



Monday, August 28, 2023

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
1250 Holbrook Ter NE						3,416		\$240.12	
2017 I St NE	\$1,200,000					2,368		\$506.76	06/29/2023
1254 Meigs Pl NE	\$1,295,000					2,958		\$437.80	05/04/2023
1231 Queen St NE	\$1,090,000					2,584		\$421.83	08/01/2023
Averages:	\$1,195,000					2,637		\$455.46	

Active Under Contract Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
1250 Holbrook Ter NE						3,416		\$240.12	
1230 Penn St NE	\$850,000					3,164		\$268.65	07/14/2023
Averages:	\$850,000					3,164		\$268.65	

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
1250 Holbrook Ter NE						3,416		\$240.12	
1261 Simms Pl NE	\$1,100,000	\$950,000				3,831		\$247.98	04/14/2023
1721 Capitol Ave NE	\$1,075,000	\$1,038,000	\$36,468			3,360		\$308.93	05/05/2023
Averages:	\$1,087,500	\$994,000	\$36,468			3,596		\$278.46	

Pending Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Pend Date
1250 Holbrook Ter NE						3,416		\$240.12	
1652 W Virginia Ave NE	\$1,350,000					2,560		\$527.34	08/06/2023
Averages:	\$1,350,000					2,560		\$527.34	

Median of Comparable Listings: **\$1,090,000**
 Average of Comparable Listings: **\$1,110,429**

	Low	Median	Average	High	Count
Comparable Price	\$850,000	\$1,090,000	\$1,110,429	\$1,350,000	7
Adjusted Comparable Price	\$850,000	\$1,090,000	\$1,110,429	\$1,350,000	7
DOM	19	96	104	288	7





Subject Property

1250 Holbrook Ter NE
 Washington 20002



Location		Lot			
County:	Washington, DC	Acres:	0.11	Waterfront:	No
School District:	District Of Columbia Public Schools	Lot SqFt:	4871	Waterview:	No
Subdivision:	TRINIDAD	Water Source:	Public		
		Sewer:	Public Sewer		
Building					
Property Type:	Multi-Family	Exterior:	Play Area	Year Built:	1939
Structure Type:	Other	Heating:	Yes/Hot Water & Baseboard	Above Grade Fin SQFT:	3,416
Style:	Contemporary, Straight Thru, Traditional, Unit/Flat	Cooling Type:	- Electric / Natural Gas Wall Unit, Window Unit(s)	Below Grade Fin SQFT:	174
Property Condition:	Very Good, Good	Basement Type:	Poured Concrete, Unfinished	Total Fin SQFT:	3,590
				Total SQFT:	3,756
				Price per SQFT:	\$240.12
Listing and Selling Information				Days on Market / Taxes	
MLS #:	DCDC2104610	Unit Count:	4	Days on Market:	8
Tax ID #:	4055//0838	Zoning:	RF1	Cumulative Days on Market:	8
Ownership Interest:	Fee Simple	Land Use Code:	0	Tax Annual Amount:	\$1,717
				Tax Assessed Value:	\$894,480
				Tax Year:	2022





Subject Property

Welcome to an unparalleled investment opportunity in the heart of Washington, D.C., where luxury and convenience converge in this stunning 4-unit apartment building. Nestled in a highly sought-after location, this property offers not just a place to live, but a lifestyle that's second to none. With 4 Graciously Sized Units, Containing a total of 4 Bedrooms, 4 Bonus Rooms/Dens, 4 Bathrooms, and 4 Decks! Immerse yourself in the elegant ambiance of these meticulously designed units, where each one features a generously sized bedroom and an oversized den, providing endless possibilities. Three of the four units have been thoughtfully updated to include modern kitchens, boasting sleek finishes, top-of-the-line appliances, and abundant storage. Enjoy the convenience of contemporary amenities while preserving the classic charm of this distinguished building. Transform the den into a grand bedroom, a private office, or a creative haven - the choice is yours. With ample space to customize, these units will bring out your creativity in design to meet your individual needs and aspirations. Each unit invites you to Step outside onto the charming deck that overlooks the serene backyard, offering a private oasis that's perfect for relaxation and outdoor gatherings. Whether you're savoring a morning coffee or hosting an intimate evening soiree, this outdoor space seamlessly extends your living area. Entertain with flair in the gracefully proportioned living and dining rooms that showcase beautiful hardwood floors throughout. Each unit provides a generous living area that effortlessly adapts to your desired layout and design preferences. Beyond its exceptional features, this property offers an enticing investment opportunity. With its prime location in the heart of Washington, D.C., close to renowned attractions, cultural hotspots, and thriving business districts, this building promises a strong and steady rental income potential. Don't miss your chance to own a piece of D.C.'s p





Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$850,000 and \$1,350,000

2,368 to 3,831 Square Feet

\$268.65 to \$527.34 per Square Foot

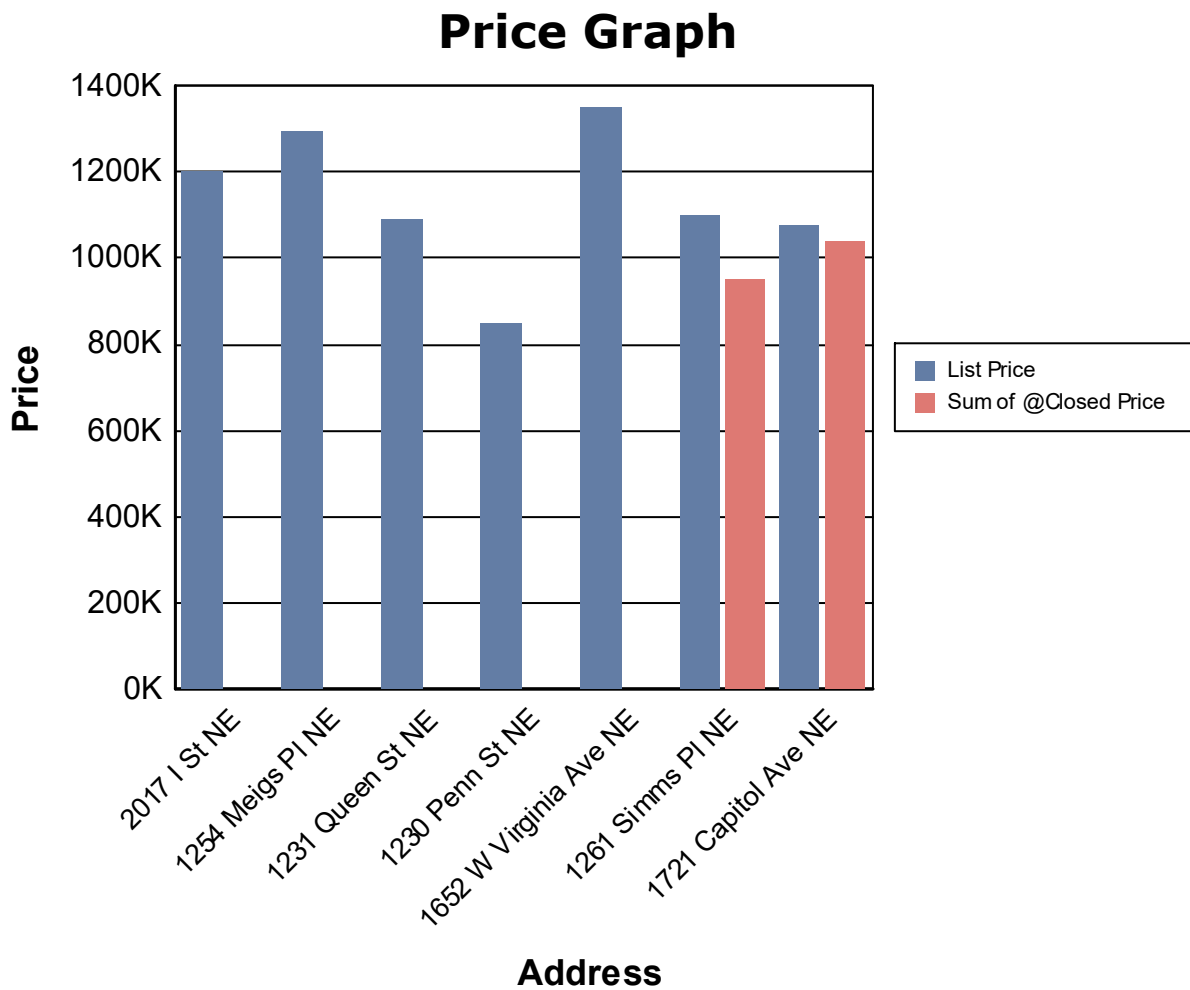
\$247.98 to \$308.93 per Sold Square Foot





List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





Monday, August 28, 2023

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
DCDC210237 0	2017 I St NE			2,368	0.05	46	\$1,200,000			06/29/2023
DCDC209486 4	1254 Meigs Pl NE			2,958	0.07	96	\$1,295,000			05/04/2023
DCDC210730 6	1231 Queen St NE			2,584	0.06	19	\$1,090,000			08/01/2023
Averages:				2,637	0.06	54	\$1,195,000			

Status: Active Under Contract

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
DCDC210438 6	1230 Penn St NE			3,164	0.06	33	\$850,000			07/14/2023
Averages:				3,164	0.06	33	\$850,000			

Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
DCDC207422 6	1261 Simms Pl NE			3,831	0.09	117	\$1,100,000	\$950,000		04/14/2023
DCDC207066 6	1721 Capitol Ave NE			3,360	0.07	131	\$1,075,000	\$1,038,000	\$36,468	05/05/2023
Averages:		\$994,000		3,596	0.08	124	\$1,087,500	\$994,000	\$36,468	

Status: Pending

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Pend Dt
DCDC207358 4	1652 W Virginia Ave NE			2,560	0.06	288	\$1,350,000			08/06/2023
Averages:				2,560	0.06	288	\$1,350,000			

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	3	\$1,195,000	\$455.46	\$1,200,000	\$1,090,000	\$1,295,000	141
Active Under Contract	1	\$850,000	\$268.65	\$850,000	\$850,000	\$850,000	33
Closed	2	\$994,000	\$278.46	\$994,000	\$950,000	\$1,038,000	124
Pending	1	\$1,350,000	\$527.34	\$1,350,000	\$1,350,000	\$1,350,000	288
Total	7	\$1,110,429	\$388.47	\$1,090,000	\$850,000	\$1,350,000	142





Results Statistics

Prepared By: Jasmyen N Porter

Listings as of 08/28/23 at 3:33 pm

Multi-Family													
Active Properties													
MLS #	Address	City	# Units	Type	Yr Blt	Abv Grd SF	\$/SqFt	List Price			DOM		
DCDC2107306	1231 Queen St NE	Washington		Quadruplex	1936	2,584	\$421.83	\$1,090,000			19		
DCDC2102370	2017 I St NE	Washington		Quadruplex	1942	2,368	\$506.76	\$1,200,000			46		
DCDC2094864	1254 Meigs PI NE	Washington		Quadruplex	1940	2,958	\$437.80	\$1,295,000			96		
# LISTINGS:			3										
				Medians:	1940	2,584	\$437.80	\$1,200,000			46		
				Minimums:	1936	2,368	\$421.83	\$1,090,000			19		
				Maximums:	1942	2,958	\$506.76	\$1,295,000			96		
				Averages:	1939	2,637	\$455.46	\$1,195,000			54		
Active Under Contract Properties													
MLS #	Address	City	# Units	Type	Yr Blt	Abv Grd SF	\$/SqFt	List Price			DOM		
DCDC2104386	1230 Penn St NE	Washington	4	Quadruplex	1939	3,164	\$268.65	\$850,000			33		
# LISTINGS:			1										
				Medians:	1939	3,164	\$268.65	\$850,000			33		
				Minimums:	1939	3,164	\$268.65	\$850,000			33		
				Maximums:	1939	3,164	\$268.65	\$850,000			33		
				Averages:	1939	3,164	\$268.65	\$850,000			33		
Pending Properties													
MLS #	Address	City	# Units	Type	Yr Blt	Abv Grd SF	\$/SqFt	List Price			DOM		
DCDC2073584	1652 W Virginia Ave NE	Washington		Quadruplex	1931	2,560	\$527.34	\$1,350,000			288		
# LISTINGS:			1										
				Medians:	1931	2,560	\$527.34	\$1,350,000			288		
				Minimums:	1931	2,560	\$527.34	\$1,350,000			288		
				Maximums:	1931	2,560	\$527.34	\$1,350,000			288		
				Averages:	1931	2,560	\$527.34	\$1,350,000			288		
Closed Properties													
MLS #	Address	City	# Units	Type	Yr Blt	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
DCDC2074226	1261 Simms PI NE	Washington		Quadruplex	1943	3,831	\$247.98	\$1,100,000	\$950,000		04/14/2023	86.36	117
DCDC2070666	1721 Capitol Ave NE	Washington		Quadruplex	1936	3,360	\$308.93	\$1,075,000	\$1,038,000	\$36,468	05/05/2023	96.56	131



Results Statistics

Prepared By: Jasmyen N Porter

Listings as of 08/28/23 at 3:33 pm

Multi-Family

# LISTINGS:	2	Medians:	1940	3,596	\$278.46	\$1,087,500	\$994,000	\$36,468	91.46	124
		Minimums:	1936	3,360	\$247.98	\$1,075,000	\$950,000	\$36,468	86.36	117
		Maximums:	1943	3,831	\$308.93	\$1,100,000	\$1,038,000	\$36,468	96.56	131
		Averages:	1940	3,596	\$278.46	\$1,087,500	\$994,000	\$36,468	91.46	124

Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
List Price	\$850,000	\$1,350,000	\$1,137,143	\$1,100,000
Closed Price	\$950,000	\$1,038,000	\$994,000	\$994,000
DOM	19	288	104	96



Multi-Family Stats - Analysis Detail Report

Active 3 LISTINGS

	List Price	Orig. Price	= % of	DOM	CDOM	Age
2017 I St NE	\$1,200,000	\$1,200,000	100.00	46	46	81
1254 Meigs Pl NE	\$1,295,000	\$1,295,000	100.00	96	96	83
1231 Queen St NE	\$1,090,000	\$1,090,000	100.00	19	281	87
Low	\$1,090,000	\$1,090,000	100.00	19	46	81
High	\$1,295,000	\$1,295,000	100.00	96	281	87
Median	\$1,200,000	\$1,200,000	100.00	46	96	83
Average	\$1,195,000	\$1,195,000	100.00	54	141	84

Active Under Contract 1 LISTING

	List Price	Orig. Price	= % of	DOM	CDOM	Age
1230 Penn St NE	\$850,000	\$850,000	100.00	33	33	84
Low	\$850,000	\$850,000	100.00	33	33	84
High	\$850,000	\$850,000	100.00	33	33	84
Median	\$850,000	\$850,000	100.00	33	33	84
Average	\$850,000	\$850,000	100.00	33	33	84

Pending 1 LISTING

	List Price	Orig. Price	= % of	DOM	CDOM	Age
1652 W Virginia Ave NE	\$1,350,000	\$1,350,000	100.00	288	288	92
Low	\$1,350,000	\$1,350,000	100.00	288	288	92
High	\$1,350,000	\$1,350,000	100.00	288	288	92
Median	\$1,350,000	\$1,350,000	100.00	288	288	92
Average	\$1,350,000	\$1,350,000	100.00	288	288	92



Multi-Family Stats - Analysis Detail Report

Closed 2 LISTINGS

	Price when initially entered					Price at time of sale					DOM	CDOM	Age
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price /	List Price = % Of				
1261 Simms Pl NE	\$950,000	\$0	\$950,000	\$1,200,000.00	79.17	\$950,000	\$0	\$950,000	\$1,100,000	86.36	117	117	80
1721 Capitol Ave NE	\$1,038,000	\$36,468	\$1,001,532	\$1,200,000.00	83.46	\$1,038,000	\$36,468	\$1,001,532	\$1,075,000	93.17	131	131	87
Low	\$950,000	\$0	\$950,000	\$1,200,000	79.17	\$950,000	\$0	\$950,000	\$1,075,000	86.36	117	117	80
High	\$1,038,000	\$36,468	\$1,001,532	\$1,200,000	83.46	\$1,038,000	\$36,468	\$1,001,532	\$1,100,000	93.17	131	131	87
Median	\$994,000	\$18,234	\$975,766	\$1,200,000	81.31	\$994,000	\$18,234	\$975,766	\$1,087,500	89.76	124	124	84
Average	\$994,000	\$18,234	\$975,766	\$1,200,000	81.31	\$994,000	\$18,234	\$975,766	\$1,087,500	89.76	124	124	84

Report Totals Properties: 7

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$850,000	\$850,000	79.17	\$950,000	\$0	\$950,000	19	33	80
High	\$1,350,000	\$1,350,000	83.46	\$1,038,000	\$36,468	\$1,001,532	288	288	92
Median	\$1,100,000	\$1,200,000	81.31	\$994,000	\$0	\$975,766	96	117	84
Average	\$1,137,143	\$1,169,286	81.31	\$994,000	\$5,210	\$975,766	104	142	85



CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



	1250 Holbrook Ter NE	2017 I St NE	1254 Meigs Pl NE	1231 Queen St NE
Address	1250 Holbrook Ter NE	2017 I St NE	1254 Meigs Pl NE	1231 Queen St NE
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality	Washington, DC	Washington DC	Washington DC	Washington DC
Neighborhood	TRINIDAD			
Status	Active	Active	Active	Active
Closed Date				
List Price	\$820,250	\$1,200,000	\$1,295,000	\$1,090,000
Closed Price				
Concessions				
Financing				
Property Class	Multi-Family	Residential	Residential	Residential
Structure Type	Other			
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction, Standard			
Style	Contemporary, Straight Th			
Levels/Stories		2.00	2.00	2.00
Year Built	1939	1942	1940	1936
Condition	Very Good, Good	Very Good	Excellent, Very Good	
Annual Tax	\$1,717	\$6,342	\$8,021	\$6,096
Tax Total Asmt	\$894,480	\$783,350	\$1,088,530	\$777,470
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,304.00sf	0a / 3,234.00sf	0a / 2,703.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3,416	2,368	2,958	2,584
Total Bldg SF	3756	2,368	2,958	2,584
Total Units		4	4	4
Bedrooms		4	4	4
Baths	/	0	0	0
Garage Spaces		0	0	0
Parking Feat				
Basement	Poured Concrete, Unfinish			
Cooling	Wall Unit, Window Unit(s)	None	Central Air	None
Heat	Hot Water & Baseboard - E	Hot Water/Steam	Hot/Warm Air	Hot/Warm Air
Pool	No Pool	False	False	False
DOM	8	46	96	19
MLS#	DCDC2104610	DCDC2102370	DCDC2094864	DCDC2107306





CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



	Address 1250 Holbrook Ter NE	1230 Penn St NE	1652 W Virginia Ave NE	1261 Simms Pl NE
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality	Washington, DC	Washington DC	Washington DC	Washington DC
Neighborhood	TRINIDAD			
Status	Active	Active Under Contract	Pending	Closed
Closed Date				
List Price	\$820,250	\$850,000	\$1,350,000	\$1,100,000
Closed Price				\$22,066
Concessions				No, \$0
Financing				Cash
Property Class	Multi-Family	Residential	Residential	Residential
Structure Type	Other			
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction, Standard			
Style	Contemporary, Straight Thr			
Levels/Stories		2.00	2.00	2.00
Year Built	1939	1939	1931	1943
Condition	Very Good, Good		Very Good	
Annual Tax	\$1,717	\$6,479	\$5,953	\$8,543
Tax Total Asmt	\$894,480	\$825,720	\$761,060	\$1,084,270
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,703.00sf	0a / 2,720.00sf	0a / 4,029.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3,416	3,164	2,560	3,831
Total Bldg SF	3756	3,164	2,560	5,741
Total Units		4	4	4
Bedrooms		4	4	4
Baths	/	0	0	0
Garage Spaces		0	0	0
Parking Feat				
Basement	Poured Concrete, Unfinish			
Cooling	Wall Unit, Window Unit(s)	Central Air	None	Central Air
Heat	Hot Water & Baseboard - E	Hot/Warm Air	Hot/Warm Air	Hot Water/Steam
Pool	No Pool	False	False	False
DOM	8	33	288	117
MLS#	DCDC2104610	DCDC2104386	DCDC2073584	DCDC2074226





CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	1250 Holbrook Ter NE	1721 Capitol Ave NE
County	Washington, DC	Washington, DC
Municipality		Washington DC
Neighborhood	TRINIDAD	
Status	Active	Closed
Closed Date		
List Price	\$820,250	\$1,075,000
Closed Price		\$0
Concessions		Yes, \$36,468
Financing		FHA
Property Class	Multi-Family	Residential
Structure Type	Other	
Ownership	Fee Simple	Fee Simple
Sale Type	Auction, Standard	
Style	Contemporary, Straight Th	
Levels/Stories		2.00
Year Built	1939	1936
Condition	Very Good, Good	Good
Annual Tax	\$1,717	\$6,356
Tax Total Asmt	\$894,480	\$823,970
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,890.00sf
Lot Dimension		
Waterfront	No	No
Abv Grd Fin SF	3,416	3,360
Total Bldg SF	3756	3,360
Total Units		4
Bedrooms		4
Baths	/	0
Garage Spaces		0
Parking Feat		
Basement	Poured Concrete, Unfinish	
Cooling	Wall Unit, Window Unit(s)	Central Air
Heat	Hot Water & Baseboard - E	Hot/Warm Air
Pool	No Pool	False
DOM	8	131
MLS#	DCDC2104610	DCDC2070666





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	1250 Holbrook Ter NE	2017 I St NE	1254 Meigs Pl NE	1231 Queen St NE
Address	1250 Holbrook Ter NE	2017 I St NE	1254 Meigs Pl NE	1231 Queen St NE
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	TRINIDAD	TRINIDAD	TRINIDAD	TRINIDAD
Status	Active	Active	Active	Active
Closed Date				
List Price	\$820,250	\$1,200,000	\$1,295,000	\$1,090,000
Closed Price				
Concessions				
Financing				
Property Class	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Structure Type	Other	Other	Other	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction, Standard	Standard	Standard	Standard
Style	Contemporary, Straight Th	Art Deco	Other	Other
Levels/Stories				
Year Built	1939	1942	1940	1936
Condition	Very Good, Good	Very Good	Excellent, Very Good	
Annual Tax	\$1,717	\$6,342	\$8,021	\$6,096
Tax Total Asmt	\$894,480	\$668,740	\$1,088,530	\$777,470
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,304.00sf	0a / 3,234.00sf	0a / 2,703.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3416	2,368	2,958	2,584
Blw Grd Fin SF	174	0	0	0
Total Bldg SF	3756	2,368	2,958	2,584
Total Units		0	0	0
Bedrooms		0	0	0
Baths	/	0	0	0
Garage Spaces		0	0	0
Parking Feat				
Basement	Poured Concrete, Unfinish			
Cooling	Wall Unit, Window Unit(s)	No Cooling	Central A/C, Heat Pump(s), M	Window Unit(s)
Heat	Hot Water & Baseboard - E	Forced Air, Heat Pump(s)	Energy Star Heating System,	Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	8	46	96	19
MLS#	DCDC2104610	DCDC2102370	DCDC2094864	DCDC2107306





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	1250 Holbrook Ter NE	1230 Penn St NE	1652 W Virginia Ave NE	1261 Simms Pl NE
Address	1250 Holbrook Ter NE	1230 Penn St NE	1652 W Virginia Ave NE	1261 Simms Pl NE
County	Washington, DC	Washington, DC	Washington, DC	Washington, DC
Municipality				
Neighborhood	TRINIDAD	TRINIDAD	TRINIDAD	TRINIDAD
Status	Active	Active Under Contract	Pending	Closed
Closed Date				04/14/2023
List Price	\$820,250	\$850,000	\$1,350,000	\$1,100,000
Closed Price				\$950,000
Concessions				No, \$0
Financing				Cash
Property Class	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Structure Type	Other	Other	Other	End of Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction, Standard	Standard	Standard	Standard
Style	Contemporary, Straight Th	Other	Federal	Traditional
Levels/Stories				
Year Built	1939	1939	1931	1943
Condition	Very Good, Good		Very Good	
Annual Tax	\$1,717	\$6,479	\$5,953	\$8,543
Tax Total Asmt	\$894,480	\$825,720	\$761,060	\$1,084,270
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,703.00sf	0a / 2,720.00sf	0a / 4,029.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3416	3,164	2,560	3,831
Blw Grd Fin SF	174	0	0	464
Total Bldg SF	3756	3,164	2,560	5,741
Total Units		4	0	0
Bedrooms		0	0	0
Baths	/	0	0	0
Garage Spaces		0	0	0
Parking Feat		Rented/Permit Required		
Basement	Poured Concrete, Unfinish			
Cooling	Wall Unit, Window Unit(s)	Central A/C	No Cooling	Central A/C
Heat	Hot Water & Baseboard - E	Central	Forced Air	Heat Pump(s)
Pool	No Pool	No Pool	No Pool	No Pool
DOM	8	33	288	117
MLS#	DCDC2104610	DCDC2104386	DCDC2073584	DCDC2074226





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	1250 Holbrook Ter NE	1721 Capitol Ave NE
County	Washington, DC	Washington, DC
Municipality		
Neighborhood	TRINIDAD	TRINIDAD
Status	Active	Closed
Closed Date		05/05/2023
List Price	\$820,250	\$1,075,000
Closed Price		\$1,038,000
Concessions		Yes, \$36,468
Financing		FHA
Property Class	Multi-Family	Multi-Family
Structure Type	Other	Other
Ownership	Fee Simple	Fee Simple
Sale Type	Auction, Standard	Standard
Style	Contemporary, Straight Th	Colonial
Levels/Stories		
Year Built	1939	1936
Condition	Very Good, Good	Good
Annual Tax	\$1,717	\$6,356
Tax Total Asmt	\$894,480	\$823,970
Lot Acres/SqFt	0.11a / 4871sf	0a / 2,890.00sf
Lot Dimension		
Waterfront	No	No
Abv Grd Fin SF	3416	3,360
Blw Grd Fin SF	174	0
Total Bldg SF	3756	3,360
Total Units		0
Bedrooms		0
Baths	/	0
Garage Spaces		0
Parking Feat		
Basement	Poured Concrete, Unfinishe	
Cooling	Wall Unit, Window Unit(s)	Central A/C
Heat	Hot Water & Baseboard - E	Forced Air
Pool	No Pool	No Pool
DOM	8	131
MLS#	DCDC2104610	DCDC2070666

