

CAPITOL HILL VILLAGE ONE-LEVEL LIVING SEMINAR - MAY 2018

SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE GREATER CAPITOL HILL, NEAR NORTHEAST, H STREET AREA

PART 1: CONDOMINIUMS

A. EXISTING CONDOS	ADDRESS	UNITS	COMMENTS
Jenkins Row	1391 Penn Ave SE	247	opened 2007; above the Harris Teeter; has 2 bedroom units
Lincoln Park Terrace	401 13th Street, NE	62	opened 2007; has 2 bedroom units
Lovejoy Lofts	440 12th Street NE	54	opened 2004; has 2 bedroom units
Cambridge Row	1209, 1211 G Streets S	25	has 2 and 3 bedroom units; need to verify if building has elevator
Axis Condos	243-245 15th Street, S	20	opened 2008
Bryan School Lofts	1315 Independence SE	20	opened 2004; has 2 bdrms; access by lifts and elevator
Butterfield House	1020 Penn Avenue SE	20	opened 2008; has 2 and 3 bedroom units
Edmonds School	9th and D Streets NE	20	opened 2014; has 2 bedroom units but they are on two levels
The Maples	619 D Street SE	20	opened 2015; has 2 bedroom units; new construction, adaptive re-use of Friendship Hse
Lenox School Lofts	725 5th St SE	14	opened 2004; all 2-bedroom units; elevator only to second floor
The Iridium	1306 Penn Avenue, SE	10	opened 2008; has 2 bedroom units
Kipling House	900 11th St SE	49	developer Madison Investments; across from Gingko's
Buchanan School (old)	1325 D St. SE	41	developer Ditto; adaptive reuse of Buchanan School; 2, 3 bdrm units
Buchanan Park (new)	1325 D St. SE	41	developer Insight; fee-simple rowhouses but 9 have elevators
Churchill	514 4th Street SE	12	10 units in Mt. Joy church, 2 in adjacent row house; all 12 are 2 bedroom
The Maryland	1350 Maryland Ave N	84	H Street area; developer Valor Development, DBT Development; has 2-bedroom units
Landmark Lofts	215 I Street, NE	44	H Street area; opened 2008; 2 and 3-bedroom units; Senate Square amenities available
B. CONDOS UNDER	ADDRESS	UNITS	COMMENTS
Stone Hill	1345 K St SE	36	H Street area; Studio, 1 and 2 Bedrooms; starting in the \$400s; delivery 2018
Seven H	646 H St NE	23	H Street area; delivery Late 2018
Emblem	801 Virginia SE	20	1 and 2 Bedrooms; delivery Fall 2018
Penn 11	1101 Pennsylv Ave SE	34	Developer Perseus Realty; all 2 and 3 bedrooms; Fragers site
1371 H Street NE	1371 H Street	27	H Street area; developer Bonstra/Haresign; will have 2 bedroom
C. CONDOS IN	ADDRESS	UNITS	COMMENTS
Watkins Alley	1309 E St SE	44	Developer Opal LLC and Ditto Residential; will include 2 bedroom flats
300 8th Street NE	300 8th Street NE	42	Developer Community Three Development; will include 2 bedroom

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PART 2: RENTALS				
A. EXISTING RENTALS	ADDRESS	UNITS	COMMENTS	
Kennedy Row	1717 E. Capitol St SE	142	developer JBG; opened 2013; has 2-bedroom units; across from Eastern High School	
1600 Pennsylvania	1550 Penn. Ave SE	77	developer Novo Developments Corp; has 2-bedroom units	
700 Constitution	8th and Constitution N	142	Adaptive reuse of old Medlink Hospital; has limited number of 2-bdrm units	
Hine School - South	700 Penn. Ave. SE	128	developer Stanton EastBanc; maket rate apartments with 9 IZ affordable units	
Hine School - North	700 Penn. Ave. SE	34	100% affordable financed with LIHTC done by Dantes Partners; has 2 bdrm units	
Senate Square	220 Eye Street NE	432	H Street; Property manager Buzzoto; high-end luxury units	
AVA H Street	318 Eye St. NE	140	H Street; Developer Avalon; has 2-bedroom units	
501 H St NE	501 H St NE	29	H street; Developer Douglas Development; has 2-bedroom units; no parking	
The Apollo	6th & H Streets NE	430	H Street; developer Insight Property Group; has Whole Foods; open late 2016	
Anthology	625 H St. NE	307	H Street; developer Jair Lynch; opened fall 2016	
360 H Street	360 H Street	217	H Street; above Giant; opened 2017; has 2 bdrm units	
B. RENTALS UNDER CONSTRUCTION				
Reservation 13	192 19th St SE	344	developer Donatelli/Blue Skye; area south of Stadium/Armory; first 2 parcels of 67 acres	
Lockwood	1337 E Street SE	152	developer Insight; Bowie Trash and Signature Collision site; 2 and 3 bedroom units	
Coda	315 H Street NE	135	H Street; developer MRP Realty	
1401 Penn. Avenue	1401 Pennsylvania Av	174	developer CAS Riegler; 2- and 3-bedroom units; on New York Pizza site	
C. RENTALS IN				
	ADDRESS	UNITS	COMMENTS	
415 14th St SE	415 14th St SE	329	developer Foulger-Pratt; former Safeway site; 30% 2-bedroom; 33 affordable units	

SUMMARY OF NUMBER OF UNITS:	
<u>Condominiums</u>	
Existing	783
Under Construction	140
In Planning	86
Total	<u>1,009</u>
<u>Rental Apartments</u>	
Existing	2,078
Under Construction	805
In Planning	329
Total	<u>3,212</u>

CAPITOL HILL VILLAGE ONE-LEVEL LIVING SYMPOSIUM - MAY 2018

SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE CAPITOL RIVERFRONT AREA*

PART 1: CONDOMINIUMS

A. EXISTING CONDOS, CO-OPS	ADDRESS	UNITS	COMMENTS
Capitol Hill Tower Co-Op	1000 New Jersey Ave SE	344	developer Valhal; opened 2006; has 2-bedroom units
Velocity Condominiums	1025 First St SE	200	developer Cohen Companies/ADC; opened 2009
Capital Quarter Ph 1	1023 4th St SE	113	Capital Quarter HOA/EYA (28 affordable)
Capital Quarter Ph 1	1023 4th St SE	8	Capital Quarter HOA/EYA (for sale--Subsidized)
Capital Quarter Ph II	1023 4th ST SE	112	Capital Quarter HOA/EYA (for sale, market rate--32 affordable)
Capital Quarter Ph II	1023 4th St SE	3	Capital Quarter HOA/EYA (for sale-Subsidized)
		780	Total Existing For Sale (affordable - 71)
Under Construction/in pipeline For Sale			
The Bower	1300 4th St SE	137	PN Hoffman (affordable- None)
Emblem at Barracks Row	801 Virginia SE	20	Bozzuto (affordable- None)
Avidian	1210 Van St SE	171	AG/MR Square 700 LLC Developer: Monument (affordable - 16)
Peninsula 88	88 V St SW	110	Capital City Real Estate (affordable-8)
37 L St SE	37 L St SE	74	Red Ace-DBT LLC (affordable- None)
41 L St SE	41 L St SE	162	MRP Realty/CAS Riegler (affordable- None)
		512	Under Construction
		162	Pipeline (2018 Groundbreaking)
		674	Total

B. CONDOS UNDER CONSTRUCTION					
Calisto		816 Potomac Ave SE		18	Murillo Malnati Group (affordable- None)
Parcel O2		1346 4th St SE		191	FC 1346 LLC (39 affordable)
Novel - South Capital		2 Eye St SE		355	RCP Crescent Communities- (Affordable-None)
Square 769 N		1100 2ndPlace SE		179	DCHA/Urban Atlantic/FCW (36 affordable)
1250		Half St and N St SE		439	Jair Lynch (affordable- None)
West Half II		Half St and N St SE		216	JBG Smith (affordable- TBD)
West Half III		Half St and N St SE		249	JBG Smith (affordable- TBD)
Parc Riverside Ph 1		1010 Half St		308	Toll Brothers (affordable- None)
Parcel 1.2		Tingey Square		264	Forest City Washington (affordable-53)
The Garrett		150 Eye St SE		375	WC Smith (affordable-None)
The Europa		818 Potomac Ave SE		49	Murillo Malnati Group (affordable- None)
Meridian on First- Sq 740		1000 First St SE		273	Paradigm (Affordable- None)
River Point		2100 2nd SW		481	River Point Partners LLC (affordable-8)
Parcel Name Sq 696 Ph 1		Half and K Sts SE		400	Tishman Speyer (affordable-None)
1900 Half		1900 Half St SW		415	Douglas Development Corp (affordable-10)
71 Potomac		71 Potomac Ave SE		265	MRP Realty (affordable - TBD)
Calisto Phase II		816 Potomac Ave SE		14	Murillo Malnati Group (affordable- None)
				2594	Subtotal: Under Construction (affordable-128)

C. CONDOS IN PLANNING					
Ten Van		10 Van St SE		170	Monument Projected delivery 2018; likely condo, but possible rental
Parcel O-1 Condominiums		401 Tingey St SE		138	PN Hoffman Projected delivery 2018; Across street from Harris Teeter
MRP Condominiums		41 L St SE		126	MRP Realty and CAS Reigler (Navy Chiller site)
818 Potomac Ave		818 Potomac Ave SE		61	Westside Development Companies--New firm by George Webb
801 Virginia Ave SE		801 Virginia Ave SE		23	JBG Smith (affordable- TBD)
				518	Total

PART 2: RENTALS

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A. EXISTING RENTALS	ADDRESS	UNITS	COMMENTS (Market Rate units only)	
70 Capitol Yards	70 I St SE	448	Bozutto	
ARRIS	1331 4th St SE	327	Forest City	
Parc Riverside Phase I	1011 First St SE	287	Toll Brothers	
Onyx on First	1100 First St SE	264	Urban Investment Partners	
100 Capitol Yards	100 I Street, SE	246	Bozutto	
909 Capitol Yards	909 New Jersey Ave SE	237	Bozutto	
Twelve12	1212 4th ST SE	174	Forest City Washington	
Foundry Lofts	301 Tingey St SE	196	Forest City Washington	
Capper Senior Building	900 5th St SE	162	DCHA	
400 M Street	400 M St SE	139	DCHA	
Carroll Apartments	410 M St SE	60	DCHA	
Dock 79	79 Potomac SE	305	Kettler	
Park Chelsea	880 New Jersey SE	429	WC Smith	
ORE 82	82 Eye St SE	227	Greystar/RCP	
The Bixby	502 L St SE	195	Forest City Washington	
Insignia on M	1111 New Jersey SE	324	Bozutto	
FIRST	1229 First St SE	325	McCaffery	
909 Capitol Yards	909 New Jersey SE	237	Bozutto	
Insignia on M	1111New Jersey SE	324	completed	
FIRST	1229 First Street SE	325	completed	
B. RENTALS UNDER CONSTRUCTION				
909 Half Street	909 Half St SE	383	Ruben Companies	
Agora at the Collective	800 New Jersey Ave SE	334	WC Smith Will have two-level Whole Foods	
Dock 79	25 Potomac Ave SE	305	MRP Realty	
Ballpark West	1244 S Capitol St	291	JBG	

PART 2: RENTALS (continued)				
B. RENTALS UNDER CONSTRUCTION (continued)				COMMENTS
Park Chelsea at the Collective	880 New Jersey Ave SE		429	WC Smith ...Has 3 BR units Delivery 2016
Insignia on M	1111 New Jersey Ave SE		324	Donohoe/Met Life
ORE 82	82 I Street SE		220	Greystar Real Estate Partners and RCP Development
The Bixby	601 L St SE		195	DCHA/Urban Atlantic/Forest City (Part of HOPE VI Arthur Capper)
C. RENTALS IN PLANNING				
Joule	1200 Half St SE		440	Jair Lynch --Projected delivery in 2018
Ballpark West	1201 Half Street SE		424	JBG Steps from National Park
2 Eye	2 Eye St SE		375	Crescent Communities/RCP Development
The Garrett	150 Eye St SE		375	WC Smith--Part of 3-Building Agora and Park Chelsea at the Collective
1000 S Capitol	1000 S Capitol St		330	Lerner Enterprises
Parc Riverside Phase II	Half & L Street SE		308	Toll Brothers; projected completion in 2018
1333 M St SE Phase I	1333 M St SE		218	Cohen-Siegel; 673 Units in four phases; on the Anacostia by the marina
Square 769N	2nd and Eye Streets, SE		179	developer DCHA/Urban Atlantic/Forest City; part of HOPE VI Arther Capper Carrollsburg
Parcel O Apartments	401 Tingey St SE		138	PN Hoffman; projected delivery 2018

SUMMARY OF NUMBER OF UNITS:	
<u>Condominiums</u>	
Existing	780
Under Construction/pipelii	4491
In Planning	518
Total	<u>5789</u>
<u>Rental Apartments</u>	
Existing	4582
Under Construction	3,130
In Planning	2,787
Total	<u>10,499</u>

2 Bedroom Capitol Hill Condos Sold 1/1/18 - 5/3/18

Status	Address	List Price	Close Date	Close Price	Seller Subsidy	Bedrooms	Baths (Full)	Baths (Half)	Levels	Total Square Footage	Property Age	Days on the Market
Sold	1391 Pennsylvania Ave SE #259	\$500,000	27-Apr-18	\$510,000	\$0	2	2	0	1	1029	11	2
Sold	730 11th St NE #102	\$450,000	27-Apr-18	\$442,000	\$0	2	2	0	1	791	29	10
Sold	725 5th St SE #31	\$799,000	27-Apr-18	\$780,000	\$0	2	2	0	1	1325	121	30
Sold	218 4th St SE #2	\$550,000	16-Apr-18	\$568,000	\$0	2	1	0	1	824	143	6
Sold	1344 Maryland Ave NE #5	\$529,900	27-Apr-18	\$540,000	\$0	2	1	1	1	848	0	19
Sold	900 11th St SE #409	\$699,900	6-Apr-18	\$734,900	\$0	2	2	0	1	1142	1	3
Sold	308 Capitol St NE #8	\$539,000	7-Mar-18	\$555,902	\$0	2	1	0	1	899	138	0
Sold	1324 E St SE #212	\$1,025,000	10-Apr-18	\$1,025,000	\$0	2	2	0	1	1371	0	0
Sold	900 11th St SE #111	\$759,900	4-Apr-18	\$794,900	\$0	2	2	0	1	1318	1	15
Sold	301 G St NE #3	\$624,900	23-Apr-18	\$610,000	\$2,500	2	2	0	1	1107	128	23
Sold	1311 K St SE #1	\$549,900	12-Apr-18	\$540,000	\$0	2	2	0	1	1179	118	14
Sold	653 A St Se	\$624,555	6-Apr-18	\$642,786	\$0	2	1	1	2	900	33	6
Sold	1324 E St SE #312	\$1,090,000	26-Mar-18	\$1,055,000	\$0	2	2	0	1	1100	0	0
Sold	245 15th St SE #201	\$489,000	23-Mar-18	\$516,245	\$0	2	2	0	1	870	10	8
Sold	520 E St NE #305	\$535,000	15-Mar-18	\$562,520	\$0	2	1	0	1	782	110	5
Sold	1391 Pennsylvania Ave SE #311	\$599,500	26-Apr-18	\$605,000	\$0	2	2	0	1	1234	11	27
Sold	526 13th St SE #A	\$824,900	16-Mar-18	\$820,000	\$4,000	2	2	1	2	1898	14	6
Sold	315 12th St NE #102	\$563,900	22-Mar-18	\$553,900	\$2,000	2	2	0	1	905	91	166
Sold	611 D St SE #4C	\$799,000	23-Mar-18	\$799,000	\$10,000	2	2	0	1	1200	4	40
Sold	900 11th St SE #210	\$669,900	2-Mar-18	\$669,900	\$0	2	2	0	1	1142	1	13
Sold	1345 Pennsylvania Ave SE #6	\$539,000	6-Feb-18	\$541,000	\$0	2	2	0	1	870	118	5
Sold	1311 H St NE #1	\$599,900	15-Mar-18	\$589,900	\$20,145	2	2	1	2	1040	1	14
Sold	1301 Potomac Ave SE #2	\$765,000	1-Mar-18	\$765,000	\$0	2	2	1	2	1562	1	33
Sold	1301 Potomac Ave SE #1	\$815,000	15-Mar-18	\$794,500	\$0	2	2	1	2	1692	1	56
Sold	1409 G St NE #26	\$525,000	2-Mar-18	\$517,500	\$0	2	2	1	2	1065	81	85
Sold	1412 A St SE #1	\$419,900	4-Apr-18	\$443,167	\$0	2	1	0	1	840	83	5
Sold	1311 H St NE #U-2	\$579,900	26-Mar-18	\$575,000	\$17,750	2	2	1	2	1040	1	102
Sold	1337 K St SE #Ph	\$929,900	21-Feb-18	\$903,000	\$0	2	2	0	5	1125	1	1
Sold	725 11th St NE #2	\$744,900	13-Feb-18	\$766,500	\$0	2	2	1	2	1386	118	12
Sold	900 11th St SE #408	\$799,900	12-Jan-18	\$834,900	\$0	2	2	1	1	1368	1	2
Sold	900 11th St SE #109	\$724,900	14-Feb-18	\$724,900	\$0	2	2	0	1	1191	1	11
Sold	900 11th St SE #310	\$679,900	14-Feb-18	\$679,900	\$0	2	2	0	1	1142	1	66
Sold	725 5th St SE #32	\$849,900	22-Jan-18	\$830,000	\$5,971	2	2	0	1	1546	121	94
Sold	514 4th St SE #302	\$1,129,900	1-Feb-18	\$1,129,900	\$3,000	2	2	0	1	1375	1	0

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		2594	Subtotal: Under Construction (affordable-128)
		1897	Subtotal: Pipeline (2018/2019 Groundbreaking)
		4491	Total: Under Construction/Pipeline (affordable-

C. CONDOS IN PLANNING			
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Under Construction	3,130
In Planning	2,787
Total	<u>10,499</u>



<u>CONDOMINIUMS</u>	CAPITOL HILL	RIVER-FRONT	TOTAL
Existing	783	780	1,563
Under Construction	140	4,491	4631
In Planning	86	518	604
Total	1,009	5,789	6,798
<u>RENTAL APARTMENTS</u>			
Existing	2,078	4,582	6,660
Under Construction	805	3,130	3,935
In Planning	329	2,787	3,116
Total	3,212	10,499	13,711

