

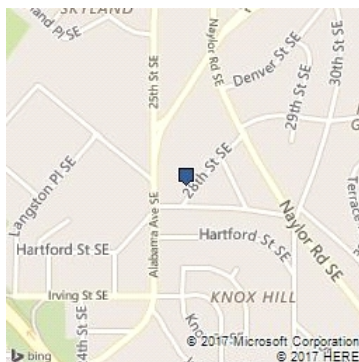
# Multi-Family Full - Agent

Emailed: Never

## Metropolitan Regional Information Systems, Inc.

DC9912777 - WASHINGTON  
 Bright MLS #: 1000186571  
 2849 28th St SE, WASHINGTON, DC 20020-2614

Full Listing  
 Multi-Family



Status: SOLD  
 Close Date: 13-Nov-2017

Listing Type: Excl. Right  
 Seller Subsidy: \$0  
 Auction: No

List Price: \$600,000  
 Close Price: \$605,000  
 Transaction Type: Standard  
 Zip Code: 20020 - 2614  
 ADC Map: 0000  
 TBM:  
 Area:  
 Age: 76  
 High: ANACOSTIA SENIOR

Inc City/Town:  
 Adv Subdivision: Randle Heights  
 Legal Subdivision: RANDLE HEIGHTS  
 Type: Garden 1-4 Floors  
 Tax ID#: [5730/0183](#)  
 Elementary:

Lot AC/SF: .118 / 5,130  
 Middle:

### INTERIOR

# of Single Rooms: 0  
 # of Efficiencies: 0  
 # of One Bedroom: 0  
 # of Two Bedroom: 4  
 # of Three Bedroom: 0

Avg Rent:  
 Avg Rent:  
 Avg Rent: 1100  
 Avg Rent:

Total Units: 4  
 # of Levels: 3  
 House Dimensions: x

Amenities:  
 Appliances:  
 Handicap: None  
 Security:  
 Windows/Doors:  
 Walls/Ceilings:

Basement: Yes  
 Basement Type: Partially Finished  
 Basement Entrance: Inside Access

### REMARKS

General:  
 Your opportunity to own 4 unit Bldg in Nations Capitol; partially self-contained; 2BR each unit; updated deck on rear; secured bldg and fenced yard

Internet:  
 Your opportunity to own 4 unit Bldg In Nations Capitol; Partially self-contained; 2BR each unit; updated deck on rear; secured bldg and fenced yard

### Directions:

Alabama  
 EXTERIOR  
 Lot Size-SF: 5,130  
 Original Builder:  
 Exterior Features:  
 Exterior Construction: Brick  
 Lot Description:  
 Other Buildings:  
 Property Condition:  
 Road Frontage:  
 Roofing:  
 Soil Types: Unknown  
 Transportation:  
 View/Exposure:

Lot Size-Acres: .118

Year Built: 1942  
 New Construction: No

Parking: Street, Drvwy/Off Str  
 Type of Garage:  
 Type of Carport:

# of Garage Spaces:  
 # of Carport Spaces:

# of Assigned Spaces:

### UTILITIES

Heating System: Radiator  
 Cooling System: Window Unit(s)  
 Water: Public  
 Metering:  
 Sewer/Septic: Public Sewer  
 TV/Cable/Comm:  
 Electric 12 Months/Average:  
 Gas 12 Months/Average:  
 Construction Materials:  
 Energy Generation:  
 Water Conservation:  
 Green Verification Y/N:

Heating Fuel: Electric  
 Cooling Fuel: Electric  
 Hot Water: Natural Gas

Water 12 Months/Average:  
 Heating Oil 12 Months/Average:  
 Energy Efficiency:  
 Indoor Air Quality:  
 Sustainability:

FINANCIAL INFORMATION

Earnest Money: 2000  
City/Town: \$1,762

Total Taxes: \$1,762  
Refuse:

Tax Year: 2016  
Tap:  
Year Assessed: 2016  
Total Tax Assess: \$301,190

Land: \$127,220

Improvement: \$173,920

Contract Info: As is condition clause required  
Disclosures: Agt/Rel to Own, Lead Based Paint - Federal  
Documents:  
Possession: Immediate  
Project Approved:

Vacancy Rate: 25.00  
Gross Monthly Rent: \$3,300  
Additional Income Sources:  
Owners Expenses:  
Rent Includes:  
Source of Information:  
Tenancy: Month-to-Month Lease(s)  
Tenant Rights:  
Tenant Responsible:

Annual Gr OI: \$52,800  
Annual Op Exp (Except Taxes): \$2,550  
Annual NOI:

LEGAL INFORMATION

Tax Map #: 5730 0183  
Section:  
Historic Des ID:

Lot: 183  
Liber #:  
Master Plan Zoning:

Phase:  
Folio #:

OWNER & SHOWING CONTACT

Owner: JON HUGHES  
Owner 2:  
Showing Contact: RAYNETTE ROBINSON  
Monthly Rent:  
Monthly Rent:

Home:  
Home:  
Lease Exp Date:  
Lease Exp Date:

Office:  
Office:  
Home:  
Office:  
Office:

Show Instructions: Appt Only-Lister, 24 Hour Notice

AGENT/BROKER INFORMATION

Listing Agent: E. Raynette Robinson

Home: (301) 602-6913  
Agent Office: (301) 495-7788  
Voice Mail: Ext:

Home Fax: (301) 495-9375  
Pager:  
Cell: (301) 602-6913

Broker Name: Murrell, Inc., REALTORS  
Address: 2816 Keith St, Marlow Heights, MD 20748

Broker Code: MRL2  
Office: (301) 423-6834  
Office Fax: (301) 423-7329

COMPENSATION

Buyer Agent Comp: 2.5  
Additional Comp:  
Listing Date: 10-Apr-2017  
Update Date: 16-Nov-2017  
Update Type: OTHER  
Photo Option: Lister will Submit All

Sub Agent Comp: 2.5  
Var Rate Comp: No  
Original List Price: \$550,000  
Prior List Price: \$550,000  
Off Market:  
Total Photos: 0

Dual Agency: Yes  
Des Rep: No  
DOMM: 77  
DOMP: 77  
StatusChangeDate: 16-Nov-2017  
Advertising: IDX-PUB

SOLD INFORMATION

Contract Date: 10-Aug-2017  
Close Date: 13-Nov-2017  
New 1st Trust Amount: \$624,608  
New 2nd Trust Loan Amount:  
Selling/Rental Office: NAC1  
Selling/Rental Agent: 3108092

Selling Agency: Buyer Agency  
Seller Subsidy: \$0  
New 1st Trust Type: Conventional  
New 2nd Trust Loan Type:  
Neighborhood Assistance Corp. of AmeriEmail: [Email Agent](#)  
Maurice Mckinney II  
Close Price: \$605,000

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