

APPRAISAL OF REAL PROPERTY

LOCATED AT:

4326 HALLEY TERR
WASHINGTON, DC 20032
SQUARE 6214, LOT 0017, CONGRESS HEIGHTS

FOR:

DEPT OF HOUSING & COMMUNITY DEVELOPMENT 1800 MARTIN LUTHER KING JR, AVE
WASHINGTON, DC 20020

AS OF:

8/1/2014

BY:

FRANK H. JOHN, JR.

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

	-4 UNIT RESIDENTIAL APPRAISAL	REPORT			014-1565
	Property Address: 4326 HALLEY TERR		City: washington	State: DC	Zip Code: 20032
Ë	County: N/A	Legal Description: SQUA	ARE 6214, LOT 0017,	CONGRESS HEIGHTS	
SUBJECT	Assessor's Parcel #: 62140017	T	ax Year: 2014 R.E. Taxes	s: ¢ o Snacial A	Assessments: \$ N/A
ľé	Current Owner of Record: DISTRICT OF		- " " " " " " " " " " " " " " " " " " "	5. ф () — Эресіаі А 1/A	ASSESSITETIES. Ø N/A
တ	Occupant: Owner Tenant Vaca		Other (describe)	HOA: \$ 0	per yr. per mo.
	Market Area Name: CONGRESS HEIGHT		Map Reference: GOOGLE		Tract: 98.10
	The purpose of this appraisal is to develop an o				00.10
	This report reflects the following value (if not Cu			tive Date) Retrospec	ctive Prospective
F	Approaches developed for this appraisal: 🔀		st Approach 🔲 Income Approa	ach (See Reconciliation Cor	mments and Scope of Work)
Z	Property Rights Appraised: 🔀 Fee Simple	Leasehold Leased Fee	Other (describe)		
S	Intended Use: VALUATION FOR THE D	DISTRICT OF COLUMBIA GO	OVERNMENT (DHCD)		
ASSIGNMENT					
Ä					
	Appraiser: FRANK H. JOHN, JR.		800 MARTIN LUTHER K		
	Appraiser: FRANK H. JOHN, JR. Location: VIrban Suburb		45 FLEET STREET, NA nant 2-4 Unit Housing	Present Land Use	Change in Land Use
	Built up: Over 75% 25-75%				Not Likely
Z			\$(000) (yrs)		Likely * In Process *
Ę	Property values: Increasing Stable		145 Low 58		· To:
DESCRIPTION	Demand/supply: Shortage 🔀 In Balai	ance 🗌 Over Supply 🔯 Vacant (Comm'l 5 %	
SC	Marketing time: 🔀 Under 3 Mos. 🗌 3-6 Mo		, , ,	%	
吕	Market Area Boundaries, Description, and Marke	æt Conditions (including support for the	above characteristics and trends	s): <u>SUITLAND PARK</u>	WAY ON THE NORTH,
¥	THE WASHINGTON, DC-MARYLAND				
ARI	NEIGHBORHOOD IS CHARACTERIZ				
Ŀ	DETACHED HOUSING AND MULTI-		TH CAPITOL STREET A	ND 295 PROVIDE AC	CCESS TO DOWNTOWN
꽃	WASHINGTON AND SUBURBAN MAR	RYLAND.			
MARKET AREA	MORTGAGES ARE AVAILABLE AT	DRESENT WITH RATES TYP	TCAL PURCHASERS/INV	TESTORS CONSIDER A	ΔΨΨRΔCΨTVE,
_	HOWEVER CREDIT CRITERIA IS		TORI FUNDILLO,	ESTORS CONSTILL.	HIIMOIIII,
	Dimensions: PLAT NOT AVAILABLE		Site Area:		3,619 SF
	Zoning Classification: R5A			GEN RES-LOW DENS	ITY
		Zoning Compliance		conforming (grandfathered)	☐ Illegal ☐ No zoning
	Are CC&Rs applicable? ☐ Yes ☒ No ☐	Unknown Have the documents be	een reviewed?	Ground Rent (if applicable	le) \$/
	Comments:	t use or Other use (synlain)			
	Highest & Best Use as improved: Present	nt use, or Other use (explain)			
	Actual Use as of Effective Date: RESIDENT		Use as appraised in this rep	nor restrentat.	
		ENTIAL USE IS HIGHEST A			
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뭅	Utilities Public Other Provider/Descr	•	Type Public Priva		AL/HALLEY TERRACE
ပြွ	Flankisk.			Topography MOSTL	
W	Electricity	Street ASPHALT		Cizo	Y LEVEL
DES	Electricity PUBLIC Gas PUBLIC Water PUBLIC PUBLIC PUBLIC PUB	Width		Size AVERA	.GE
TE DES	Electricity	Width		Shape APPRO	GE X RECTANGULAR
SITE DESCRIPTION	Electricity	Width		Shape APPRO Drainage ACCEP	GE)X RECTANGULAR PTABLE
SITE DES	Electricity	Width Surface Curb/Gutter Sidewalk		Shape APPRO Drainage ACCEP	GE)X RECTANGULAR PTABLE
SITE DES	Stollil Sewei 🖂 🗀 BOBLIC	Width		Shape APPRO Drainage ACCEP View RESID	GE)X RECTANGULAR PTABLE
SITE DES	Telephone	Width Surface Curb/Gutter Sidewalk Street Lights Alley PUBLIC Treer Lot Cul de Sac Undergr	round Utilities Other (describ	Shape APPRO Drainage ACCEP View RESID be)	GE DX RECTANGULAR PTABLE D/AVG
SITE DES	Telephone	Width Surface Curb/Gutter Sidewalk Street Lights Alley PUBLIC	round Utilities Other (describer) FEMA Map #:110001005	Shape APPRO Drainage ACCEP View RESID be) 9C FEMA	Map Date: 9/27/2010
SITE DES	Telephone	Width Surface Curb/Gutter Sidewalk Street Lights Alley PUBLIC Treer Lot Cul de Sac Undergr	round Utilities Other (describer) FEMA Map #:110001005	Shape APPRO Drainage ACCEP View RESID be) 9C FEMA	Map Date: 9/27/2010
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	Telephone	Width Surface Curb/Gutter Sidewalk Street Lights Alley PUBLIC THE LOT CUI de Sac Undergr No FEMA Flood Zone: X CONED R5A AND 3,619 SF.	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Souther (descrite of the content of the con	Shape APPRO Drainage ACCEP View RESID Dee) PONSISTING MOSTLY Basement None Area Sq. Ft. % Finished Ceiling Walls	Map Date: 9/27/2010 OF SMALL INCOME Heating Type N/A Fuel N/A Cooling
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IMPROVEMENTS (cont.)	Addition	nal features:	NC	NE I	NOTED														
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		owing propertion of the market					sımılar,	and pro	kimate rentai	properties cor	npar	able	to the sub	ject pro	perty. This anal	/SIS IS II	ntended to s	support the	đ
		EATURE	i GIIL I		SUBJECT			СОМРА	RABLE RENT	ΔΙ # 1		C	OMPARAE	I F RFI	ITΔI # 2		COMPARAE	RI E RENT	ΔΙ # 3
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	Proximi	ty to Subject		,															
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Sis	Rent Co		┞└	j res	⊠ No		 	es	No		┞┖	Yes	s <u>No</u>			<u> </u>	'es No		+
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¥	Condition	on	PO																
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ш		of Units		4															
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8	Unit Bre	eakdown		Bed.	Baths	GLA	Tot. Be	d. Bath	s GLA		Tot.	Bed.	Baths	GLA		Tot. Be	d. Baths	GLA	
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ပ		Unit # 3 Unit # 4		0	0	635			+-								_	+	
		UIIII # 4	0	0	0	635	┼┼												
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	CURR	ENT COND	ITI	ON.	INC	OME A	PPRO	ACH I	S NOT A	PPROPRIAT	'E '	то	ESTIMA	TE 1	HE CURREN	T MAI	KET VA	LUE.	
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	Rent S	chedule: The	appr	aiser r	nust reco	oncile the	applica	ble indica	ated monthly	market rents t	o pr	ovide	an opinio	n of th	market rent for	each u	nit in the su	bject prop	erty.
			L	eases						Actual Rent	S						n of Market	l Rent	
				Lease	Dates				Per l				Total			Per Unit			Total
	Unit #	Begin			<u> </u>	End Date			urnished	Furnished		<u> </u>	Rents		Unfurnished		Furnished		Rents
SUBJECT RENT SCHEDULE	1	N/			 			\$	0			\$			\$	\$		\$	
뽀	3	N/						\$	0			\$			\$ B	\$		\$ \$	
သွ	4	N/			 			\$	0			\$			<u>}</u> }	\$		\$	
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R	Oominio	into on loado di	- -						Nonthly Incom			\$			Other Monthly In			\$	
5									ctual Monthly			\$			Total Estimated			\$	
当	Utilities	included in est	timate	ed rent	ıs 🔲 r	Electric [Wat		Sewer	Gas Oil			sh collect		Multimedia		ephone [Other 1	1/A
IS CE	Comme	ents on actual o	or est	imated	rents an	nd other m	onthly	income (including per	rsonal property	')								
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		E APPROACH				rne Inco	ine App	roach wa	as not develo	pped for this ap	prai	sal.							
	uross	Rent Multiplie		alysis Addres					Date	Sale Price			Gross Ren		GRM			mments	
동				uui 65	<u> </u>				Date	Sale Fille			IIUSS NEII		univi			HIHEHE	
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280																			
APPROACH	Opinion	of Monthly Ma	arket	Rent \$	 _			Gross	Rent Multipli	er		1	= \$			In	dicated Val	ue by Inco	ome Approach
		ry of Income A				support fo													
INCOME				,					· .										
N																			

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

	UNIT RESIDENTI																	4-156	5		
	My research 🔀 did 🗌						r transf	ers of th	e su	bject property	or the	three y	ears prior	to th	e effective date	of this	apprais	sal.			
∡	Data Source(s): PUBLI																				
TRANSFER HISTORY	1st Prior Subject Sa	ale/Trai	nsfer		Analy	sis of	sale/tra	nsfer his	story	/ and/or any cu	rent a	greeme	nt of sale/l	listinç	G: SUBJEC	TR	ANSFI	ERRED	7/	1/2009	
<u>.</u> ⊆	Date: 07/01/200	9			FOR	\$43	,300	ACCO	RD	ING TO T	E M	RIS.									
Ŧ.	Price: \$43,300/																				
Ü	Source(s): PUBLIC RE	CORI	os																		
S	2nd Prior Subject S	ale/Tra	nsfer																		
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E [Price:																				
	Source(s):																				
	SALES COMPARISON AF	PROA	ACH TO	VALU	JE (if	develo					son Ap	proach	ı was not c	develo	oped for this ap	praisal					
	FEATURE		SUBJ	ECT				Parabl				COI	MPARABLE	E SAI	LE # 2			PARABLE			
	Address 4326 HALLE	Y TEF	RR			566 I	Newco	omb St	Se	•	498	0-498	34 Bennii	ng F	Rd Se	2804	Gain	esville S	St S	e:	
	WASHINGTO	<u> </u>	C 200)32		Was	hingto	n, DC	200)32	Wa	shingt	ton, DC 2	200 ⁻	19	Was	hingto	n, DC 2	200	20	
	Proximity to Subject					1.36	MILE	SNE			5.4	0 MILI	ES NE			2.85	MILE	S NE			
-	Sale Price	\$		N/A					\$	80,00				\$	160,000				\$	169,9	990
	Sale Price/GBA	\$		/sq	.ft.	\$	27.7	8 /sq.ft.			\$	57.	29 /sq.ft.			\$	47.1	7 /sq.ft.			
	Gross Monthly Rent	\$				\$					\$					\$					
	Gross Rent Multiplier																				
	Price per Unit	\$				\$	2	0,000			\$		40,000)		\$	4	2,498			
	Price per Room	\$				\$		6,667	'		\$		11,429			\$	1	0,624			
	Price per Bedroom	\$				\$		0,000			\$		26,667			\$		1,249	_		
	Data Source(s)		ER/M							DOM 0					DOM 60					DOM 3	
	Verification Source(s)		ABOV			MRIS/TAX RECS/		s/v		MRIS/TAX R							RECS	3/V			
	VALUE ADJUSTMENTS		DESCRI				ESCRI		4	+/- \$ Adjust	1_		RIPTION	\perp	+/- \$ Adjust		DESCRI		\downarrow	+/- \$ Adjı	ust
+	Rent Control	<u>'L</u>	Yes 🔀	No			⁄es 🖂	No	_			Yes 2					′es 🔀	j No	_		
	Sales or Financing					Shor	rt						ENGTH			REO					0
-	Concessions					Cash			4			1 v ;0		\perp			4830		_		0
-	Date of Sale/Time					s08/	/12 ; c	05/12	2				c05/13	3				04/13	3		0
-	Rights Appraised		SIM	PLE			SIME	PLE	4			SIN					SIM	PLE	_		0
-	Location		RAGE			AVE			_		+	ERAGE				AVE					0
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-	View		ID/AV	7G			ID/AV	7G	\dashv			SID/A		+			ID/AI	7G	+		
	Design (Style) Quality of Construction	_	RISE			LOWE			\dashv			VRISE		+		LOWI			-		
-	Age		RAGE			AVEI	RAGE		\dashv		71	ERAGE	<u> </u>	+		AVEI	RAGE		+		
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-	Total GBA	POOI		175	en ft	FAIF		880 sq	ft	+4,42	1		, 793 sq.	ft	-5,000 +5,730			604 Sq.	ft	-6,4	425
t	Total # of Units	4		1/5	oq.it.	4		<u>000 34</u>	.11.	T4,42		4	, 193 34	.11.	+5,730	4		004 34.	.11.		<u>•33</u>
짛	Total GLA	-		540	sa ft			880 sq	ft				,508 sq.	ft				196 sq.	ft		
õ	Unit Breakdown	Total	Bdrms	Bat		Total	Bdrms	Baths			Tota					Total	Bdrms	Baths			
页	Unit # 1	0	0	0		3	1	1	7		3	1	1			4	2	1			
₹	Unit # 2	0	0	0		3	1	1	寸		3	1	1			4	2	1			
8	Unit # 3	0	0	0)	3	1	1			4	2	1			4	2	1			
S	Unit # 4	0	0	0)	3	1	1	T		4	2	1			4	2	1			
Ā	Basement & Finished	N/A				UNF	INISE	IED			NON	1E				UNF	INISI	IE D			
-	Rooms Below Grade	0																			
	Functional Utility	N/A				AVE	RAGE			-10,00	AVE	ERAGE	E		-10,000	N/A					
ш	Heating/Cooling	N/A				RAD]	IANT		_		RAI	IANI	!				CANT				
	Energy Efficient Items	N/A				STAN	IDARI)	4		ST	ANDAF	SD			STA	IDARI)			
-	Parking	STRI				STRE	CET		4		_	REET				STRI	CET		_		
ŀ	Porch/Patio/Deck	N/A				N/A			4		N/Z	A				N/A			_		
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	Net Adjustment (Total)					Г	7+	⊠ -	\$	-10,57	+	 	⊠ -	\$	-9,270		1+	⊠ -	\$		435
	Adjusted Sale Price								۳	-10,57				۳	-5,210				۳		700
	of Comparables								\$	69,42	. l			\$	150,730				ls.	163,	555
	Adjusted Price of Compara	bles p	er GBA			\$		24.11	<u> </u>	00,12	\$		53.97	_	100,700	\$		45.38	Ť	100,	000
	Adjusted Price of Compara					\$		7,356			\$		37,683			\$		0,889			
	Adjusted Price of Compara					\$		5,785			\$		10,766			\$		0,222			
-	Adjusted Price of Compara					\$		7,356			\$		25,122			\$		0,444			
	Ind. Val. per GBA \$		Х	3,	175	SF (GBA =			Ind.	/al. pe		\$		Х	4	Units	= \$			
	Ind. Val. per Room \$		Х			Roo	ms =	\$		Ind.	/al. pe	r Bedro	om \$		Χ		Bedro	oms = \$;		
	Summary of Sales Compa	rison A	Approac	h	SAI	ES E	RICE	S IN	TH	E MRIS A	ND P	UBLI	C RECO	RDS	DIFFER E	OR S	SOME	OF TE	IES	E	
	TRANSACTIONS.	WHE	ERE D	IFF	EREN	IT,	THIS	REPO	RT	USES THE	PUB	LIC	RECORD	PF	RICE.						l
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	TO AUGUST 2013.																				[
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	Indicated Value by Sale	es Cor	mparis	on Ar	proa	ach \$	13	0,000)												

				Main File No. 2014-1565 Page #5
2-	4 UNIT RESIDENTIAL APPRAISAL REPORT		File	No.: 2014-1565
	COST APPROACH TO VALUE (if developed)			
	Provide adequate information for replication of the following cost figures and calculations Support for the opinion of site value (summary of comparable land sales or other method.)			
	Support for the opinion of site value (summary of comparable land sales of other method	s for estimating site value):		
H				
⋖	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$
PPRO	Source of cost data:	DWELLING	Sq.Ft. @ \$	=\$
AP	Quality rating from cost service: Effective date of cost data: Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ e
ST	Comments on Cost Approach (gloss living area calculations, depreciation, etc.).		Տզ.Ft. @ \$	=\$ =\$
<u>cos</u>			Sq.Ft. @ \$	
			- 4 0 +	=\$
		Garage/Carport	Sq.Ft. @ \$	=\$
		Total Estimate of Cost-New	T	=\$
		Less Physical Depreciation	Functional	External
		Depreciated Cost of Improvem	 ents	=\$(=\$
		"As-is" Value of Site Improver		=\$
		·		=\$
				=\$
		ITS INDICATED VALUE BY COST A	PPROACH	=\$
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a legal Name of Project:	Planned Unit Development.		
	Describe common elements and recreational facilities:			
PUD				
	Indicated Value by: Sales Comparison Approach \$ 130,000 Income A	Approach \$	Cost Approa	ch (if developed) \$
		Approach\$.ES COMPARISON APPRO		ch (if developed)\$
	Indicated Value by: Sales Comparison Approach \$ 130,000 Income A Final Reconciliation FOR THE PURPOSE OF THIS REPORT, THE SAL MOST RELIABLE METHOD FOR ESTIMATING THE MARKET VALUE	ES COMPARISON APPRO	ACH WAS DE	
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Inspection of Subject:

Designation:

License or Certification #: CR11538

Expiration Date of License or Certification:

Expiration Date of License or Certification:

☐ Interior & Exterior

License or Certification #:

Inspection of Subject:

Designation:

State:

Exterior Only

■ None

State: <u>DC</u>

ADDITIONAL COMPARABLE SALES

	וטוווטט		$\mathcal{C}_{\mathcal{C}}$	<u> </u>		<u> </u>							Fi	ile No.:	201	4-1565	
	FEATUR	RE		SUBJE	CT		COM	PARABLE	SALE #4		COME	PARABLE	SALE #5		COMF	PARABLE S	ALE #6
	Address 4326	6 HALLI	Y 1	ERR		231	6 Pit	ts Pl	Se	433:	3 Hal	ley T	rl Se	162	2 R S	St Se	
		HINGTO			132				C 20020			_	C 20032			ton, DC	20020
İ	Proximity to Sub		., -	20.	, <u>J_</u>												20020
+			Φ.		•	2.5	/ MII	ES NE			3 MII	ES SW			6 МТІ	LES NE	
	Sale Price		\$		N/A				<u>\$ 165,000</u>				\$ 143,000			\$	190,000
ļ	Sale Price/GBA		\$		/sq.ft.	\$	59.1	8 /sq.ft.		\$	43.8	1 /sq.ft.		\$	67.8	6 /sq.ft.	
	Gross Monthly F	Rent	\$			\$				\$				\$			
Ī	Gross Rent Mult	tiplier															
Î	Price per Unit		\$			\$	4	1,250		\$	3	5,750		\$	4	7,500	
	Price per Room		\$			\$		_		\$				\$		_	
ł	Price per Redroc		\$			-		3,750				1,917		\$		5,833	
	<u> </u>	UIII				\$		1,250		\$		5,750		_		7,500	
	Data Source(s)			ER/MF					0;DOM 7				6;DOM 15			3186230	
	Verification Sour			ABOV				RECS				RECS				RECS/	
	VALUE ADJUS	<u>TMENTS</u>		DESCRI			DESCRI		+/- \$ Adjust		DESCR		+/- \$ Adjust	_	DESCRI		+/- \$ Adjust
	Rent Control			Yes 🔀	No	۱ 🗆 ۱	Yes 🖂	No		ı 🗆 ۱	Yes 🖂	No No		l □ '	Yes 🖂] No	
Ī	Sales or Financi	ing				REO				REO				Sho	rt		
	Concessions					FHA	. 0			_							
İ	Date of Sale/Tim	ne						:04/12		Act	i ***		-2,860	200	/12		-3,800
t	Rights Appraise											NT 171	-2,860) T III	-3,800
+		u		SIME	LE		SIME	LE			SIME	,TR			SIME	,TR	
ļ	Location			RAGE			RAGE				RAGE		-		RAGE		
ļ	Site		3,6	19 SE	•	446	8 sf			394	0 sf			369	3 sf		
	View		RES	SID/AV	rG	RES	ID/AV	rG		RES	ID/AV	7G	1	RES	ID/AV	7G	
	Design (Style)		LOW	RISE		LOW	RISE			LOW	RISE			LOW	RISE		
	Quality of Const	truction	AVE	RAGE		AVE	RAGE			AVE	RAGE			AVE	RAGE		
	Age		71			58				72				78			
	Condition		POC)R		FAII	R.		-5,000		R.			POO	R		
Ì	Total GBA		- 00		175 sq.ft.			788 sq.f				264 sq.:	t. o			800 sq.ft.	1E 60F
		,		3,	11.ps C11.		۷,	, 00 oq.l	t. +5,805		3,	∠ ʊ́́¥ ɔ́ၦ.	<u></u>		۷,	ovu sy.il.	+5,625
ŀ	Total # of Units)	4			4				4				4			
	Total GLA		_		540 sq.ft.			788 sq.f	τ.	-		556 sq.	τ.			800 sq.ft.	
	Unit Breakdown		Tota	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
		Unit # 1	0	0	0	3	1	1		3	1	1		3	1	1	
		Unit # 2	0	0	0	3	1	1		3	1	1		3	1	1	
	•	Unit # 3	0	0	0	3	1	1		3	1	1		3	1	1	
I		Unit # 4	0	0	0	3	1	1		3	1	1		3	1	1	
딧	Basement & Fini		N/A														
õ			•	7						UNF.	INISE	IED		NON	E		
<u>م</u>	Rooms Below G		0										-				
APPROACH	Functional Utility		N/A	<u> </u>		AVE	RAGE		-10,000	N/A				AVE	RAGE		-10,000
-	Heating/Cooling		N/A	1		CEN'	I'RAL	AIR	-15,000	N/A				CEN'	TRAL	AIR	-15,000
δ	Energy Efficient	Items	N/A	7		STAI	NDARI)		N/A				N/A			
S	Parking		STF	REET		STRI	EET			STRI	EET			STR	EET		
ŽΙ	Porch/Patio/Dec	k	N/A			N/A				N/A				N/A			
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SCON									+				-				
ES CON																	
ALES CON																	
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	Net Adjustment] +	⊠ -	 \$ -24,195] +	⊠ -	<u> </u> \$ −2,860] +	⊠ - \$	-23,175
	Net Adjustment Adjusted Sale Pr] +	⊠ -	\$ -24,195] +	⊠ -	 \$ -2,860] +	⊠ - \$	-23,175
		rice] +]+]+		-,
	Adjusted Sale Pr of Comparables	rice	bles	per GBA		\$			•	\$				\$		\$	-,
	Adjusted Sale Proof Comparables Adjusted Price of	rice of Compara				\$ \$		50.50		\$ \$		42.94		\$ \$		\$ 59.58	-,
	Adjusted Sale Proof Comparables Adjusted Price of Adjusted Price o	rice of Compara of Compara	bles	per Unit	n	-	3	50.50 5,201		\$ \$	3	42.94 5,035		\$ \$ \$	4	\$9.58 1,706	-,
	Adjusted Sale Pr of Comparables Adjusted Price of Adjusted Price of Adjusted Price of	rice of Compara of Compara of Compara	bles bles	per Unit per Roor		\$ \$	3	50.50 5,201 1,734		\$ \$ \$	3	42.94 5,035 1,678		\$ \$ \$	4	\$ 59.58 1,706 3,902	-,
	Adjusted Sale Prof Comparables Adjusted Price of Adjusted Price of Adjusted Price of Adjusted Price of Adjusted Price of	rice of Compara of Compara of Compara of Compara	bles bles bles	per Unit per Roor per Bedr	oom	\$ \$ \$	3 1 3	50.50 5,201 1,734 5,201	\$ 140,805	\$ \$ \$	3 1 3	42.94 5,035 1,678 5,035	\$ 140,140	\$ \$ \$	4 1 4	\$ 59.58 1,706 3,902 1,706	166,825
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SUBJECT PHOTO PAGE

Client	DEPT OF HOUSING & (COMMUNITY DEVELOPMENT		
Property Addres	S 4326 HALLEY TERR			
City	WASHINGTON	County N/A	State DC	Zip Code 20032
Appraiser	FRANK H. JOHN, JR.			



SUBJECT FRONT

4326 HALLEY TERR
SALES PRICE N/A
GROSS LIVING AREA 2,540
TOTAL ROOMS
TOTAL BEDROOMS
TOTAL BATHROOMS

LOCATION AVERAGE
VIEW RESID/AVG
SITE 3,619 SF
QUALITY AVERAGE
AGE 71



SUBJECT REAR



SUBJECT STREET

COMPARABLE PHOTO PAGE

Client	DEPT OF HOUSING &	COMMUNITY DEVELOPMENT		
Property Addres	S 4326 HALLEY TERR			
City	WASHINGTON	County N/A	State DC	Zip Code 20032
Appraiser	FRANK H. JOHN, JR.			



COMPARABLE 1

566 Newcomb St Se

PROX. TO SUBJECT 1.36 MILES NE

SALES PRICE 80,000
GROSS LIVING AREA 2,880
TOTAL ROOMS 12
TOTAL BEDROOMS 4
TOTAL BATHROOMS 4

LOCATION AVERAGE
VIEW RESID/AVG
SITE 3,600 sf
QUALITY AVERAGE
AGE 76



COMPARABLE 2

4980-4984 Benning Rd Se PROX.TO SUBJECT 5.40 MILES NE

SALES PRICE 160,000
GROSS LIVING AREA 2,508
TOTAL ROOMS 14
TOTAL BEDROOMS 6
TOTAL BATHROOMS 4

LOCATION AVERAGE
VIEW RESID/AVG
SITE 4,141 sf
QUALITY AVERAGE
AGE 71



COMPARABLE 3

2804 Gainesville St Se

PROX. TO SUBJECT 2.85 MILES NE SALES PRICE 169,990
GROSS LIVING AREA 3,196

TOTAL BEDROOMS 16
TOTAL BATHROOMS 4

LOCATION AVERAGE
VIEW RESID/AVG
SITE 4,657 sf
QUALITY AVERAGE
AGE 71

COMPARABLE PHOTO PAGE

Client	DEPT OF HOUSING &	COMMUNITY DEVELOPMENT		
Property Addres	S 4326 HALLEY TERR			
City	WASHINGTON	County N/A	State DC	Zip Code 20032
Appraiser	FRANK H. JOHN, JR.			



COMPARABLE 4

2316 Pitts Pl Se

PROX. TO SUBJECT 2.57 MILES NE

SALES PRICE 165,000 GROSS LIVING AREA 2,788 TOTAL ROOMS 12 TOTAL BEDROOMS 4 TOTAL BATHROOMS 4

LOCATION AVERAGE VIEW RESID/AVG SITE 4468 sf QUALITY AVERAGE AGE 58



COMPARABLE 5

4333 Halley Trl Se PROX.TO SUBJECT 0.03 MILES SW

SALES PRICE 143,000 GROSS LIVING AREA 2,556 TOTAL ROOMS 12 TOTAL BEDROOMS 4 TOTAL BATHROOMS 4

LOCATION AVERAGE VIEW RESID/AVG SITE 3940 sf QUALITY AVERAGE AGE 72



COMPARABLE 6

1622 R St Se

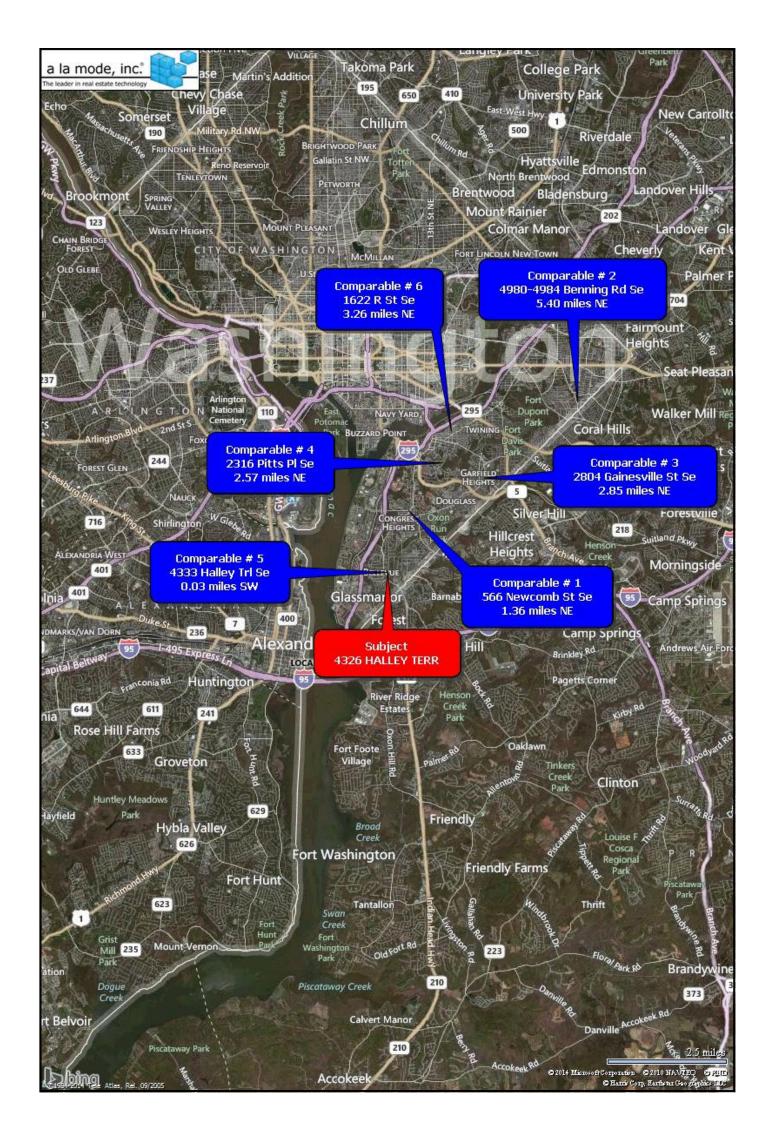
PROX. TO SUBJECT 3.26 MILES NE

SALES PRICE 190,000 GROSS LIVING AREA 2,800 TOTAL ROOMS 12 TOTAL BEDROOMS 4 TOTAL BATHROOMS 4

LOCATION AVERAGE VIEW RESID/AVG SITE 3693 sf QUALITY AVERAGE AGE 78

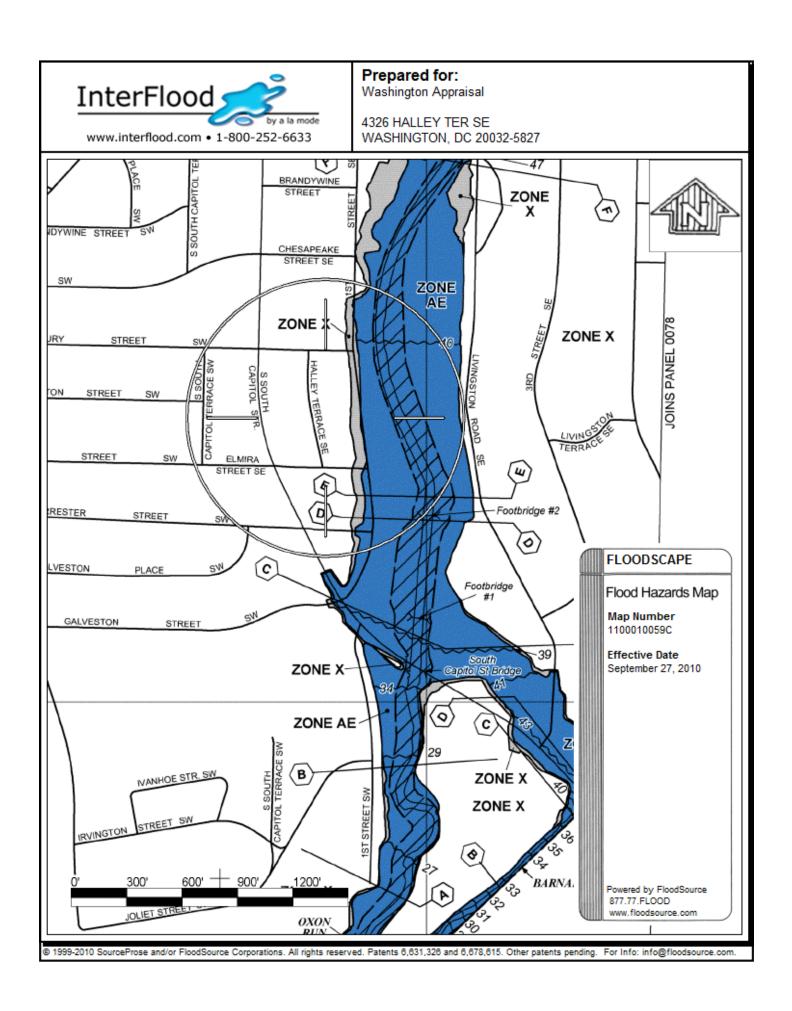
Location Map

Client	DEPT OF HOUSING & C	OMMUNITY DEVELOPMENT		
Property Address	4326 HALLEY TERR			
City	WASHINGTON	County N/A	State DC	Zip Code 20032
Appraiser	FRANK H. JOHN. JR.			



FLOOD MAP

Client	DEPT OF HOUSING &	COMMUNITY	DEVELOPMENT				
Property Address	4326 HALLEY TERR						
City	WASHINGTON		County n/a	Sta	ite DC	Zip Code	20032
Annraiser	FRANK H .TOHN .TR						



Sunnlemental Addendum

		Supplemental Addendum	File	No. 2014-1565
Client	DEPT OF HOUSING &	COMMUNITY DEVELOPMENT		
Property Address	4326 HALLEY TERR			
City	WASHINGTON	County n/A	State DC	Zip Code 20032
Appraiser	FRANK H. JOHN, JR.			

Appraiser This appraisal is done for the sole and exclusive use of the District of Columbia Department of Housing & Community Development.

The purpose of this appraisal is to estimate the value of the property for possible disposition.

This is the only reason this appraisal is to be used and it is for this purpose only. If it is used for any other purpose outside of this it cannot be relied upon and I will not be responsible.

This is the only reason this appraisal is to be used and it is for this purpose only. If it is used for any other purpose outside of this it cannot be relied upon and I will not be responsible.

An extraordinary assumption is made in this analysis assuming that there are no structural or soil conditions prohibiting renovation of this structure.

COMMENTS ON SALES COMPARISON: The neighborhood's predominant value and the subject's market value differ; this is not expected to affect the subject's marketability since there are other properties in the subject's price range and with similar

All sales cited are the most appropriate (of all sales reviewed) with respect to quality, construction, utility and within the same market area and under the same market conditions. Every effort was made to locate the most similar properties that had settled within this market area. Other properties were considered but were not used due to the number and types of adjustments required.

Size adjustments are based on market value, not cost, and are typical for the area.

Although sales sometime exceed the three month guideline, to use any other sales that have transacted would negatively affect the reliability of the subject's market value.

The purpose of the appraisal was to estimate the value of the property for the client. An appraisal is not to be considered a home inspection. It should not be assumed that all problematic conditions were found or corrected through the appraisal process. Purchasers are encouraged to have a professional home inspection done to determine that the house is acceptable to them. A professional home inspector usually spends several hours at the property doing a comprehensive examination of the systems, appliances, and structure. The inspector points out existing and potential problems.

Comparable photos from the Metropolitan Regional Information System (MRIS) are sometimes used. With renovations so common in the area, these photos can often more accurately depict the condition of the comparable property at the time of sale.

This appraisal report contains digital signatures that meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). The software program used to generate this appraisal report contains a digital signature security feature which utilizes personal passwords to protect digital signatures. Each appraiser has sole personalized control of affixing his/her digital signature to a report. The appraisal report can not be modified without the permission of every appraiser who has signed the report. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. Digital signatures comply with the Appraisal Foundation, USPAP, Fannie Mae and Freddie Mac quidelines.

COMMENTS AND CONDITIONS OF APPRAISAL: Appraisal is done with the subject in its current condition.

I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reasonable exposure time for the subject is 3-6 months.

ASSUMPTIONS, LIMITING CONDITIONS & SCOPE OF WORK FILE No.: 2014-1565

Property Address: 4326 HALLEY TERR Zip Code: 20032 Address: DEPT OF HOUSING & COMMUNITY DEVELO 1800 MARTIN LUTHER KING JR, AVE, WASHINGTON, DC 20020

Appraiser: FRANK H. JOHN, JR.
STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS Address: 145 FLEET STREET, NATIONAL HARBOR, MD 20745

THE APPRAISER WILL NOT BE RESPONSIBLE FOR MATTERS OF A LEGAL NATURE THAT AFFECT EITHER THE PROPERTY BEING APPRAISED OR THE TITLE TO IT. THE APPRAISER ASSUMES THAT THE TITLE IS GOOD AND MARKETABLE AND, THEREFORE, WILL NOT RENDER ANY OPINIONS ABOUT THE TITLE. THE PROPERTY IS APPRAISED ON THE BASIS

OF IT BEING UNDER RESPONSIBLE OWNERSHIP. THE FUTURE OPERATION OF THE PROPERTY ASSUMES SKILLED AND ADEQUATE MANAGEMENT BUT ARE NOT REPRESENTED TO BE HISTORICALLY BASED.

THE APPRAISER MAY HAVE PROVIDED A SKETCH IN THE APPRAISAL REPORT TO SHOW APPROXIMATE DIMENSIONS OF THE IMPROVEMENTS, AND ANY SUCH SKETCH

IS INCLUDED ONLY TO ASSIST THE READER OF THE REPORT IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF ITS SIZE. UNLESS OTHERWISE INDICATED, A LAND SURVEY WAS NOT PERFORMED.

IF SO INDICATED, THE APPRAISER HAS EXAMINED THE AVAILABLE FLOOD MAPS THAT ARE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (OR OTHER

DATA SOURCES) AND HAS NOTED IN THE APPRAISAL REPORT WHETHER THE SUBJECT SITE IS LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. BECAUSE THE APPRAISER IS NOT A SURVEYOR, HE OR SHE MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THIS DETERMINATION.

THE APPRAISER WILL NOT GIVE TESTIMONY OR APPEAR IN COURT BECAUSE HE OR SHE MADE AN APPRAISAL OF THE PROPERTY IN QUESTION, UNLESS SPECIFIC ARRANGEMENTS TO DO SO HAVE BEEN MADE BEFOREHAND.

IF THE COST APPROACH IS INCLUDED IN THIS APPRAISAL, THE APPRAISER HAS ESTIMATED THE VALUE OF THE LAND IN THE COST APPROACH AT ITS HIGHEST AND BEST

USE, AND THE IMPROVEMENTS AT THEIR CONTRIBUTORY VALUE. THESE SEPARATE VALUATIONS OF THE LAND AND IMPROVEMENTS MUST NOT BE USED IN CONJUNCTION

WITH ANY OTHER APPRAISAL AND ARE INVALID IF THEY ARE SO USED. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE COST APPROACH VALUE IS NOT AN INSURANCE

VALUE, AND SHOULD NOT BE USED AS SUCH.

· THE APPRAISER HAS NOTED IN THE APPRAISAL REPORT ANY ADVERSE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, NEEDED REPAIRS, DEPRECIATION, THE PRESENCE

OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) OBSERVED DURING THE INSPECTION OF THE SUBJECT PROPERTY, OR THAT HE OR SHE BECAME AWARE OF DURING THE

NORMAL RESEARCH INVOLVED IN PERFORMING THE APPRAISAL. UNLESS OTHERWISE STATED IN THE APPRAISAL REPORT, THE APPRAISER HAS NO KNOWLEDGE OF ANY

HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY, OR ADVERSE ENVIRONMENTAL CONDITIONS (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF HAZARDOUS

WASTES, TOXIC SUBSTANCES, ETC.) THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND HAS ASSUMED THAT THERE ARE NO SUCH CONDITIONS AND

MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY. THE APPRAISER WILL NOT BE RESPONSIBLE FOR ANY

SUCH CONDITIONS THAT DO EXIST OR FOR ANY ENGINEERING OR TESTING THAT MIGHT BE REQUIRED TO DISCOVER WHETHER SUCH CONDITIONS EXIST. BECAUSE THE

APPRAISER IS NOT AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS, THE APPRAISAL REPORT MUST NOT BE CONSIDERED AS AN **ENVIRONMENTAL ASSESSMENT OF**

THE PROPERTY.

THE APPRAISER OBTAINED THE INFORMATION, ESTIMATES, AND OPINIONS THAT WERE EXPRESSED IN THE APPRAISAL REPORT FROM SOURCES THAT HE OR SHE

CONSIDERS TO BE RELIABLE AND BELIEVES THEM TO BE TRUE AND CORRECT. THE APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF SUCH ITEMS

THAT WERE FURNISHED BY OTHER PARTIES. ALL INFORMATION FURNISHED REGARDING RENTAL RATES, LEASE TERMS, OR PROJECTIONS OF INCOME AND EXPENSE IS FROM SOURCES DEEMED RELIABLE. NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY **THEREOF**

- THE APPRAISER WILL NOT DISCLOSE THE CONTENTS OF THE APPRAISAL REPORT EXCEPT AS PROVIDED FOR IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, AND ANY APPLICABLE FEDERAL, STATE OR LOCAL LAWS.
- IF THIS APPRAISAL IS INDICATED AS SUBJECT TO SATISFACTORY COMPLETION, REPAIRS, OR ALTERATIONS, THE APPRAISER HAS BASED HIS OR HER APPRAISAL REPORT

AND VALUATION CONCLUSION ON THE ASSUMPTION THAT COMPLETION OF THE IMPROVEMENTS WILL BE PERFORMED IN A WORKMANLIKE MANNER.

AN APPRAISER'S CLIENT IS THE PARTY (OR PARTIES) WHO ENGAGE AN APPRAISER IN A SPECIFIC ASSIGNMENT. ANY OTHER PARTY ACQUIRING THIS REPORT FROM THE

CLIENT DOES NOT BECOME A PARTY TO THE APPRAISER-CLIENT RELATIONSHIP. ANY PERSONS RECEIVING THIS APPRAISAL REPORT BECAUSE OF DISCLOSURE REQUIREMENTS

APPLICABLE TO THE APPRAISER'S CLIENT DO NOT BECOME INTENDED USERS OF THIS REPORT UNLESS SPECIFICALLY IDENTIFIED BY THE CLIENT AT THE TIME OF THE

ASSIGNMENT.

THE APPRAISER'S WRITTEN CONSENT AND APPROVAL MUST BE OBTAINED BEFORE THIS APPRAISAL REPORT CAN BE CONVEYED BY ANYONE TO THE PUBLIC, THROUGH ADVERTISING, PUBLIC RELATIONS, NEWS, SALES, OR BY MEANS OF ANY OTHER MEDIA, OR BY ITS INCLUSION IN A PRIVATÉ OR PUBLIC DATABASE.

AN APPRAISAL OF REAL PROPERTY IS NOT A 'HOME INSPECTION' AND SHOULD NOT BE CONSTRUED AS SUCH. AS PART OF THE VALUATION PROCESS, THE APPRAISER PERFORMS A NON-INVASIVE VISUAL INVENTORY THAT IS NOT INTENDED TO REVEAL DEFECTS OR DETRIMENTAL CONDITIONS THAT ARE NOT READILY APPARENT. THE PRESENCE

OF SUCH CONDITIONS OR DEFECTS COULD ADVERSELY AFFECT THE APPRAISER'S OPINION OF VALUE. CLIENTS WITH CONCERNS ABOUT SUCH POTENTIAL NEGATIVE FACTORS

ARE ENCOURAGED TO ENGAGE THE APPROPRIATE TYPE OF EXPERT TO INVESTIGATE.

THE SCOPE OF WORK IS THE TYPE AND EXTENT OF RESEARCH AND ANALYSES PERFORMED IN AN APPRAISAL ASSIGNMENT THAT IS REQUIRED TO PRODUCE CREDIBLE ASSIGNMENT RESULTS. GIVEN THE NATURE OF THE APPRAISAL PROBLEM. THE SPECIFIC REQUIREMENTS OF THE INTENDED USER(S) AND THE INTENDED USE OF THE APPRAISAL REPORT. RELIANCE UPON THIS REPORT, REGARDLESS OF HOW ACQUIRED, BY ANY PARTY OR FOR ANY USE, OTHER THAN THOSE SPECIFIED IN THIS REPORT BY

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Market Trend - ZIP Code 20032

Client	DEPT OF HOUSING & C	OMMUNITY DEVELOPMENT		
Property Address	4326 HALLEY TERR			
City	WASHINGTON	County N/A	State DC	Zip Code 20032
Annraiser	FRANK H .TOHN .TR			

