

## RESIDENTIAL APPRAISAL REPORT



### 62 FORRESTER STREET SW

<b>Property Location:</b>	62 FORRESTER STREET, SW SQUARE 6239 LOT 60 Washington, DC 20032, DC 20032
<b>Borrower:</b>	D.C. GOV'T HOME AGAIN PROGRAM APPRAISAL
<b>Client:</b>	DC GOV'T - GOVERNMENT OF THE DISTRICT OF COLUMBIA PROPERTY ACQUISITION & DISPOSITION DIVISION WASHINGTON, DC 20018
<b>Effective Date:</b>	SEPTEMBER 09, 2014
<b>Prepared By:</b>	RONALD HUDSON MARKET APPRAISAL CORPORATION MAC REAL ESTATE APPRAISAL & CONSULTANTS



137-B TENNESSEE AVENUE, NE  
WASHINGTON, DC 20002  
202-547-1452

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LAND APPRAISAL REPORT

64 MAC/RH

File No. 64 MAC/RH

Appraisal Report

Borrower D.C. GOV'T HOME AGAIN PROGRAM APPRAISAL
Property Address 62 FORRESTER STREET, SE
City Washington, DC 20032
Legal Description SQUARE 6239 LOT 60
Sale Price \$ PRESALE
Date of Sale N/A
Loan Term N/A
Property Rights Appraised Fee Leasehold De Minimis PUD
Actual Real Estate Taxes \$ 3,188 (yr)
Loan charges to be paid by seller \$ UNK
Other sales concessions NONE NOTED
Lender/Client DC GOV'T - GOVERNMENT OF THE DISTRICT OF COLUMBIA
Address PROPERTY ACQUISITION & DISPOSITION DIVISION
Occupant VACANT
Appraiser RONALD HUDSON
Instructions to Appraiser TO DETERMINE FAIR MARKET VALUE AS IS

Location Urban Suburban Rural
Built Up Over 75% 25% to 75% Under 25%
Growth Rate Fully Dev. Rapid Steady Slow
Property Values Increasing Stable Declining
Demand/Supply Shortage In Balance Oversupply
Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
Present Land Use 40% 1 Family 10% 2-4 Family 10% Apts. 5% Condo 5% Commercial
5% Industrial 20% Vacant 5% INDUSTRIAL
Change in Present Land Use Not Likely Likely (\*) Taking Place (\*)
Predominant Occupancy Owner Tenant 3 % Vacant
Single Family Price Range \$ 20,000 to \$ 250,000 Predominant Value \$ 110,000
Single Family Age 0 yrs. to 100 yrs. Predominant Age 60 yrs.

Table with 4 columns: Good, Avg, Fair, Poor. Rows include Employment Stability, Convenience to Employment, Convenience to Shopping, Convenience to Schools, Adequacy of Public Transportation, Recreational Facilities, Adequacy of Utilities, Property Compatibility, Protection from Detrimental Conditions, Police and Fire Protection, General Appearance of Properties, Appeal to Market.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): See attached addenda.

Dimensions 100.13 X 37 = 3,705 Sq. Ft. or Acres
Zoning classification R5A-LOW DENSITY APARTMENT
Highest and best use Present use Other (specify) DEVELOPMENT OF SINGLE FAMILY DWELLING PRICE RANGE OF \$200,000- \$350,000
Elec. Gas Water San. Sewer
Off Site Improvements Street Access Surface Maintenance Storm Sewer Sidewalk
Topo VARIES FROM MODERATELY TO STEEPLY HILLY
Size TYPICAL OF NGHB
Shape RECTANGLE
View RESIDENTIAL HOMES
Drainage APPEARS ADEQUATE
Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THE SUBJECT SITE, ONCE HAD A 2,592 SQFT. 4 UNIT BRICK DWELLING WHICH HAS BEEN RAISED, THERE IS A BRICK RETAINING WALL THAT REMAINS. THE ONLY ADVERSE CONDITION NOTED AT TIME OF INSPECTION WAS LARGE NUMBERS OF VACANT AND BROAD-UP FOUR UNITS LOCATED ON SUBJECT'S BLOCK. NO ADVERSE EASEMENTS OR ENCROACHMENT.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price, Data Source, Date of Sale and Time Adjustment, Location, Site/View, SIZE, TOPOGRAPHY, ZONE, LANDSCAPING, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data: COMP SALE #3 HAS A MORE DESIRABLE LOCATION VS SUBJECT SITE=MADE LOCATION ADJ;SUBJECT SITE CONTAINS LESS SQFT. VS ALL (3) COMP SALE=MADE SIZE ADJ.;SUBJECT HAS INFERIOR TOPOGRAPHY ROLLING TO STR. VS ALL SALE LEVEL TO STR. MADE ADJ; SUBJ SITE LANDSCAPE CLEAR VS TREES,SHRUBBERY VS SALES #1 & #2 MADE ADJ; ALL COMP'S WERE ADJUSTED BASED ON MARKET CONDITIONS AND COMP'S NOT INCLUDE IN THIS REPORT...

Comments and Conditions of Appraisal: THE SUBJECT PROPERTY IS A HILLY VACANT LOT. LOCATED IN A NEIGHBORHOOD WITH HIGH NUMBER OF BROAD-UP FOUR UNIT BUILDINGS IN CLOSE PROXIMITY, COMPARBLES USED IN THIS REPORT REPRESENT THE BEST AVAILABLE LAND SALE IN THE SUBJECT MARKET AREA. ALL ADJUSTMENTS WERE BASED ON THIS APPRAISER'S ANALYSIS OF THE MARKET PLACE. ALL COMPARBLES UNITIZED IN THIS REPORT ARE TRUE VACANT LOTS.BASED UPON THE ABOVE ANALYSIS, ADJ S PRICE PER SQFT RANGE (LAND) \$4.25 TO \$10.54. GIVEN THE SALES AS QUANTITIED, THE MOST WEIGHT IS AFFORDED SALES (S) #1 & #2 DUE TO

Final Reconciliation: LOCATION FURTHER, \$5.00/SF X 3,705 SF = \$18,525 SUBJECT VALUE \$18,500 (ROUNDED), IT ZONING REQUIREMENT WILL PERMIT ANY USE THAT WILL SUPPORT MARKETABILITY. THE HIGHEST AND BEST USE FOR THE SITE FOR CONSTRUCTION OF MULTI-FAMILY DWELLING.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF SEPTEMBER 09, 20 14 to be \$ 18,500

THE SUBJECT SITE IS GIVEN VALUE CONSIDERATION BASED ON MARKET SALE OF SIMILAR LOTS IN SUBJECT MARKET AREA.

Ronald Hudson
Appraiser(s)
Review Appraiser (if applicable)
Did Did Not Physically Inspect Property

**Subject Photo Page**

Borrower/Client	D.C. GOV'T HOME AGAIN PROGRAM APPRAISAL				
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City	Washington, DC 20032	County	DISTRICT OF COLUMBIA	State	DC Zip Code 20032
Lender	DC GOV'T - GOVERNMENT OF THE DISTRICT OF COLUMBIA				



**VIEW OF SITE FRONT**

62 FORRESTER STREET, SE  
Sales Price PRESALE

Location CONGRESS HEIGHTS  
View RESID/LOW DEN APT.  
Site 3,705



**VIEW OF SITE FROM REAR**



**VIEW OF STREET**

### Comparable Photo Page

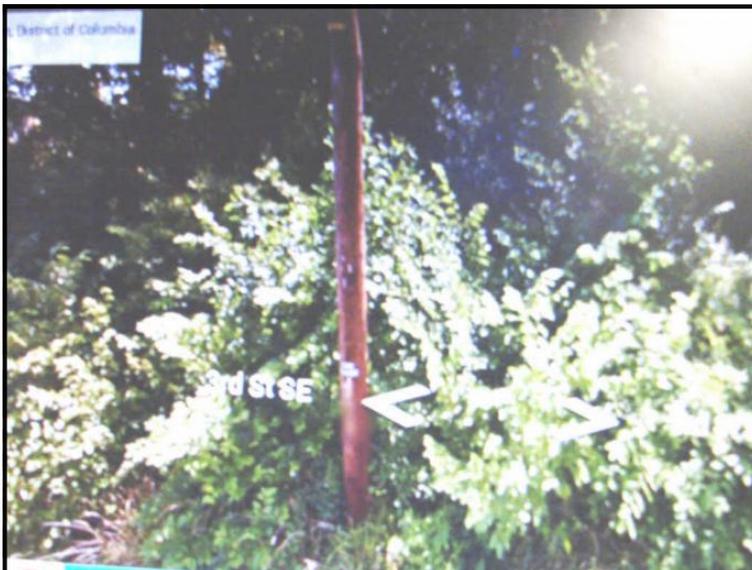
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				Zip Code	20032



#### Comparable 1

4225 Wheeler Rd SE  
 Prox. to Subject 1.21 miles NE  
 Sale Price 39,950

Location CONGRESS HEIGHTS  
 View RESID/SINGLE FAMILY  
 Site 6,305  
 Quality  
 Age



#### Comparable 2

3RD STREET SE  
 Prox. to Subject 0.40 miles E  
 Sale Price 120,000

Location CONGRESS HEIGHTS  
 View RESID/LOW DEN APT.  
 Site 26,341



#### Comparable 3

1675 W St SE  
 Prox. to Subject 3.03 miles NE  
 Sale Price 75,000

Location ANACOSTIA  
 View RESID/SINGLE FAMILY  
 Site 6,400

### Zoning Map

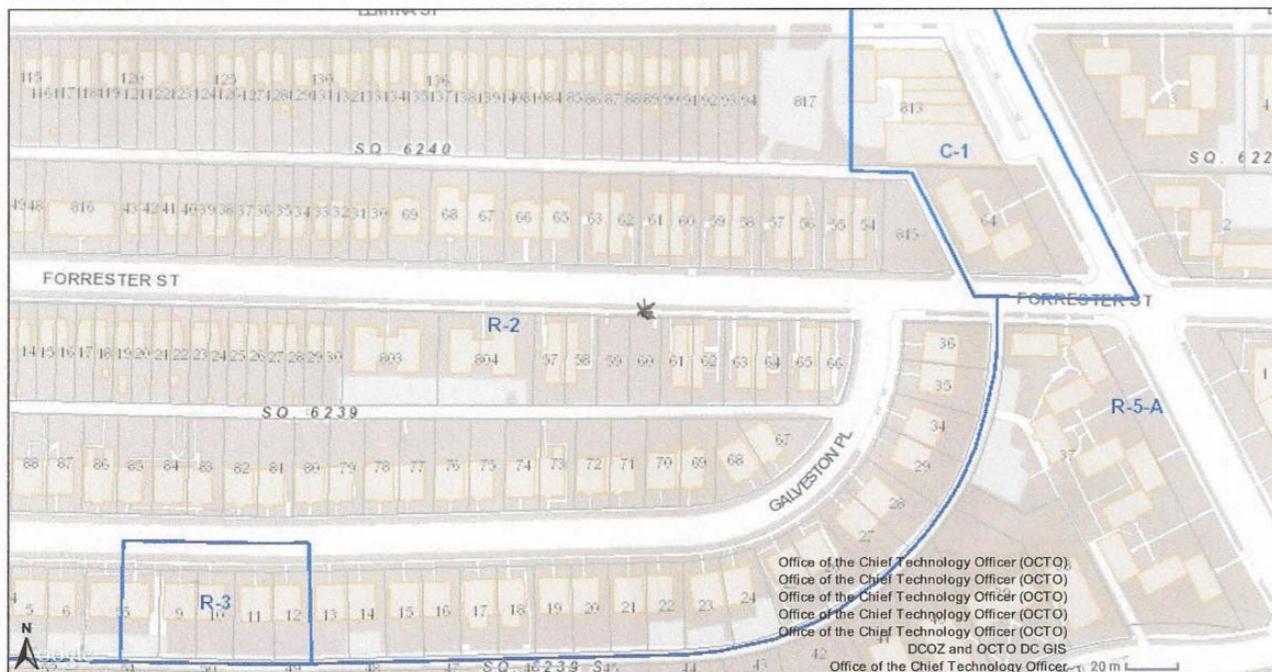
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9/8/2014

District of Columbia Office of Zoning EXTRACTED ZONING MAP



**District of Columbia Office of Zoning**  
**EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP**  
 September 8, 2014



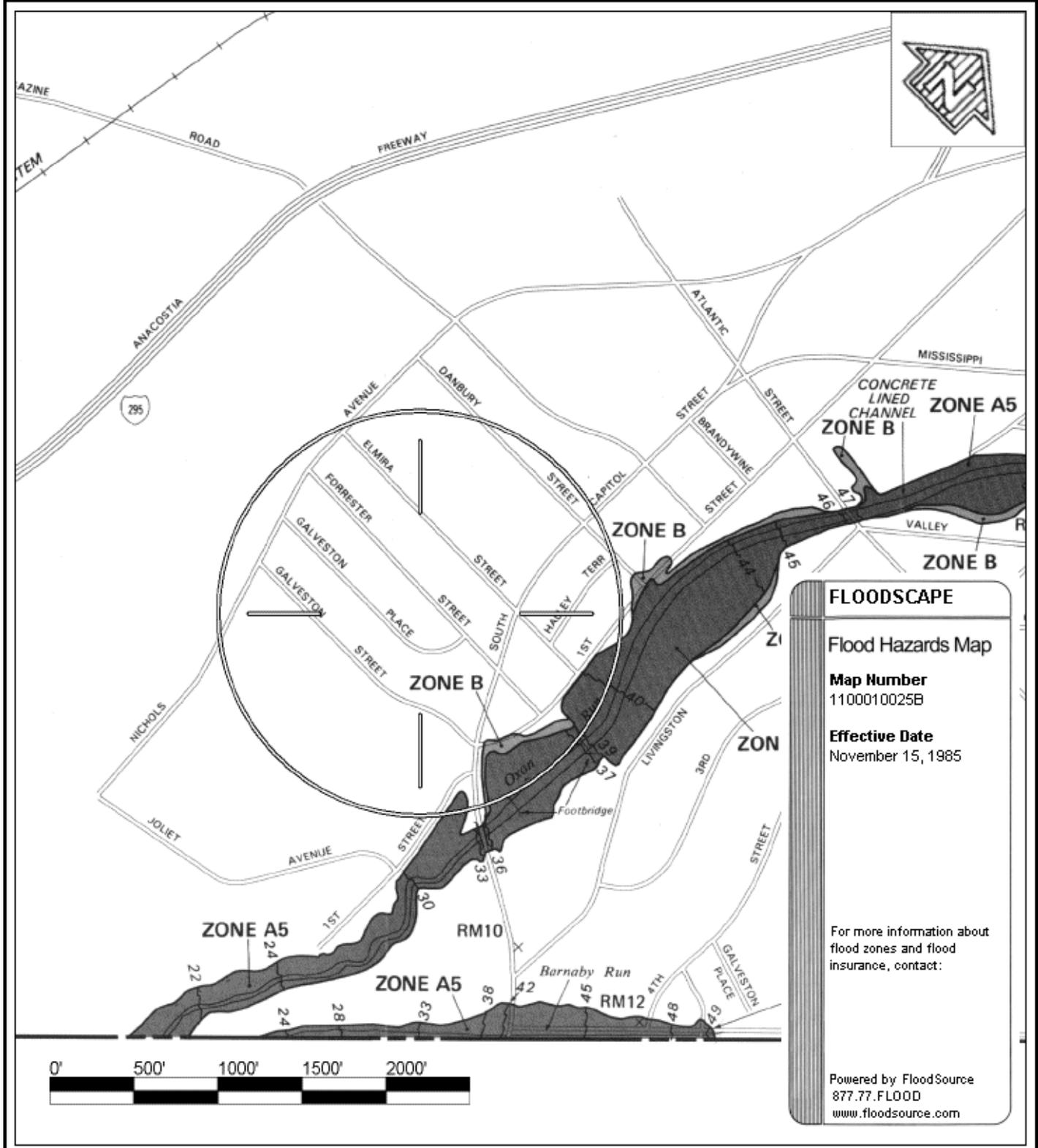
<b>Zoning Layers</b>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue; margin-right: 5px;"></span> Zone Districts</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> Pending Zones</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> Historic Districts</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid green; margin-right: 5px;"></span> All Other Zoning</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed gray; margin-right: 5px;"></span> Baist Index</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> CEA</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid gray; margin-right: 5px;"></span> Overlays Districts</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid gray; margin-right: 5px;"></span> TDRs</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid gray; margin-right: 5px;"></span> Pending PUDs</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid gray; margin-right: 5px;"></span> Pending Overlay Districts</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, purple 2px, purple 4px); border: 1px solid gray; margin-right: 5px;"></span> Campus Plans</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Active PUDs</li> </ul>	To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.
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### Flood Map

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Lender	DC GOV'T - GOVERNMENT OF THE DISTRICT OF COLUMBIA			



**Prepared for:**  
 Market Appraisal Corp.  
 64 FORRESTER STREET, SW  
 WASHINGTON, DC 20032



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**Supplemental Addendum**

File No. 64 MAC/RH

Borrower/Client	D.C. GOV'T HOME AGAIN PROGRAM APPRAISAL				
Property Address	62 FORRESTER STREET, SE				
City	Washington, DC 20032	County	DISTRICT OF COLUMBIA	State	DC
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SUBJECT NEIGHBORHOOD IS LOCATED IN CONGRESS HEIGHTS A AREA WITH LARGE INFLUX OF MULTI-FAMILY UNIT, SEMI-DET TOWNHOUSE AND ROW DWELLINGS, SOME DWELLINGS ARE BROAD-UP WITH THE TREND ON REMOVE BOARDS AND RENOVATING. THERE IS A DEMAND FOR OLDER RENOVATED PROPERTIES. ROUTE 295 IS A MAJOR TRANSPORTATION ARTERY WHICH IS LEADS TO DOWNTOWN, WASHINGTON, DC . MANY RESIDENTS COMMUTE TO THE WASHINGTON METROPOLITAN DOWNTOWN AREA ON A DAILY BASIS. IN CLOSE PROXIMITY TO HADLEY HOSPITAL, BOILING AIR FORCE BASE AND US NAVAL STATION. SCHOOL ARE ADEQUATE AND BUSING IS NOT REQUIRED, SHOPPING IS LOCAL , WITH MO/ PO RETAIL STORES LOCATED WITHIN WALKING DISTANCE. AS THE NEAREST TOWN CENTER FOR SEROUS SHOPPER WOULD BE "PENN. AVE. TRANSPORTATION IS GOOD WITH A ADEQUATE BUSING SYSTEM AVAILABLE AT SCHEDULED TIME. WITH EAST OVER SHOPPING CENTER IN CLOSE PROXIMITY. SUBJECT SITE IS ZONE R5A, ZONING REGULATION FOR R5A LOW DENSITY APARTMENT HOUSE, 40% OF LOT OCCUPANCY, HEIGHT STORIES 3 FEET 40 AND FLOOR AREA RATIO 0.9. THE HIGHEST AND BEST USE FOR SUBJECT IS FOR DEVELOPMENT OF SINGLE FAMILY DWELLING OR LOW DENSITY APARTMENT.

• URAR :

THIS ADDENDUM IS DESIGNED AS AN ADJUNCT TO THE FNMA FORM 1004 FOR THE REPORTING OF COMMENTS MOST TYPICALLY REQUIRED BY LENDERS TO CLARIFY ASPECTS OF THE APPRAISAL PROCESS. AN "X" IN THE BOX NEXT TO A PARTICULAR PHRASE INDICATES THAT THIS APPLIES TO THE INDIVIDUAL APPRAISAL BEING PERFORMED. PHRASES NOT CHECKED DO NOT APPLY TO THIS INDIVIDUAL APPRAISAL.

(X) NO CONSIDERATION GIVEN FOR ANY POINTS, CLOSING COSTS, OR CONCESSIONS GIVEN PURCHASER BY SELLER. POINTS AND/OR CLOSING COSTS PAID BY SELLER ARE COMMON FOR ALL TYPES OF FINANCING IN THIS AREA. NO ADJUSTMENTS FOR FINANCING BECAUSE NO DIMINUTION OF VALUE DISCOVERED IN MARKETPLACE.

(X) EVERY EFFORT HAS BEEN MADE TO USE COMPARABLES THAT HAVE SOLD WITHIN SIX MONTHS OF THE DATE OF THE APPRAISAL. OUR DATA BANK INCLUDES 1 MLS COMPUTER TERMINAL, LUSK REPORTS, APPRAISAL FILES, ETC. AN EXAMPLE OF THIS IS SALE #1,2 & 3.\*

(X) MANY COMPARABLES WERE CONSIDERED AND RELIED UPON BY THE APPRAISER IN THE CONCLUSIONS DRAWN THEREFROM, THE THREE EXHIBITED WERE CONSIDERED THE MOST INDICATIVE AND RELIABLE AVAILABLE SALES. WE DO NOT RECITE SALES OVER 1 YEAR OLD EXCEPT IN EXTREME CASES AND AFTER DISCLOSURE OF COMPELLING REASON. HOWEVER, LIMITING SALES TO WITHIN 6 MOS. OF APPRAISAL DATE CREATES ARTIFICIAL RESTRAINTS NOT FOUND IN THE OPEN MARKETPLACE. THIS APPRAISER WILL NOT PASS OVER THE BEST POSSIBLE COMPARABLE SALE IN ORDER TO USE ONE THAT IS LESS COMPARABLE, THOUGH OF A MORE CURRENT DATE.

(X) "DATE OF SALE" USED IN THE MARKET DATE SECTION IS THE SETTLEMENT/CLOSING DATE UNLESS OTHERWISE NOTED.

(X) SITE IMPROVEMENTS: WITH THE EXCEPTION OF THE STREET, IT IS THE APPRAISER'S EXPERIENCE THAT NEITHER THE PRESENCE NOR LACK OF SITE IMPROVEMENTS HAS ANY EFFECT ON VALUE OR MARKETABILITY.

(X) NO ITEM THAT HAS ANY NEGATIVE EFFECT ON VALUE WAS NOT DISCLOSED ON THE FORM

(X) AS A RESULT OF THE CURRENT FHLBB MEMORANDUM R-41, YOUR APPRAISER HAS NOTED IN THE APPRAISAL REPORT CERTAIN CHATTELS WHICH ARE CONSIDERED NON-REALTY ITEMS. THE CONVEYANCE AND INCLUSION OF THESE ITEMS IS TYPICAL OF TRANSACTIONS IN THIS MARKETPLACE.

(X) THE APPRAISER HAS REVIEWED THE FFLBB MEMORANDUM R-41C, ANND IS THE OPINION THAT THE APPRAISAL OF THE SUBJECT PROPERTY CONFORMS TO THE BANK BOARD MEMORANDUM.

(X) THE INCOME APPROACH WAS DEEMED INAPPROPRIATE AND THEREFORE, WAS NOT CONSIDERED FOR THIS TYPE OF PROPERTY.

CONSIDERED APPROPRIATE AND THE SALES CHOSEN ARE THE BEST AVAILABLE.

A THOROUGH SEARCH FOR COMPARABLE SALES WAS MADE IN AN ATTEMPT TO FIND SALES WHICH BRACKET THE FINAL VALUE ESTIMATED FOR THE SUBJECT PROPERTY SQUARE FOOT PRICE. AFTER CONSIDERATION OF LOCATIONS, DATES OF SALE AND PHYSICAL DIFFERENCES IN THE APPRAISER'S JUDGEMENT, THE COMPARABLES USED ARE THE BEST INDICATOR OF THE SUBJECT'S VALUE.

FLOOD MAP SAME FOR 62 FORRESTER STREET, SW

• URAR :

**PURPOSE & SYNOPSIS**

Since not every subject property can be compared to "ideal" comparable sales, the appraiser has chosen the best sales available from the market search which meet investor underwriting standards and guidelines. Every effort to has been made to conform to FNMA and FHLMC underwriting guidelines and in most bases, to an even stricter interpretation found common to most investors in the secondary market.

The comments in this addendum are intended to expand on what the appraiser feels are areas of most concern to mortgage investor and/or the owner(s) of the appraised property in underwriting an appraisal report. The expanded comments allow the appraiser to provide additional comments where sufficient space is not available on the appraisal form. The market has been thoroughly searched and the sales reported herein are in the appraiser's opinion, the bestsales available that properly weigh the four (4) major elements of comparison. The four (4) major elements of comparison are (1) Location, (2) condition of Sale; (3) Time of Sale; and (4) Physical Characteristics of the subject and the Comparables.

**Supplemental Addendum**

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## SCOPE OF THE APPRAISAL

In order to estimate the subject property's market value, as of the date of the appraisal, a systematic procedure has been followed to reach a logical final value conclusion. Every effort has been made to conform to the code of ethics of the Appraisal Institute. The National Association of Real Estate Appraisers, FHLMC underwriting guidelines and additional requirements of investors in the secondary market. Of the three (3) approaches to value, the sales comparison approach and the cost approach are relied upon most to estimate the subject's market value.

Upon receiving the appraisal order, county assessor's records are researched to obtain basic property information such as the last sale date and price, lot size, zoning assessments, utilities present, real estate taxes, census tracts and other pertinent data as required in the appraisal report. Then the local multiple listing service is consulted to research the subject property. If available, recent sales, contract sales and current available listings in the subject's subdivision and immediate market area that are most similar to the subject property are obtained. An appointment is then set up to inspect the exterior or interior of subject property. The appraiser then visually inspects the exterior of the comparables selected that are most similar to the subject property.

The comparables selected for use in the report are, in the opinion of the appraiser, the best available after investigation of the sales activity in the subject's market area. Adjustments in the sales comparison approach are estimated based on market extraction and/or reaction of a particular item, its effects on value and are not based on cost figures. Negative (-) adjustments in the sales comparison approach reflect items that are superior to those found in the subject property. Positive (+) adjustments reflect items inferior to those found in the subject property. Comparable sales data are adjusted to the subject property, with the subject property as standard in terms of which of the comparable sale properties are evaluated and adjusted. The adjusted sales prices are reconciled to a final indication of the market via the direct sales comparison approach.

Upon completion of the sales comparison analysis, the appraiser develops the Cost Approach, using the Marshall & Swift Cost Handbook, local builder cost and estimate guides, and other pertinent residential cost information to arrive at the reproduction cost new of the subject property. Depreciation is estimated by the appraiser which takes into consideration the effective age of the subject property and its remaining economic life and any functional or external obsolescence extracted via matched pair analyses. Any depreciation is subtracted from the estimated reproduction cost new of the subject property. To this depreciated cost, the value of the site, as if vacant and available to be put to its highest and best use, is added to obtain a value via the Cost Approach.

If enough information is available, the Income Approach is developed using gross rent multiplier analysis (GRM). GRM analysis requires a substantial quantity of reliable, verified data on market sales or comparable properties that were rented at the time of the sale to estimate the market rent. Typically, in this market there is insufficient available information on single family properties to estimate the value by the Income Approach.

After analysis of the three (3) approaches to value, the direct sales comparison approach, reproduction cost new (Cost Approach) and the Income Approach, the appraiser logically reconciles all the approaches to value to arrive at a final estimate of property value (market value) as of the valuation date. It should be the best, most probable figure obtainable under current market circumstances. The final value estimate is rounded appropriately to emphasize the fact that it is an estimate.

### Location Map

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