

**CAPITOL HILL VILLAGE ONE-LEVEL LIVING SEMINAR - JUNE 15, 2016**

**SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE GREATER CAPITOL HILL AREA\***

**PART 1: CONDOMINIUMS**

<b>A. EXISTING CONDOS</b>	<b>ADDRESS</b>	<b>UNITS</b>	<b>COMMENTS</b>
Jenkins Row	1391 Penn Ave SE	247	opened 2007; above the Harris Teater; 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 SE	25	has 2 and 3 bedroom units; need to verify if building has elevator
Axis Condos	243-245 15th Street, SE	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
<b>B. CONDOS UNDER CONSTRUCTION</b>			
Buchanan Park (old school)	1325 D St. SE	41	developer Ditto; adaptive reuse of Buchanan School (behind Safeway); 2, 3 bdrm units
Buchanan Park	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
<b>C. CONDOS IN</b>			
Kipling House	900 11th St SE	49	developer Madison Investments; across from Gingko's
Watkins Alley	1309 E St SE	44	developer OPaL LLC; 3 & 4 bedroom townhomes and 2 bedroom condos
300 8th Street NE	300 8th Street NE	42	developer Community Three Development, LLC; approx 28 units 1-bdrm+den or 2 bdrm
Fragers	11th & Penn Ave SE	34	developer Perseus Realty; "family sized units"

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**SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE GREATER CAPITOL HILL AREA\***

**PART 2: RENTALS**

<b>A. EXISTING RENTALS</b>	<b>ADDRESS</b>	<b>UNITS</b>	<b>COMMENTS</b>
Kennedy Row	1717 E. Capitol St SE	142	developer JBG; opened 2013; has 2-bedroom units; across from Eastern High School
1600 Pennsylvania Ave	1550 Penn. Ave SE	77	developer Novo Development Corp; has 2-bedroom units
<b>B. RENTALS UNDER CONSTRUCTION</b>			
700 Constitution	8th and Constitution NE	142	Adaptive re-use of old Medlink Hospital; will have limited number of 2-bedroom units
Hine School - South Building	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
<b>C. RENTALS IN</b>			
Reservation 13	192 19th St SE	344	developer Donatelli/Blue Skye; area south of Stadium/Armory; first 2 parcels of 67 acres
1401 Penn. Avenue SE	1401 Pennsylvania Ave SE	174	developer CAS Riegler; 2- and 3-bedroom units; on New York Pizza site
1337 E Street SE	1337 E Street SE	152	developer Insight; Bowie Trash and Signature Collision site; 2 and 3 bedroom units
315 H Street NE	315 H Street NE	135	developer MRP Realty
<b>SUMMARY OF NUMBER OF UNITS:</b>			
<u>Condominiums</u>			
Existing	512		
Under Construction	94		
In Planning	<u>169</u>		
Total	775		
<u>Rental Apartments</u>			
Existing	219		
Under Construction	304		
In Planning	<u>805</u>		
Total	1,328		

**CAPITOL HILL VILLAGE ONE-LEVEL LIVING SYMPOSIUM - JUNE 15, 2016**

**SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE CAPITOL RIVERFRONT AREA\***

**PART 1: CONDOMINIUMS**

<b>A. EXISTING CONDOS, CO-OPS</b>	<b>ADDRESS</b>	<b>UNITS</b>	<b>COMMENTS</b>
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
<b>B. CONDOS UNDER CONSTRUCTION</b>			
<NONE>			
<b>C. CONDOS IN PLANNING</b>			
Ten Van	10 Van St SE	170	developer Monument; projected delivery 2018; likely condo but possibly rental
Parcel O-1 Condominiums	401 Tingey St SE	138	developer PN Hoffman; projected delivery 2018; across the street from Harris Teeter
MRP Condominiums	41 L St SE	126	developer MRP Realty and CAS Riegler; Navy "chiller site" formerly owned by Metro
818 Potomac Ave	818 Potomac Ave SE	61	developer Westside Development Companies; new firm started by George Webb
801 Virginia Ave SE	801 Virginia Ave SE	23	developer Northfield Development; has 2-bedroom units

**PART 2: RENTALS**

<b>A. EXISTING RENTALS</b>	<b>ADDRESS</b>	<b>UNITS</b>	<b>COMMENTS</b>
70 Capitol Yards	70 I St SE	448	managed by Bozzuto
ARRIS	1331 4th St SE	327	developer Forest City; opened 2016
Parc Riverside Phase I	1011 First St SE	277	developer Toll Brothers; opened 2015
Onyx on First	1100 First St SE	260	developer Canyon-Johnson Urban Fund; managed by Buzzuto
100 Capitol Yards	100 I Street, SE	246	managed by Bozzuto
909 Capitol Yards	909 New Jersey Ave SE	237	managed by Bozzuto
Twelve12	1212 4th ST SE	218	developer Forest City; opened 2014; building with Harris Teeter
Foundry Lofts	301 Tingey St SE	170	managed by Forest City; opened 2011; 137 apartments and 33 2-level penthouse suites
Capper Senior Building	900 5th St SE	162	developer Urban Atlantic/Forest City Enterprises/DCHA; "affordable senior housing"
400 M Street	400 M St SE	138	LIHTC development with CDBG financing; Capper Building #2; 4 2-bedroom units
Carroll Apartments	410 M St SE	60	developer DCHA; 1-bedroom units; subsidized for seniors; opened 1964, renovated 1999
<b>B. RENTALS UNDER CONSTRUCTION</b>			
909 Half Street	909 Half St SE	383	developer Ruben Companies, 50 year old NYC-based firm; delivery 2017
Agora at the Collective	800 New Jersey Ave SE	334	developer WC Smith; delivery 2016; building will have two-level Whole Foods
Dock 79	25 Potomac Ave SE	305	developer MRP Realty, Florida Rock Development; next to Nationals Park; delivery 2016
Ballpark West	1244 S Capitol St	291	developer JBG; delivery 2017; across the street from Nationals Park
F1RST	1229 First Street SE	291	developer JBG; delivery 2017; across the street from Nationals Park

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**SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN THE CAPITOL RIVERFRONT AREA\***

**PART 2: RENTALS (continued)**

**B. RENTALS UNDER CONSTRUCTION (continued)**

Park Chelsea at the Collective	880 New Jersey Ave SE	429	developer WC Smith; delivery 2016; has 3-bdrm units
Insignia on M	1111 New Jersey Ave SE	324	Developer Donohoe, MetLife; delivery 2016
ORE 82	82 I Street SE	220	developers Greystar Real Estate Partners and RCP Development
The Bixby	601 L St SE	195	developer DCHA/Urban Atlantic/Forest City; part of HOPE VI Arther Capper Carrollsburg

**C. RENTALS IN PLANNING**

Joule	1200 Half St SE	440	developer Jair Lynch; projected delivery 2018
Ballpark West	1201 Half Street SE	424	developer JBG; steps from the Nationals ballpark
2 Eye	2 Eye St SE	375	developer Crescent Communities/RCP Development
The Garrett	150 Eye St SE	375	developer WC Smith; part of the 3-building Agora and Park Chelsea at the Collective
1000 S Capitol	1000 S Capitol St	330	developer Lerner Enterprises
Parc Riverside Phase II	Half & L Street SE	308	developer Toll Brothers; projected completion 2018
1333 M St SE Phase I	1333 M St SE	218	developer Cohen-Siegel; 673 units in four phases; on the Anacostia by the marina
Square 769N	2nd and Eye Streets, SE	179	developer Urban Atlantic/Forest City/DCHA; part of HOPE VI Arther Capper Carrollsburg
Parcel O Apartments	401 Tingey St SE	138	developer PN Hoffman; projected delivery 2018

**SUMMARY OF NUMBER OF UNITS:**

<u>Condominiums</u>	
Existing	544
Under Construction	0
In Planning	518
Total	1,062
<u>Rental Apartments</u>	
Existing	2,543
Under Construction	1,604
In Planning	2,787
Total	6,934

**CAPITOL HILL VILLAGE ONE-LEVEL LIVING SEMINAR - JUNE 15, 2016**

**SELECTED CONDOMINIUM AND RENTAL PROPERTIES IN NOMA, NEAR NORTHEAST AND THE H STREET AREAS\***

**PART 1: CONDOMINIUMS**

<b>A. EXISTING CONDOS</b>	<b>ADDRESS</b>	<b>AREA</b>	<b>UNITS</b>	<b>COMMENTS</b>
The Maryland	1350 Maryland Ave NE	H Street	84	developer Valor Development, DBT Development; has 2-bedroom units
Landmark Lofts	215 I Street, NE	H Street	44	opened 2008; 2 and 3-bedroom units; Senate Square amenities available
<b>B. CONDOS UNDER CONSTRUCTION</b>				
Pullman Place	911 2nd Street, NE	NOMA	42	developer Fortis Companies; has 2-bedroom units
<b>C. CONDOS IN PLANNING</b>				
Central Armature	1200 Third St. NE	NOMA	200	developer Trammel Crow; directly across M Street from Uline Arena; also rentals
1109 Congress Street NE	1109 Congress NE	NOMA	64	developer J Street, also includes 220 L Street. Likely to be condos, possibly rentals

**PART 2: RENTALS**

<b>A. EXISTING RENTALS</b>	<b>ADDRESS</b>	<b>AREA</b>	<b>UNITS</b>	<b>COMMENTS</b>
Senate Square	220 Eye Street NE	H Street	432	property manager Buzzoto; high-end luxury units
AVA H Street	318 Eye St. NE	H Street	140	developer Avalon; has 2-bedroom units
Loree Grand	250 K Street, NE	NOMA	603	opened 2010; 25 2-bedroom units
Avalon First and M	1160 First Street NE	NOMA	469	opened 2012; includes 71 three bedrooms
Flats 130 Phase 1	130 M Street, NE	NOMA	440	managed by Buzzoto
Station House	701 2nd St. NE	NOMA	378	developer Fisher Brothers; has 2 and 3 bedroom units
Camden NoMa: Phase I	60 L St. NE	NOMA	321	opened 2013; 2-bedroom units
2 M Street	2 M Street NE	NOMA	314	developer WC Smith; has 2, 3 and 4 bedroom units
Flats 130 Phase 2	140 M Street, NE	NOMA	203	managed by Buzzoto
Aria	300 L St NE	NOMA	60	developed by Valor Development; has 2-bedroom units
<b>B. RENTALS UNDER CONSTRUCTION</b>				
The Apollo	6th & H Streets NE	H Street	430	developer Insight Property Group; has Whole Foods; open late 2016
Anthology	625 H St. NE	H Street	307	developer Jair Lynch; open fall 2016
501 H St NE	501 H St NE	H Street	29	developer Douglas Development; has 2-bedroom units; no parking
AVA Phase II	55 M Street, NE	NOMA	438	projected completion 2017
Camden NoMa: Phase II	61 Pierce Street NE	NOMA	405	projected completion 2017
33 N St. NE	33 N St. NE	NOMA	346	developer Wood Partners; will have 2-bedroom units
Toll City Living	200 K St. NE	NOMA	296	developer Toll Brothers; projected completion 2018
Capitol Point - Phase 1	51 N Street NE	NOMA	220	developer JBG for three addresses connected, built together; mixed use incl
Capitol Point - Phase 2 (future)	Unit block N St. NE	NOMA	tbd	office, residential and retail; incl 7-screen movie theater; proj completion in

<b>C. RENTALS IN PLANNING</b>					
300 M St. NE		300 M St. NE	NOMA	425	developer The Wilkes Company; 2 bdrms; no 3 bedrooms; proj delivery 2018
Central Armature		1200 Third St. NE	NOMA	400	developer Trammel Crow; directly across M Street from Uline Arena; also condos
301 N ,331 N Streets NE		301, 331 N Streets NE	NOMA	361	developer Foulger-Pratt; includes boutique hotel but may switch hotel to condos
Tyber Creek		22 M Street NE	NOMA	285	developer Skanska, also building office at 44 & 88 M along with public plaza
Storey Park		1005 First Street NE	NOMA	278	developer Perseus, also includes office and retail
100 K Street NE		100 K Street NE	NOMA	222	developer Equity Residential, includes public plaza at corner of 1st & K
301 Florida Avenue NE		301 Florida Avenue NE	NOMA	56	developer Ditto; mostly 2 and 3 bedroom units
<b>SUMMARY OF NUMBER OF UNITS:</b>					
<u>Condominiums</u>					
Existing		128			
Under Construction		42			
In Planning		<u>264</u>			
Total		434			
<u>Rental Apartments</u>					
Existing		3,360			
Under Construction		2,471			
In Planning		<u>2,027</u>			
Total		7,858			