23/2007	34	
SOLD	WOOSTER MERCER LOFTS	1600 CLARENDON BLVD #205	2	2	2007	1,780	\$999,900	\$999,900	\$562	1/5/2007	4/27/2007	10	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #204	1	2	2006	1,270	\$720,990	\$720,900	\$568	1/15/2007	4/24/2007	11	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #104	1	2	2006	1,280	\$699,990	\$675,000	\$527	1/15/2007	5/25/2007	14	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #210	1	2	2006	1,255	\$749,900	\$749,900	\$598	1/21/2007	4/30/2007	14	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #109	1	2	2006	1,155	\$659,900	\$659,900	\$571	1/26/2007	5/4/2007	3	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #110	1	2	2006	1,270	\$749,900	\$749,900	\$590	2/4/2007	4/30/2007	15	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #209	1	2	2007	1,150	\$659,900	\$659,900	\$574	2/25/2007	4/24/2007	11	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M307	2	2	2007	1,660	\$999,900	\$1,024,000	\$617	2/25/2007	8/13/2007	19	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M401	2	2	2007	1,830	\$1,150,900	\$1,150,900	\$629	3/16/2007	8/30/2007	14	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W101	2	2	2007	1,550	\$891,997	\$891,997	\$575	4/3/2007	5/10/2007	0	
SOLD	WOOSTER MERCER	1600 CLARENDON BLVD N #301	2	3	2006	1,582	\$1,229,900	\$1,219,900	\$771	4/16/2007	5/24/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W310	2	3	2007	1,976	\$1,454,030	\$1,454,030	\$736	7/9/2007	5/22/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M407	2	2	2007	1,660	\$1,075,900	\$1,056,483	\$636	7/9/2007	8/23/2007	10	
SOLD	WOOSTER MERCER	1600 CLARENDON BLVD #M602	2	2	2007	1,700	\$1,389,900	\$1,390,000	\$818	7/16/2007	10/15/2007	0	
SOLD	WOOSTER MERCER	1600 CLARENDON BLVD #M606	1	2	2007	1,421	\$1,099,900	\$1,170,291	\$824	7/16/2007	10/19/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #W207	2	2	2007	1,652	\$975,000	\$975,000	\$590	7/22/2007	8/21/2007	0	
SOLD	THE WOOSTER	1600 CLARENDON BLVD #W112	1	1	2007	1,400	\$647,380	\$647,380	\$462	7/26/2007	8/23/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M207	2	2	2007	1,672	\$999,900	\$940,000	\$562	8/7/2007	8/27/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M402	2	2	2007	1,692	\$1,099,900	\$1,129,000	\$667	8/7/2007	9/4/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M305	1	2	2007	1,365	\$819,900	\$793,000	\$581	8/8/2007	8/27/2007	0	
SOLD	WOOSTER AND MERCER LOFTS	1600 CLARENDON BLVD #M205	1	2	2007	1,365	\$894,075	\$921,579	\$675	8/8/2007	9/6/2007	0	
							1,500	\$953,145	\$955,933	\$637			6

RENT COMPARABLES												
No.	Name & Location	Yr Built	No. Units	Occup.	BR/BA	Size (SF)	Base Quoted Rent \$/Unit		Base Quoted Rent \$/SF		Concession	Utilities, Premiums, Amenities & Comments
1	Kennedy Warren (New Building) 3133 Connecticut Ave., NW Washington, DC 20008	2004	114	94%	1/1	780 - 1,000	\$2,500 -	\$3,300	\$3.21 -	\$3.30	None	Tenant pays all utilities
					2/2	1,095 - 1,730	\$3,500 -	\$7,500	\$3.20 -	\$4.34		No Security Deposit
					2/2/Den	1,300 - 2,100	\$4,200 -	\$8,150	\$3.23 -	\$3.88		Parking: \$185/mo. Swimming Pool, Fitness Center, Piano Bar
2	2400 M 2400 M Street, NW Washington, DC 20037 *Still in lease-up period	2006	359	96%	Studio	507 - 619	\$1,980 -	\$2,125	\$3.43 -	\$3.91	None	Tenant pays all utilities
					1/1	740 - 751	\$2,245 -	\$2,490	\$3.03 -	\$3.32		Security Deposit: \$100
					1/1/Den	829 - 1,264	\$2,605 -	\$3,345	\$2.65 -	\$3.14		Parking: \$175-\$275/mo.
					2/2/Den	1,308 - 1,560	\$4,020 -	\$4,140	\$2.65 -	\$3.07		Fitness Center, 24 hour concierge, Resident Lounge
3/3	1,387 - 1,387	\$5,170 -	\$5,170	\$3.73 -	\$3.73	Rooftop Deck, Rooftop Pool						
3	The Flats at Dupont Circle 2000 N Street, NW Washington, DC 20036	1966 *Renovated 2006	306	98%	Studio	408 - 583	\$1,985 -	\$2,340	\$4.01 -	\$4.87	None	Tenant pays electricity
					1/1	666 - 773	\$2,765 -	\$3,150	\$4.08 -	\$4.15		No Security Deposit
					2/2	987 - 1,090	\$3,250 -	\$3,696	\$3.29 -	\$3.39		Parking: \$215/mo. Yoga Studio, Café/internet lounge, Party Room, Outdoor Garden
Comp Set Minimum		1966	114	94%		408 - 583	\$1,980 -	\$2,125	\$2.00 -	\$1.66		
Comp Set Maximum		2006	359	98%		1,387 - 2,100	\$5,170 -	\$8,150	\$4.04 -	\$4.34		

RENT COMPARABLES												
Name & Location	Yr Built	No. Units	Occup.	Building	BR/BA	Size (SF)		Base Quoted Rent \$/Unit		Base Quoted Rent \$/SF		Concession
Vaughan Place	1986	388	38%	Tower	1/1	627	- 768	\$2,155	- \$2,745	\$3.44	- \$3.57	None
3401 38th Street, NW	Renov.			Tower	2/2	921	- 1,074	\$3,150	- \$3,785	\$3.42	- \$3.52	
Washington, DC 20016	2007			Village	0/1	500	- 500	\$1,750	- \$1,775	\$3.50	- \$3.55	
				Village	1/1	620	- 620	\$1,875	- \$2,100	\$3.02	- \$3.39	
** Large Scale Renovations scheduled to be completed by 4Q 2007				Village	1/1/Den	750	- 750	\$2,625	- \$2,650	\$3.50	- \$3.53	
				Village	2/1.5	921	- 921	\$2,500	- \$2,790	\$2.71	- \$3.03	
				Townhomes	1/1	800	- 800	\$2,775	- \$2,850	\$3.47	- \$3.56	
				Townhomes	1/1.5	800	- 800	\$2,775	- \$2,850	\$3.47	- \$3.56	

Utilities	Parking	Security Deposit/Fees	Storage	Retail/Type
Tenant pays Electricity	\$150/month Underground reserved, \$50 Outside reserved	\$550 Amenity/Application fee	\$75-\$150/unit (village)	Liquor Store, Curves (Fitness) Video Store, Hair Salon Radio Station, Gift Shop

Proximity to Metro	Amenities
3 blocks west of Tenleytown Metro (Red Line)	Fitness Center Community Ballroom Swimming Pool and Sundeck Controlled Access 24 hour concierge

Unit Finishes	
Cabinets	Maple
Countertops	Granite
Gas/Electric	Gas
Balcony	Select Units
Views/Light	Select Units Front Wisconsin Avenue
Full Size W&D	Yes
Appliances	Stainless Steel
Microwave	Yes
Other	Hardwood flooring, berber carpeting

Floor Plans Received	Type	SF	Rent	\$PSF
Village	0/1	500	\$1,750	\$3.50
Tower	1/1	667	\$2,365	\$3.55
Townhome	1/1	800	\$2,550	\$3.19

RENT COMPARABLES												
Name & Location	Yr Built	No. Units	Occup.	BR/BA	Size (SF)			Base Quoted Rent \$/Unit		Base Quoted Rent \$/SF		Concession
Alban Towers	1929	229	84%	0/1	537	-	537	\$1,400	-	\$1,700	\$2.61 - \$3.17	None
3700 Massachusetts Ave., NW	Renov.			1/1	486	-	869	\$1,500	-	\$2,700	\$3.09 - \$3.11	
Washington, DC 20016	2001			2/2	945	-	1,454	\$2,440	-	\$3,800	\$2.58 - \$2.61	
				3/3	1,260	-	1,455	\$3,800	-	\$4,600	\$3.02 - \$3.16	

Utilities	Parking	Security Deposit/Fees	Storage	Retail/Type
Tenant Pays electricity	\$175-\$275/mo., \$400 for a tandem space	\$550 Total Fees	\$25-\$100/unit	None

Proximity to Metro	Amenities
1.5 miles south of Tenleytown metro (Red Line)	Fitness Center w/heated lap pool Business Center (6 Computers) Party Room (Wireless Connection) 24 hour concierge Salon

Unit Finishes	
Cabinets	Oak
Countertops	Corian and Granite
Gas/Electric	Electric
Balcony	Select Units
Views/Light	Fronts Massachusetts Avenue and Wisconsin Avenue
Full Size W&D	Yes
Appliances	GE Select Series
Microwave	Yes
Other	Crown Molding, floor to ceiling windows on select units, cathedral views

Floor Plans Received	Type	SF	Rent	\$PSF
	1/1	486	\$1,535	\$3.16
	1/1	762	\$2,360	\$3.10
	1/1	867	\$2,220	\$2.56

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	STATUS	ADDRESS	CITY	STATE	ZIP	CONDO NAME	YEAR BLT	LIST DATE	CLOSE DATE	LIST PRICE	CLOSE PRICE	% OF ASK	DOM	SF	PSF	BR	FB	HB	FP	GRG	LVL	CF
3	SOLD	3150 SOUTH ST NW #1D	WASHINGTON	DC	20007	GEORGETOWN RITZ	2004	7/21/06	4/26/07	\$ 2,495,000	\$ 2,250,000	90%	249	2,587 sf	\$870 psf	2	3	0	1	2	1	\$ 2,887
4	SOLD	1111 23RD ST NW #3A SOUTH	WASHINGTON	DC	20037	WEST END RITZ	2001	10/17/05	1/31/06	\$ 1,725,000	\$ 1,700,000	99%	72	2,771 sf	\$613 psf	3	3	1	0	2	1	\$ 2,141
5	SOLD	1155 23RD ST NW #PH2D	WASHINGTON	DC	20037	WEST END RITZ	2000	9/29/05	2/6/06	\$ 995,000	\$ 900,000	90%	34	1,246 sf	\$722 psf	1	1	1	1	1	1	\$ 989
6	SOLD	1111 23RD ST NW #PH2D SOUTH	WASHINGTON	DC	20037	WEST END RITZ	2001	9/27/04	2/28/06	\$ 2,495,000	\$ 2,200,000	88%	437	3,133 sf	\$702 psf	3	3	1	0	2	3	\$ 2,934
7	SOLD	1155 23RD ST NW #N6D	WASHINGTON	DC	20037	WEST END RITZ	2000	10/24/05	3/28/06	\$ 1,295,000	\$ 1,295,000	100%	124	1,870 sf	\$693 psf	2	2	1	0	1	1	\$ 1,608
8	SOLD	1111 23RD ST NW #7B SOUTH	WASHINGTON	DC	20037	WEST END RITZ	2000	1/20/06	3/31/06	\$ 1,635,000	\$ 1,590,000	97%	0	2,449 sf	\$649 psf	3	3	1	0	2	1	\$ 1,863
9	SOLD	1111 23RD ST NW #PH3E SOUTH	WASHINGTON	DC	20037	WEST END RITZ	2000	12/28/05	3/31/06	\$ 1,250,000	\$ 1,050,000	84%	0	1,795 sf	\$585 psf	2	2	1	1	2	2	\$ 1,553
10	SOLD	1111 23RD ST NW #6B-SOUTH	WASHINGTON	DC	20037	WEST END RITZ	2000	1/2/06	4/14/06	\$ 1,525,000	\$ 1,525,000	100%	35	2,449 sf	\$623 psf	3	3	1	1	2	1	\$ 2,096
11	SOLD	1155 23RD ST NW #NORTH 4B	WASHINGTON	DC	20037	WEST END RITZ	2000	3/10/06	4/14/06	\$ 700,000	\$ 700,000	100%	5	962 sf	\$728 psf	1	2	0	0	1	1	\$ 860
12	SOLD	1111 23RD ST NW #SPH2F	WASHINGTON	DC	20037	WEST END RITZ	2000	2/4/06	5/15/06	\$ 3,250,000	\$ 3,050,000	94%	72	4,210 sf	\$724 psf	5	6	1	0	2	1	\$ 3,620
13	SOLD	1155 23RD ST NW #5K NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	2/3/06	5/31/06	\$ 1,275,000	\$ 1,275,000	100%	258	1,422 sf	\$897 psf	2	2			1	1	\$ 1,379
14	SOLD	1111 23RD STREET NW #S2A	WASHINGTON	DC	20037	WEST END RITZ	2001	3/20/06	7/31/06	\$ 1,795,000	\$ 1,725,000	96%	122	2,724 sf	\$633 psf	3	3	1	0	2	1	\$ 2,393
15	SOLD	1155 23RD ST NW #8K NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	2/3/06	8/1/06	\$ 1,075,000	\$ 1,030,000	96%	199	1,422 sf	\$724 psf	2	2	0	1	1	1	\$ 1,213
16	SOLD	1155 23RD ST NW #8A NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	7/21/06	9/18/06	\$ 2,100,000	\$ 2,050,000	98%	14	2,845 sf	\$721 psf	3	3	1	1	2	1	\$ 2,427
17	SOLD	1155 23RD ST NW #PH2E NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	9/19/05	9/29/06	\$ 2,995,000	\$ 2,850,000	95%	93	3,949 sf	\$722 psf	4	4	1	1	2	1	\$ 3,088
18	SOLD	1155 23RD ST NW #PRES2	WASHINGTON	DC	20037	WEST END RITZ	2000	2/4/06	9/29/06	\$ 4,500,000	\$ 4,125,000	92%	215	5,664 sf	\$728 psf	5	6	1	0	2	1	\$ 4,871
19	SOLD	1155 23RD ST NW #NPH2D	WASHINGTON	DC	20037	WEST END RITZ	2000	10/6/06	11/21/06	\$ 1,095,000	\$ 1,065,000	97%	18	1,246 sf	\$855 psf	1	1	1	1	1	1	\$ 1,112
20	SOLD	1155 23RD ST NW #4D NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	7/9/06	11/22/06	\$ 1,295,000	\$ 1,200,000	93%	107	1,870 sf	\$642 psf	2	2	1	0	2	1	\$ 1,683
21	SOLD	1111 23RD ST NW #PH1D	WASHINGTON	DC	20037	WEST END RITZ	2001	7/17/06	12/4/06	\$ 1,299,000	\$ 1,250,000	96%	94	1,785 sf	\$700 psf	2	2	1	0	1	1	\$ 1,350
22	SOLD	1155 23RD ST NW #NPH2C	WASHINGTON	DC	20037	WEST END RITZ	2000	10/17/06	1/16/07	\$ 1,795,000	\$ 1,795,000	100%	197	2,457 sf	\$731 psf	3	3	0	1	2	3	\$ 2,309
23	SOLD	1111 23RD ST NW #SPH1A	WASHINGTON	DC	20037	WEST END RITZ	2000	11/9/06	2/28/07	\$ 2,495,000	\$ 2,300,000	92%	29	2,776 sf	\$829 psf	3	3	1	0	2	1	\$ 2,414
24	SOLD	1155 23RD ST NW #8K NORTH	WASHINGTON	DC	20037	WEST END RITZ	2000	3/17/07	4/13/07	\$ 1,125,000	\$ 1,125,000	100%	0	1,422 sf	\$791 psf	2	2	0	1	1	1	\$ 1,294
25	SOLD	1111 23RD ST NW #SPH3F	WASHINGTON	DC	20037	WEST END RITZ	2000	11/9/06	4/16/07	\$ 3,495,000	\$ 3,145,000	90%	29	4,069 sf	\$773 psf	5	6	1	1	3	2	\$ 4,058
26	SOLD	1111 23RD ST NW #S3B	WASHINGTON	DC	20037	WEST END RITZ	2000	11/29/06	5/4/07	\$ 1,619,900	\$ 1,619,900	100%	113	2,449 sf	\$661 psf	3	3	1	0	1	1	\$ 2,240
27	SOLD	1111 23RD ST NW #3F	WASHINGTON	DC	20037	WEST END RITZ	2000	10/17/06	5/25/07	\$ 1,695,000	\$ 1,677,000	99%	198	2,648 sf	\$633 psf	2	2	1	0	2	1	\$ 2,490
28	SOLD	1155 23RD ST NW #N8L	WASHINGTON	DC	20037	WEST END RITZ	2000	3/14/07	6/4/07	\$ 959,000	\$ 962,000	100%	51	1,324 sf	\$727 psf	2	2	0	0	1	1	\$ 1,223
29	SOLD	1155 23RD ST NW #N6A	WASHINGTON	DC	20037	WEST END RITZ	2000	6/8/07	6/8/07	\$ 2,550,000	\$ 2,550,000	100%	0	2,845 sf	\$896 psf	3	3	1	1	2	1	\$ 2,594
30	SOLD	1111 23RD ST NW #S3A	WASHINGTON	DC	20037	WEST END RITZ	2000	7/10/07	7/10/07	\$ 2,050,000	\$ 1,951,000	95%	0	2,771 sf	\$704 psf	3	3	1	1		1	\$ 2,575
31	SOLD	1155 23RD ST NW #N4E	WASHINGTON	DC	20037	WEST END RITZ	2000	1/20/07	7/10/07	\$ 1,185,000	\$ 1,185,000	100%	280	2,037 sf	\$582 psf	2	2	1	0	1	1	\$ 1,869
32	SOLD	1155 23RD ST NW #N4M	WASHINGTON	DC	20037	WEST END RITZ	2000	6/7/07	7/26/07	\$ 775,000	\$ 747,500	96%	16	1,094 sf	\$683 psf	1	2	0	0	1	1	\$ 977
33	SOLD	1111 23RD ST NW #3G	WASHINGTON	DC	20037	WEST END RITZ	2000	7/12/07	8/21/07	\$ 795,000	\$ 785,000	99%	18	1,114 sf	\$705 psf	1	2	0	0	1	1	\$ 1,054
34	SOLD	1155 23RD ST NW #PENTHOUSE 3P	WASHINGTON	DC	20037	WEST END RITZ	2000	4/17/07	8/28/07	\$ 1,695,000	\$ 1,550,000	91%	81	2,250 sf	\$689 psf	2	2	1	1	2	3	\$ 2,172
35	SOLD	1155 23RD ST NW #N5D	WASHINGTON	DC	20037	WEST END RITZ	2000	9/22/07	8/31/07	\$ 1,450,000	\$ 1,416,666	98%	0	1,355 sf	\$1,046 psf	2	2	1	1	2	1	\$ 1,719
36	SOLD	1111 23RD ST NW #4-D-S	WASHINGTON	DC	20037	WEST END RITZ	2000	9/4/07	10/5/07	\$ 1,249,000	\$ 1,249,000	100%	5	1,785 sf	\$700 psf	2	2	1	0	1	1	\$ 1,667
37	CONTRACT	1111 23RD ST NW #7A	WASHINGTON	DC	20037	WEST END RITZ	2001	6/16/07		\$ 2,750,000			78	3,000 sf	\$917 psf	3	3	1	0	4	1	\$ 2,580
38	ACTIVE	1111 23RD ST NW #S3D	WASHINGTON	DC	20037	WEST END RITZ	2000	10/19/07		\$ 1,219,000			119	1,779 sf	\$685 psf	2	2	1	0		1	\$ 1,663