

**LAND SALES SUMMARY TABLE**

#	Property Name Property Address Square / Lot Number(s)	Sale Date	Sale Price	Land Area (Acres)	Land Area (SF)	Sale Price / SF	Proposed Use Zoning Permitted FAR	Sale Price / FAR	Site Condition Site Location	Conditions of Sale	Buyer	Seller	Comments
<b><u>Near SE Land Sales - Commercial</u></b>													
1	1100 S. Capitol Street, SE Square 698, Lot 814	7/20/2004	\$4,807,167	0.56	24,394	\$197.06	Unknown C-3-C 6.5	\$30.32	Parking lot Corner location	N/A	1100 South Capital LLC	The Green Door LLC	Situated at the southeast corner of L and South Capitol Streets.
2	1333 M Street, SE Square S of 1048, Lot 1	2/28/2003	\$2,110,000	0.93	40,580	\$52.00	Mixed Use M 6.0	\$8.67	Improved at sale, demo required Corner location	None	1333 M Street SE LLC	Support Terminals Operating Partnership LP	Situated at the southwest corner of M and 14th Streets, extends to Virginia Avenue. Buyer acquired fuel oil terminal, improved with two above-ground storage tanks and two small buildings. The buyer reported that the site was certified clean to a depth of 19 feet.
3	Federal Gateway Two 212 M Street, SE (aka 250 M Street) Square 769, Lot 21	1/7/2002	\$3,100,000	0.33	14,318	\$216.51	Office Building C-3-C 6.5	\$33.31	Improved at sale, price includes buyer's remed. & demo costs Corner location	None	Square 769, LLC (c/o William C. Smith Co.)	Richard C. Pelicamo (Trust) (c/o Shell Oil Company)	Situated at the northwest corner of M and 3rd Streets. Buyer acquired gas station and incurred cost of demolition and site remediation. Sale price of \$2,500,000 has been adjusted to reflect buyer's budgeted site preparation/remediation cost of \$600,000. Purchaser intends to hold until office development is feasible. Site area of 16,076 SF adjusted to reflect utility easement restrictions.
4	20 M Street, SE Square 698, Lots 1, 2, 3, 20, 804, 805	4/5/2001	\$3,345,000	0.51	22,312	\$149.92	Office Building C-3-C 6.5	\$23.06	Vacant land Corner location	Seller Financing	Southeast Realty, LLC (Lerner Enterprises)	20 M Street Partners, L.P. (c/o Colonial Parking)	Situated at the NW corner of M and Half Streets, currently used for parking. Construction of a 190,000 SF, 10-story office building to commence in 2005; however, no leases have been signed. Seller financing and minor soil contamination did not affect sale price. Developer purchased TDR's for increased density of 9.0 FAR, acquired for lower cost per SF than the land purchase.
5	25 O Street, SW Square 653, Lot 75	3/19/2001	\$260,000	0.05	2,138	\$121.61	Hold for dev. CM1 3.0	\$40.54	Vacant land Mid-block location	None	F. D. Grayton, Inc.	Mohammad S. Pervaz, et al	Situated on the north side of O Street, midway between South Capitol and Half Streets.
6	Federal Gateway 1100 New Jersey Ave., SE (fka 140 M Street, SE) Square 742	9/18/2000 5/24/2000 2/7/2000	\$6,500,000	0.73	31,905	\$203.73	Office Building C-3-C 6.5	\$31.34	Improved at sale, price includes buyer's remed. & demo costs Site locations vary	Assemblage of 3 parcels	Square 742, LLC	M/M William Martin 807 H Street Associates Arnell Corporation	Assemblage of multiple parcels. Developer provided total cost for site acquisition of \$6.5M, which includes approx. \$600,000 in remediation costs. Subsequently improved with a 297,922 SF, 10-story office building. Buyer purchased TDR's for increased density at additional undisclosed cost.
7	80 M Street, SE Square 699, Lot 28	2/22/2000	\$5,500,000	1.04	45,117	\$121.91	Office Building C-3-C 6.5	\$18.75	Vacant Land Full block, frontage on four streets	None	Spaulding & Slye Services, L.P.	80 M Tracks, L.P.	Situated at the northwest corner of M & 1st Streets, extends to Cushing Place and L Street. Marketed for approximately 10 years. Improved with an office building subsequent to sale, tenants include NAVSEA contractors.
<b><u>New York Ave. Metro Land Sales - Commercial</u></b>													
8	40 Patterson St, NE Square 672, Lot 253	12/20/2004	\$3,200,000	0.59	25,526	\$125.36	Office Building C-3-C 6.5	\$19.29	Improved with 1-story clinic, demo required Mid-block location	None	Forty Patterson Street, LLC	HAC, Inc	Situated on the north side of Patterson Street, midway between North Capitol and 1st Streets. Currently improved with a one-story masonry building occupied by the Veterans Affairs clinic. Buyer plans to construct a 166,000 SF office building. No evidence of construction or marketing at present. Listing broker indicated that buyer overpaid by approximately \$1.2 million, owns another property in this neighborhood. Site tested clean, no environmental issues.
9	Constitution Square (fka Capitol Square) 100 M Street, NE Square 711, Lot 160 (portion)	9/15/2003	\$53,000,000	6.94	302,429	\$175.25	Office Complex C-3-C 6.5	\$26.96	Vacant land Corner location, frontage on 3 streets	None	Square 711 Developer, LLC (c/o The John Akridge Companies)	First & M Street Investing Company, LLC (c/o Pennrose)	Situated at the NE corner of M & 1st Streets, extends north to N Street. Construction of first phase of nearly 2 million SF office complex is underway, currently pre-leasing. Offers direct access to New York Ave Metro. Site had minor soil contamination, seller performed partial clean-up and buyer will complete. Not a significant expense, no impact on sale price. Building to 6.5 FAR.
10	4-76 New York Avenue, NE Square 670	1/31/2003	\$15,000,000	2.17	94,358	\$158.97	Hold for Dev. C-3-C 6.5	\$24.46	Vacant land Full block, frontage on three streets (triangular)	Related parties	Cayre Jemals Nick, LLC c/o Douglas Development Co.	New York Avenue Gateway, LLC c/o D.F. Antonelli	Triangular parcel situated at the northeast corner of N. Capitol St. & New York Ave., extends to O St. Represents a transaction between related parties. Seller assembled this parcel in 2000, financed by Cayre Jemal's Nick LLC (buyer). Buyer acquired for future office/retail development. Site is currently cleared and fenced; no evidence of construction or marketing.
<b><u>Near SE Land Sales - Residential</u></b>													
11	Jenkins Row Condominiums 1391 Pennsylvania Avenue, SE Square 1045, Lots 132-137,834-839	10/12/2004	\$16,500,000	2.11	92,040	\$179.27	Residential Dev. C-2-B 3.5	\$51.22	Improved at sale, demo required Corner location	Assemblage of 2 parcels	Jenkins Row LP (JPI)	Father Flannigan's Boy's Home and Elveau Three, LLC	Situated at the SW corner of Pennsylvania & Potomac Avenues, opposite the Potomac Ave Metro station. Construction is currently underway on this 5-story mixed-use project, to include 247 luxury condos, 5,000 SF of ground floor retail, a 47,000 SF grocery store, and surface & subterranean parking. Building to approximately 3.5 FAR. Resale of Comp. 13.
12	Capitol Hill Tower 148 L Street, SE Square 741	7/17/2000 7/14/2000	\$4,092,500	0.45	19,746	\$207.26	Residential dev. C-3-C 6.5	\$31.89	Improved at sale, demo required Corner location	Assemblage	NJA Development Partners (Valhal Co) LP	Mary & Daniel Loughran Fndtn. And New Jersey Avenue LP	Situated at the SE corner of New Jersey Avenue and K Street, extending to 2nd and M Streets. Purchased for development with a 13-story, 344-unit apartment building and an adjacent Marriott Courtyard. Currently under construction, delivery scheduled for Spring 2006. Developer of adjacent property indicated that buyer declined a bond inducement from the city, in order to construct market rate apartments. This could not be confirmed with the buyer.
13	1343-1349 Pennsylvania Avenue, SE 1320 Potomac Avenue, SE Square 1045, Lots 127, 128, 817, 818, 828, 836, 837, 840, 841	2/3/2000	\$8,119,000	2.03	88,280	\$91.97	Boys' home C-2-B 3.5	\$26.28	Improved, w/ three 2-story bldgs., demo required	Assemblage	Father Flannigan's Boys' Home	Boel, LLC Potomac Capitol Hill Corporation	Situated on the south side of Pennsylvania Ave., between 13th and 14th Streets, near the Potomac Avenue Metro station. A Boys' Town home for boys was proposed; however, the project was never completed due to community opposition.