

# The Eleanor

WASHINGTON, DC



## OWNER'S REPORT

**THE ANTHONY BOLLING GROUP**  
240.737.5000  
1441 McCormick Drive  
Suite 1020  
Upper Marlboro , MD 20774

### *PRESENTED BY:*

**ANTHONY R. BOLLING, JD, CCIM**  
Group Leader  
O: 240.339.6979  
C: 202.531.6159  
anthony@anthonybollinggroup.com  
DC #BR701884

**POTENTIAL TENANTS: WITH A BUSINESS PLAN AND FINANCIALS**

Name	Year 1 Monthly Rent	Use-	Term
MasterPiece Canine Spa	\$5,009	Dog/Pet Grooming	5 yr-two-5yr options
First Choice Day Care, LLC	\$4,050	Child Day Care Services	10 yr- One-10 yr option
Hazar Coffee House	\$5,619	Franchise Coffee Shop	5 yr-two-5yr options

**PROSPECTS WITHOUT BUSINESS PLANS OR FINANCIALS ( INQUIRIES )**

Broker	Prospect	Use
Gary Edell		Beauty Store
Matr Conroy		Meeting Place
Robbie Martin		Cigar Bar
	Brian Mulholland	Vape
	Mitzi Rodriguez	Fast Food
Marinete Agostinho		Fast Food
	Beth Ortiz	Hair salon
Irma de Guevara		Meeting Place
Shamsan Almwari		Fast Food
Tanya Winters		Child Care
	Octavia Bellinger	Meeting Place
Slade Jones		
Catherine Fleishman		Fast Food
Naamah Israel		Hooka Lounge
Joe Fredo		Cleaning
	Jay Morgan	
Ra Harris	Uncut Fitness	Health Spa
Walter Watson	Tru Glam Studio	Beauty Salon
	Loretta Baker	Hardware Store
	Black Rain Bow	Networking



# Summary Cash Flow Comparison Owner Perspective

SET: Potential Tenant Cash Flow Comparison

## 1000-1004 Florida Ave NE

Masterpiece Canine Spa | Floors  
BSMT, 1  
Lease Proposal



## 1000-1004 Florida Ave NE

HAZAR - Franchise Coffee Shop |  
Floors BSMT, 1  
Lease Proposal



## 1000-1004 Florida Ave NE

First Choice Day Care, LLC | Floors  
BSMT, 1  
Lease Proposal



Space  
Area  
Term

Floor: BSMT, 1  
2,348 RSF

8/1/2023 - 7/31/2028 (5 Years)

Floor: BSMT, 1  
2,348 RSF

8/1/2023 - 7/31/2028 (5 Years)

Floor: BSMT, 1  
2,348 RSF

8/1/2023 - 7/31/2033 (10 Years)

Tenant  
Broker  
Credit Rating

Masterpiece Canine Spa  
Next Realty Mid-Atlantic  
Unknown

HAZAR - Franchise Coffee Shop  
Samson Properties  
Unknown

First Choice Day Care, LLC  
Samson Properties  
Unknown

Discount Rate  
Present Value Date  
Starting Investment Basis  
Residual Cap Rate

6%  
Lease Start Date  
None

6%  
Lease Start Date  
None

6%  
Lease Start Date  
None



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



7/9/2023

©2015 CoStar Realty Information, Inc. - 99821

# Summary Cash Flow Comparison Owner Perspective

SET: Potential Tenant Cash Flow Comparison

	1000-1004 Florida Ave NE		1000-1004 Florida Ave NE		1000-1004 Florida Ave NE	
	Masterpiece Canine Spa   Floors BSMT, 1 Lease Proposal		HAZAR - Franchise Coffee Shop   Floors BSMT, 1 Lease Proposal		First Choice Day Care, LLC   Floors BSMT, 1 Lease Proposal	
CASH FLOW	\$	\$ / RSF	\$	\$ / RSF	\$	\$ / RSF
Base Rent	234,800	100.00	286,964	122.22	403,758	171.96
Free Rent	(11,740)	(5.00)	(18,017)	(7.67)	(8,805)	(3.75)
<b>Total Base Rent</b>	<b>223,060</b>	<b>95.00</b>	<b>268,947</b>	<b>114.54</b>	<b>394,953</b>	<b>168.21</b>
Total Recoveries	66,511	28.33	71,030	30.25	153,374	65.32
<b>Total Rent</b>	<b>289,571</b>	<b>123.33</b>	<b>339,977</b>	<b>144.79</b>	<b>548,327</b>	<b>233.53</b>
Operating Expenses	66,511	28.33	71,030	30.25	153,374	65.32
<b>Net Operating Income</b>	<b>223,060</b>	<b>95.00</b>	<b>268,947</b>	<b>114.54</b>	<b>394,953</b>	<b>168.21</b>
Lease Commissions	13,384	5.70	16,137	6.87	23,697	10.09
Improvement Allowance	0	0.00	0	0.00	258,280	110.00
<b>Cash Flow</b>	<b>209,676</b>	<b>89.30</b>	<b>252,810</b>	<b>107.67</b>	<b>112,976</b>	<b>48.12</b>
<b>Cumulative Cash Flow</b>	<b>209,676</b>	<b>89.30</b>	<b>252,810</b>	<b>107.67</b>	<b>112,976</b>	<b>48.12</b>
Present Value	179,117		214,666		11,686	
Proposal Effective Rent / Yr	41,195	17.54	49,371	21.03	1,538	0.66



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



©2015 CoStar Realty Information, Inc. - 99821

7/9/2023

# Cash Flow Comparison Owner Perspective

## Masterpiece Canine Spa | Floors BSMT, 1

## Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023  
Present Value (6%)  
Proposal Effective Rent RSF  
Breakeven Month  
IRR

60 months  
179,117  
17.54  
7  
>500%

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Base Rent	19,567	46,960	46,960	46,960	46,960	27,393					
Free Rent	(11,740)	-	-	-	-	-					
<b>Total Base Rent</b>	<b>7,827</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>27,393</b>					
Percentage Rent	-	-	-	-	-	-					
Total Recoveries	5,479	13,149	13,149	13,149	13,149	8,437					
Parking, Storage, Other	-	-	-	-	-	-					
<b>Total Rent</b>	<b>13,305</b>	<b>60,109</b>	<b>60,109</b>	<b>60,109</b>	<b>60,109</b>	<b>35,830</b>					
Operating Expenses	5,479	13,149	13,149	13,149	13,149	8,437					
<b>Net Operating Income</b>	<b>7,827</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>27,393</b>					
Other Costs / Concessions	-	-	-	-	-	-					
Lease Commissions	13,384	-	-	-	-	-					
Improvement Allowance	-	-	-	-	-	-					
TI Loan Funding	-	-	-	-	-	-					
<b>Cash Flow</b>	<b>(5,557)</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>46,960</b>	<b>27,393</b>					
<b>Cumulative Cash Flow</b>	<b>(5,557)</b>	<b>41,403</b>	<b>88,363</b>	<b>135,323</b>	<b>182,283</b>	<b>209,676</b>					
Total Rent / Sales	-	-	-	-	-	-					

## HAZAR - Franchise Coffee Shop | Floors BSMT, 1

## Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023  
Present Value (6%)  
Proposal Effective Rent RSF  
Breakeven Month  
IRR

60 months  
214,666  
21.03  
8  
>500%

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Base Rent	22,521	54,727	56,368	58,059	59,801	35,487					
Free Rent	(18,017)	-	-	-	-	-					
<b>Total Base Rent</b>	<b>4,504</b>	<b>54,727</b>	<b>56,368</b>	<b>58,059</b>	<b>59,801</b>	<b>35,487</b>					
Percentage Rent	-	-	-	-	-	-					
Total Recoveries	5,479	13,543	13,950	14,368	14,799	8,892					
Parking, Storage, Other	-	-	-	-	-	-					
<b>Total Rent</b>	<b>9,983</b>	<b>68,270</b>	<b>70,318</b>	<b>72,427</b>	<b>74,600</b>	<b>44,379</b>					
Operating Expenses	5,479	13,543	13,950	14,368	14,799	8,892					
<b>Net Operating Income</b>	<b>4,504</b>	<b>54,727</b>	<b>56,368</b>	<b>58,059</b>	<b>59,801</b>	<b>35,487</b>					
Other Costs / Concessions	-	-	-	-	-	-					
Lease Commissions	16,137	-	-	-	-	-					
Improvement Allowance	-	-	-	-	-	-					
TI Loan Funding	-	-	-	-	-	-					
<b>Cash Flow</b>	<b>(11,633)</b>	<b>54,727</b>	<b>56,368</b>	<b>58,059</b>	<b>59,801</b>	<b>35,487</b>					
<b>Cumulative Cash Flow</b>	<b>(11,633)</b>	<b>43,094</b>	<b>99,462</b>	<b>157,522</b>	<b>217,323</b>	<b>252,810</b>					
Total Rent / Sales	-	-	-	-	-	-					



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



©2015 CoStar Realty Information, Inc. - 99821

7/9/2023

# Cash Flow Comparison Owner Perspective

## First Choice Day Care, LLC | Floors BSMT, 1

## Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023  
Present Value (6%)  
Proposal Effective Rent RSF  
Breakeven Month  
IRR

120 months  
11,686  
0.66  
90  
6.90%

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Base Rent	14,675	35,660	36,730	37,832	38,967	40,136	41,340	42,580	43,858	45,173	26,807
Free Rent	(8,805)	-	-	-	-	-	-	-	-	-	-
<b>Total Base Rent</b>	<b>5,870</b>	<b>35,660</b>	<b>36,730</b>	<b>37,832</b>	<b>38,967</b>	<b>40,136</b>	<b>41,340</b>	<b>42,580</b>	<b>43,858</b>	<b>45,173</b>	<b>26,807</b>
Percentage Rent	-	-	-	-	-	-	-	-	-	-	-
Total Recoveries	5,479	13,543	13,950	14,368	14,799	15,243	15,700	16,171	16,657	17,156	10,308
Parking, Storage, Other	-	-	-	-	-	-	-	-	-	-	-
<b>Total Rent</b>	<b>11,349</b>	<b>49,204</b>	<b>50,680</b>	<b>52,200</b>	<b>53,766</b>	<b>55,379</b>	<b>57,040</b>	<b>58,752</b>	<b>60,514</b>	<b>62,330</b>	<b>37,115</b>
Operating Expenses	5,479	13,543	13,950	14,368	14,799	15,243	15,700	16,171	16,657	17,156	10,308
<b>Net Operating Income</b>	<b>5,870</b>	<b>35,660</b>	<b>36,730</b>	<b>37,832</b>	<b>38,967</b>	<b>40,136</b>	<b>41,340</b>	<b>42,580</b>	<b>43,858</b>	<b>45,173</b>	<b>26,807</b>
Other Costs / Concessions	-	-	-	-	-	-	-	-	-	-	-
Lease Commissions	23,697	-	-	-	-	-	-	-	-	-	-
Improvement Allowance	258,280	-	-	-	-	-	-	-	-	-	-
TI Loan Funding	-	-	-	-	-	-	-	-	-	-	-
<b>Cash Flow</b>	<b>(276,107)</b>	<b>35,660</b>	<b>36,730</b>	<b>37,832</b>	<b>38,967</b>	<b>40,136</b>	<b>41,340</b>	<b>42,580</b>	<b>43,858</b>	<b>45,173</b>	<b>26,807</b>
<b>Cumulative Cash Flow</b>	<b>(276,107)</b>	<b>(240,447)</b>	<b>(203,717)</b>	<b>(165,885)</b>	<b>(126,918)</b>	<b>(86,782)</b>	<b>(45,442)</b>	<b>(2,862)</b>	<b>40,996</b>	<b>86,169</b>	<b>112,976</b>
Total Rent / Sales	-	-	-	-	-	-	-	-	-	-	-

## Masterpiece Canine Spa | Floors BSMT, 1

## Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023  
Present Value (6%)  
Proposal Effective Rent RSF  
Breakeven Month  
IRR

60 months  
179,117  
17.54  
7  
>500%

	Total
Base Rent	234,800
Free Rent	(11,740)
<b>Total Base Rent</b>	<b>223,060</b>
Percentage Rent	-
Total Recoveries	66,511
Parking, Storage, Other	-
<b>Total Rent</b>	<b>289,571</b>
Operating Expenses	66,511
<b>Net Operating Income</b>	<b>223,060</b>
Other Costs / Concessions	-
Lease Commissions	13,384
Improvement Allowance	-
TI Loan Funding	-
<b>Cash Flow</b>	<b>209,676</b>
<b>Cumulative Cash Flow</b>	<b>209,676</b>
Total Rent / Sales	-



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



©2015 CoStar Realty Information, Inc. - 99821

7/9/2023

# Cash Flow Comparison Owner Perspective

## HAZAR - Franchise Coffee Shop | Floors BSMT, 1 Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023 60 months  
Present Value (6%) 214,666  
Proposal Effective Rent RSF 21.03  
Breakeven Month 8  
IRR >500%

	Total
Base Rent	286,964
Free Rent	(18,017)
<b>Total Base Rent</b>	<b>268,947</b>
Percentage Rent	-
Total Recoveries	71,030
Parking, Storage, Other	-
<b>Total Rent</b>	<b>339,977</b>
Operating Expenses	71,030
<b>Net Operating Income</b>	<b>268,947</b>
Other Costs / Concessions	-
Lease Commissions	16,137
Improvement Allowance	-
TI Loan Funding	-
<b>Cash Flow</b>	<b>252,810</b>
<b>Cumulative Cash Flow</b>	<b>252,810</b>
Total Rent / Sales	-

## First Choice Day Care, LLC | Floors BSMT, 1 Lease Proposal

1000-1004 Florida Ave NE



2,348 RSF  
8/1/2023 120 months  
Present Value (6%) 11,686  
Proposal Effective Rent RSF 0.66  
Breakeven Month 90  
IRR 6.90%

	Total
Base Rent	403,758
Free Rent	(8,805)
<b>Total Base Rent</b>	<b>394,953</b>
Percentage Rent	-
Total Recoveries	153,374
Parking, Storage, Other	-
<b>Total Rent</b>	<b>548,327</b>
Operating Expenses	153,374
<b>Net Operating Income</b>	<b>394,953</b>
Other Costs / Concessions	-
Lease Commissions	23,697
Improvement Allowance	258,280
TI Loan Funding	-
<b>Cash Flow</b>	<b>112,976</b>
<b>Cumulative Cash Flow</b>	<b>112,976</b>
Total Rent / Sales	-



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



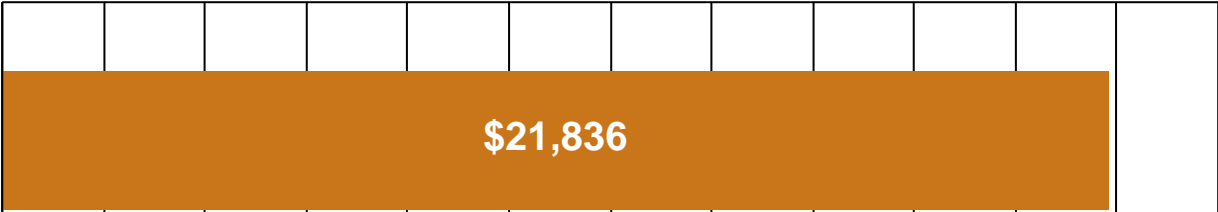
©2015 CoStar Realty Information, Inc. - 99821

7/9/2023

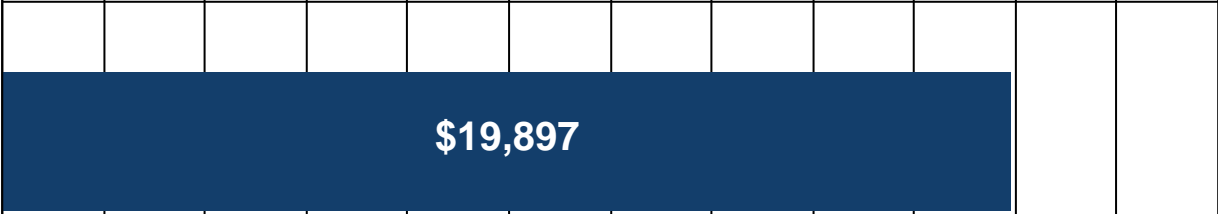
# Year 1 Cash Flow Owner Perspective

SET: Potential Tenant Cash Flow Comparison

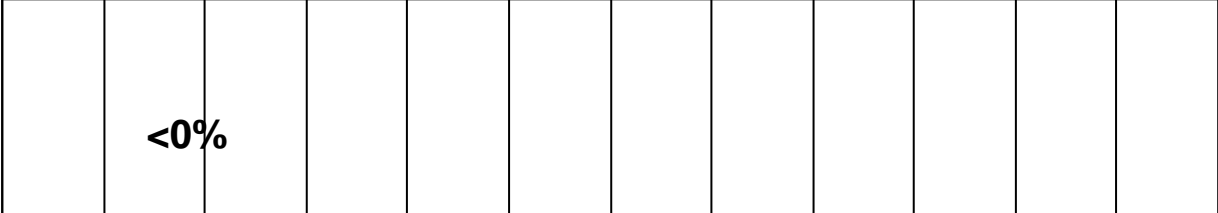
1000-1004 Florida Ave NE  
Floor: BSMT, 1  
Suite:  
RSF: 2,348



1000-1004 Florida Ave NE  
Floor: BSMT, 1  
Suite:  
RSF: 2,348



1000-1004 Florida Ave NE  
Floor: BSMT, 1  
Suite:  
RSF: 2,348



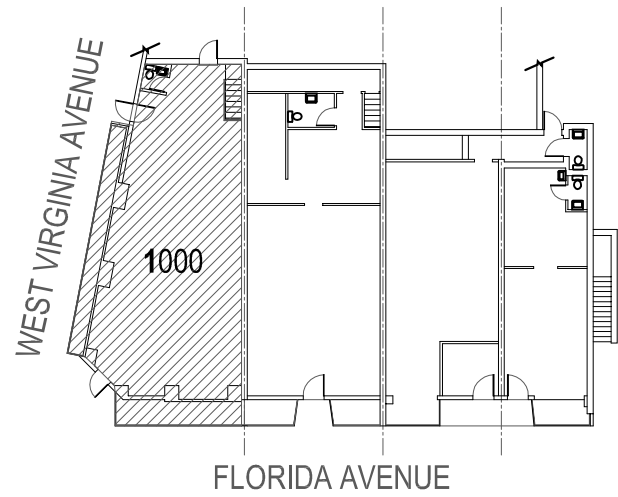
\$0 \$2,000 \$4,000 \$6,000 \$8,000 \$10,000 \$12,000 \$14,000 \$16,000 \$18,000 \$20,000 \$22,000 \$24,000



The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.







## KEY PLAN

SCALE: 1/32" = 1'-0"

### LOCATION:

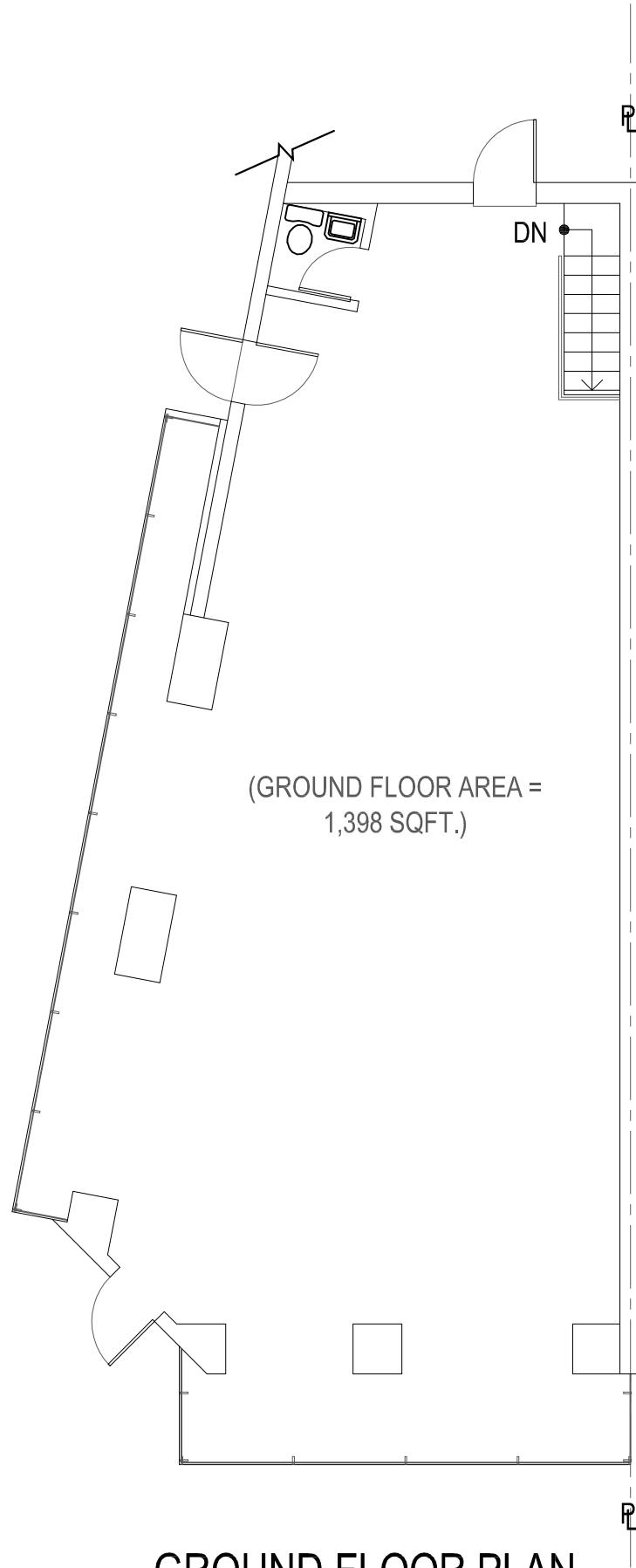
1000 FLORIDA AVE., N.E.  
WASHINGTON, DC 20002

### SPACE INFO.:

GROUND FLOOR = 1,398 SQFT.  
BASEMENT = 950 SQFT.  
TOTAL AREA = 2,348 SQFT.

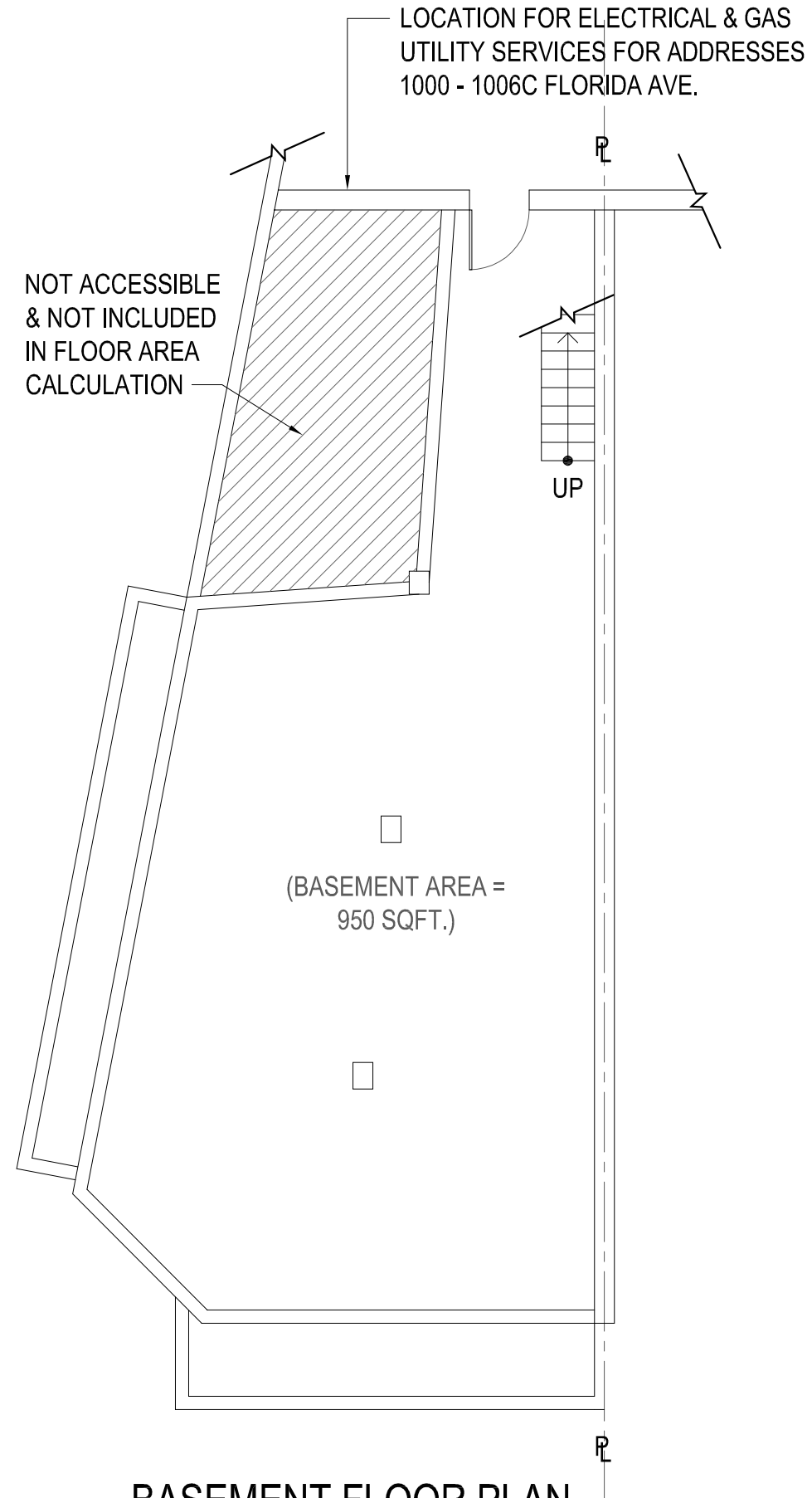
### NOTE:

UTILITIES (GAS & ELECTRIC) INCOMING SERVICES FOR THIS SPACE LOCATED IN BASEMENT (UTILITY ROOM) OF ADJACENT APARTMENT BUILDING (ELEANOR APARTMENTS). UTILITY ROOM ACCESSIBLE FROM ADDRESS 1000 FLORIDA AVE. BASEMENT (SEE NOTE @ PLAN FOR 1000 FLORIDA AVE.)



## GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



## BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

Millennium  
Architects

1236 44th Street N.E., Washington, DC 20019  
F 202 397-2441 P 202 397-6799

## COMMERCIAL OFFICE SHELL TENANT SPACE

NEW SAMARITAN BAPTIST CHURCH/ POTOMAC  
VALLEY MANAGEMENT  
1000 FLORIDA AVE., N.E. WASHINGTON, DC 20002

A1  
SHEET NUMBER:

SCALE:  
1/8" = 1'-0"

## Anthony Bolling

Annual Property Tax			
RE Tax	58,000	\$	5,551.51 2.36
Annual Building CAM		Pro- rata	
Management Fees	6061.60		505.13
Legal Fees	500		47.86
Advertising	500		47.86
Licensing Fees	600		57.43
Postage & Mail	500		47.86
Ins. F&L D&O	24000		2297.18
Water & Sewer	23,000		2201.46
Roof			
Repair/Maintenance	2,000		191.43
Exterior Lighting	4,600		440.29
Landscaping	8,540		817.41
Exterior Cleaning	2,000		191.43
Brick Point Up /			
Concrete	3,500		335.00
Extermination	2,800		268.00
Fire Protection System	1,760		168.46
Total CAM Charges PSF	3.24	PSF	\$ 7,616.80
Total RE Tax charges	2.36	PSF	\$ 5,551.51



**Anthony R. Bolling, JD, CCIM**  
Anthony Bolling Group @Keller Williams Preferred Properties

**Mobile** [240-339-6979](tel:240-339-6979)

**Website** <https://anthonybollinggroup.kw.com/>

**Email** [anthony@anthonybollinggroup.com](mailto:anthony@anthonybollinggroup.com)

**My Business Card** <https://www.dibiz.com/info-326>

**Register here to get your Real Estate License** <https://www.realestateexpress.com/>



 [Book a meeting](#)

[Use My App to Find Real Estate](#) >

## AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE, is entered into by and between

NEW SAMARITAN BAPTIST CHURCH

hereinafter referred to as the "LANDLORD", and

TENANT

hereinafter referred to as the "TENANT".

1.1 Premises. Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord, upon the following terms and conditions, the premises described as follows:

Approximately 2,348 square feet of gross floor area located on the first floor within the building known as 1000 Florida Avenue, NE, Washington, DC, zoned C-2-A, said approximately 2,348 square feet of gross floor area being hereinafter referred to as the "Premises".

1.2 Term. The term of this Lease shall be for (5) years, commencing on the first day of \_\_\_\_\_ ("Commencement Date") and ending on the last day of \_\_\_\_\_.

Notwithstanding the foregoing provision for term, Landlord shall have the right to terminate the Lease during any time after \_\_\_\_\_ by giving One Hundred Eighty (180) days prior written notice to Tenant. Upon such termination, the deposit shall be returned to the Tenant (subject to the terms contained herein), this Lease shall be null and void, and the parties shall have no further obligations and liabilities hereunder.

If Tenant holds over and is in possession of the Premises at the end of the term or any renewal of this Lease, then the tenancy under this Lease shall become month-to-month upon all of the same terms and conditions contained in this Lease, at the rental rate then in effect and such tenancy shall be terminable by either party upon Thirty (30) days written notice to the other party.

1.3 Rent. During the term of this Lease, Tenant shall pay to Landlord as base rent for the Premises the sums set forth in the following rent schedule:

<u>Period</u>	<u>Base Annual Rent</u>	<u>Base Monthly Rent</u>
---------------	-------------------------	--------------------------

Notwithstanding the forgoing, Tenant shall not be required to pay Base Monthly Rent until One Hundred Twenty (120) days from the execution of this Lease Agreement provided, however, Tenant shall pay all other sums and expenses which are Tenant's responsibility under this Lease, including but not limited to Tenant's share of operation expenses as described in section 2.3 below.

As illustrated in the above rent schedule, Base Monthly Rent Shall be increased annually effective on the anniversary of the Commencement Date of each year by adding to the Base Monthly Tent payable during the immediately preceding month (the 'Previous Monthly Rent') an amount equal to the product obtained by multiplying the Previous Monthly Rent by Five Percent (5%) for years 1-5, and for each year thereafter until the end of the Lease term.

The rent shall be payable in advance on the first day of each month without demand, setoff, or abatement, to Potomac Valley Management, Attn: Wanda McCullough at P. O. Box 4337, Largo, Maryland 20775-0337, online or such other place as may be designated by Landlord in writing.

Tenant agrees to pay to Landlord, as additional rent, a late fee equal to the sum of Five Percent (5%) of any monthly rent installment which is not paid to Landlord within Five (5) days of the date on which said monthly installment of rent is due and payable.

It is mutually agreed that payments made by check which do not clear the bank cause additional expenses for bookkeeping and clerical services. Tenant agrees that any such check issued for payments due hereunder which is returned without payment for any reason whatsoever, shall carry a charge of FIFTY AND NO/100 DOLLARS (\$50.00) for each time said check is returned, which sum shall be considered as additional rent hereunder, and shall be paid by Tenant to Landlord immediately upon notice thereof.

2.1 Security Deposit. Tenant shall deposit with Landlord upon execution of this Lease, the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) as a security deposit for the faithful performance of Tenant's obligations under this Lease, and Landlord may apply all or any part of said security deposit to cure any failure by Tenant to faithfully perform Tenant's obligations under this Lease. The security deposit shall not be considered an advance payment of rent or a measure of Landlord's damages in the event of default by Tenant.

2.2 Utilities. Tenant shall promptly pay as additional rent all bills for electricity, gas, fuel oil, telephone, water and sewer service used in the Premises. Tenant shall maintain a level of heat in the Premises which shall insure that the pipes and plumbing fixtures will not freeze and break, and Tenant shall be responsible for any repairs and replacements to said pipes and fixtures and any damage to the Premises and any personal property arising from freezing pipes and fixtures. In the event Tenant fails to pay such utility bills, Landlord may, but shall not be obligated to pay same, and proceed to collect all amounts so paid from Tenant as additional rent.

2.3 Operating Expenses. Tenant shall pay to Landlord, as additional rent, a fixed amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) per month/\$\_\_\_\_\_ annually with 5% annual increases for related operating expenses and taxes for the building of which the Premises are a part. Operating expenses shall mean all actual expenses relating to the operation, maintenance, repair, replacement and management of the building of which the Premises are a part, including, but not limited to: real estate taxes and assessments, gross rents, use, business, corporation, franchise or other taxes (except income taxes); utilities

not separately chargeable to other tenants; insurance premiums and (to the extent used) deductibles; maintenance repairs and replacements; refurbishing and repainting; cleaning, janitorial and other services; equipment, tools materials and supplies; air conditioning, heating and elevator service and signs; directories and markers; property management (including management fees); security; employees and contractors; resurfacing and restriping of walks, drives and parking areas; signs, directories and markers; landscaping, and snow, ice and rubbish removal.

2.4 Use. Tenant shall use the Premises solely for the purpose of sales and services related to a co-working space. Tenant shall comply with all ordinances, statutes, laws, orders, rules, and regulations now in effect or which may hereafter be enacted, by the municipal, county, state and federal governments. Tenant will not use, permit, or suffer to be used, the Premises for any disorderly or unlawful purpose. Tenant shall operate and maintain the Premises and all real and personal property therein in good, safe, and sanitary condition. Tenant shall be responsible for obtaining a Use and Occupancy Permit at its sole cost and expense, and Landlord and Agent shall have no liability for any failure or inability to obtain said Permit. No part of the Premises shall be used as a residence, and no animals of any kind shall be kept on the Premises.

2.5 Repairs and Improvements. Landlord shall be responsible for maintenance and repair of the roof, exterior walls, foundation, downspouts, gutters, and structural elements of the building of which the Premises are a part, unless such repair or maintenance is necessitated by any act or neglect of Tenant or anyone acting by, through or under Tenant.

Except as provided in the preceding paragraph, Tenant shall promptly repair, at Tenant's expense, any damage to the Premises and to any equipment, systems, and facilities therein, and will make all replacements thereto, whether such repairs and replacements be necessitated by ordinary wear and tear or other event of any kind, except a Casualty as provided in Section 3.2 hereof. Without limiting the generality of the foregoing, Tenant's maintenance, repair and replacement responsibilities shall include the interior of the Premises, all doors, windows and loading docks, if any, and all electrical, mechanical, plumbing, heating, ventilating, air conditioning, security, fire prevention and sprinkler systems and equipment, if any, including all servicing of equipment which shall prolong the useful life of the equipment, presently or hereafter installed in the Premises. Tenant has had an opportunity to inspect the Premises and is leasing the Premises "AS IS", without any representation, warranty or covenant by the Landlord or Agent respecting the suitability of the Premises for Tenant's use thereof or the condition of the Premises or any element thereof.

Tenant shall pay all expenses of operating and maintaining the Premises, including, but not limited to, expenses for refuse removal, janitorial services, carpet cleaning, lighting replacement and painting. Upon vacating the Premises, Tenant shall surrender the Premises in as good condition as the same were at the commencement of Tenant's original tenancy, excepting damage caused by a Casualty as provided in Section 3.2 hereof, unless such Casualty is caused by the negligence or intentional acts of Tenant or anyone acting by, through or under Tenant.

In consideration of Tenant leasing the Premises in its "As-Is" condition, Landlord grants Tenant an allowance of One hundred Twenty Days (120) of non-rent payment for Tenant expensed buildout of the premises. Landlord grants Tenant the right to make improvements upon the Premises if Tenant shall submit plans and specifications to Landlord for Landlord's prior approval, with such approval not being unreasonably withheld. Tenant shall obtain all permits therefor and shall complete all improvements in accordance with all applicable governmental laws and regulations. The tenant shall promptly pay all charges for such improvements and shall not permit any mechanics' or materialmen's liens to be filed against the Premises. In the event any such liens are filed, or are threatened to be filed, Landlord may, at its option, discharge same by payment and Tenant shall promptly reimburse Landlord for all charges incurred thereby, as additional rent. At the conclusion of Tenant's occupancy of the Premises, any alterations, improvements, and fixtures installed by Tenant in the Premises shall, at Landlord's option, either become the property of the Landlord or be removed at Tenant's expense, in which event the Premises shall be restored by Tenant to a condition at least as good as that existing at commencement of this Lease.

2.6 Parking. Tenant shall have the non-exclusive use in common with others of on street parking, provided that any such use shall be at the sole risk of Tenant and Tenant hereby agrees to indemnify and hold harmless Landlord from and against all claims, actions, damages and liability in connection with such use by Tenant and anyone acting by, through or under Tenant.

2.7 Notices. All notices hereunder shall be made in writing and shall be hand delivered or mailed by Registered or Certified U.S. Mail, Return Receipt Requested, First Class, postage prepaid, to the parties hereto at their respective addresses set forth below, or at such other address of which either party shall notify the other in accordance with the provisions hereof. Any notice required to be given hereunder on or before a specified date shall be deemed to have been duly and timely given if hand delivered before 5:00 P.M. on such date, or when given by mail as aforesaid, if postmarked before Midnight on such date. Notices given by mail shall be addressed:

2.8 Notices. Landlord and tenant acknowledge there is no brokerage under this lease agreement.

IF TO LANDLORD:

New Samaritan Baptist Church  
1100 Florida Avenue, NE  
Washington, DC 20002

IF TO TENANT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....

3.1 Assignment and Subletting. The tenant will not assign this Lease, in whole or in part, or sublet all or any part of the Premises, without first obtaining the Landlord's written consent. This prohibition includes any subletting or assignment which would otherwise occur by operation of law, merger, consolidation, reorganization, transfer or other change of Tenant's corporate or proprietary structure, or an assignment or subletting to or by a receiver or trustee in any bankruptcy, insolvency, or other proceedings. Consent by Landlord to any assignment or subletting shall not constitute a waiver of the requirement for Landlord's consent to any subsequent assignment or subletting. The acceptance by Landlord of the payment of rent following any assignment or subletting shall not be deemed to be a consent by Landlord to such assignment or subletting.

3.2 Casualty Damage. If the Premises shall be damaged by fire, the elements, accident, or other unavoidable casualty (any of such causes being referred to herein as a "Casualty"), but the Premises shall not be thereby rendered wholly or partially untenable, then Landlord shall cause such damage to be repaired and there shall be no abatement of rent. If as the result of a Casualty, the Premises shall be rendered wholly or partially untenable, then Landlord may at Landlord's option either terminate this Lease by giving written notice of termination to Tenant within Thirty (30) days after the Casualty, whereupon the rights and obligations of the parties under this Lease shall cease and the rent shall be adjusted as of the later of the date of such notice or the date on which Tenant vacates the Premises, or Landlord shall cause such damage to be repaired and the rent shall be abated proportionately as to the portion of the Premises rendered untenable for the period until such repairs are completed. Landlord shall not be required to perform any work costing in excess of the amount covered by Landlord's insurance on the Premises. Landlord shall not be liable for interruption to Tenant's business or for damage to or replacement or repair of Tenant's personal property (including but not limited to inventory, trade fixtures, floor coverings, furniture, and other property) or to any leasehold improvements installed in the Premises by Tenant, all of which damage, replacement and repairs shall be undertaken and promptly completed by Tenant. Notwithstanding any provision of this Lease, Landlord shall have no obligation to repair or replace any property which is damaged or destroyed due to the negligence of Tenant or anyone on or about the Premises or acting by, through or under Tenant.

3.3 Eminent Domain. If the whole or any part of the Premises shall be taken under the power of eminent domain, then this Lease shall terminate as to the part of the Premises so taken on the date Tenant is required to yield possession thereof to the condemning authority. Rent shall be reduced in the same proportion as the portion of the floor area of the Premises so taken bears to the total floor area of the Premises prior to such taking. If the taking renders the remainder of the Premises untenable, then either party may terminate this Lease as of the date when Tenant is required to yield possession to the condemning authority. All compensation awarded for any taking of the Premises shall be the property of Landlord, and Tenant hereby assigns to Landlord all rights with respect thereto. Nothing contained herein shall prevent Tenant from applying for reimbursement from the condemning authority for Tenant's damages, but if and only if such action is permitted by law and shall not reduce the amount of the award or other compensation otherwise recoverable from the condemning authority by Landlord.

3.4 Subordination. This Lease shall be subject and subordinate to the liens of any mortgages and deeds of trust now existing or hereafter placed on the Premises or the property of which it is a part. Tenant shall promptly execute any certificates or assurances that the Landlord may request in confirmation of this subordination. Tenant hereby constitutes and appoints the Landlord as Tenant's attorney in fact to execute any such certificate or certificates for or on behalf of the Tenant, in the event that the Tenant shall have failed to execute any such certificate or certificates within Ten (10) days after having been requested to do so by the Landlord.

3.5 Default. The happening of any of the following shall be deemed to be an event of default by Tenant under this Lease: (a) failure of Tenant to pay any installment of rent or other charge or money obligation herein required to be paid by Tenant within Five (5) days after the same becomes due and payable; (b) failure of Tenant to perform any other of its covenants under this Lease within Thirty (30) days after receipt of written notice from Landlord; (c) the filing of a petition in bankruptcy by Tenant or adjudication that Tenant is bankrupt, or the making by Tenant of a general assignment for the benefit of creditors, or the appointment of a receiver of substantially all of the property of Tenant, including, in any event, this Lease, in a proceeding based upon Tenant's insolvency which shall not be discharged within Ninety (90) days after such appointment; or (d) vacation or abandonment of the Premises by Tenant. Upon the occurrence of any of the aforesaid events of default by Tenant, Landlord lawfully may immediately, or at any time thereafter, and without any further notice or demand, enter into and upon the Premises or any part thereof in the name of the whole, by force or otherwise, and hold the Premises as if this Lease had not been made, and expel Tenant and remove Tenant's property without being deemed to be guilty in any manner of trespass, or Landlord may send written notice to Tenant of the termination of this Lease. Upon entry as aforesaid or, if Landlord shall so elect, upon the giving of such written notice, this Lease shall terminate. Tenant hereby waives all rights to appeal or dispute Landlord's notice to vacate.

If Landlord shall terminate this Lease as hereinabove provided, whether or not the Premises or any part thereof shall be relet and regardless of the terms of any such reletting, or to the extent of Landlord's efforts to relet, Tenant shall remain liable for the performance of all covenants under this Lease, and for any and all damages and expenses incurred by Landlord arising from such default and re-entry and for any loss of rents sustained by Landlord for the balance of the term of this Lease. In the event of default under this Lease by Tenant, Landlord shall have the right, at Landlord's option, to relet the Premises as agent of Tenant and to apply the proceeds received from such reletting toward the payment of the rent under this Lease, and any loss of rent for the balance of the term shall be payable monthly by Tenant in advance in the same manner that rent hereunder is to be paid.

Tenant expressly agrees to reimburse Landlord for any reasonable expenses for court costs, counsel fees and collection agencies Landlord may incur in enforcing the latter's right against Tenant under the Lease, including, but not being limited to, such rights to the collection of rent and the securing of possession of the Premises.

3.6 Indemnity. Tenant agrees to and does hereby indemnify Landlord and Agent and save Landlord and Agent harmless and shall defend Landlord and Agent from and



against any and all claims, actions, damages, liability and expense, including attorney's and other professional fees, in connection with loss of life, personal injury and property damage arising from or out of the occupancy or use of the Premises or any part thereof or any parking areas, sidewalks, or other amenities in the vicinity of the Premises. Neither Landlord nor Agent shall be responsible or liable to Tenant, or to those claiming by, through or under Tenant, for any loss or damage to person or property which may be occasioned by or through the acts or omissions of persons occupying space in the vicinity of the Premises, or which may be occasioned by or through the breaking, bursting, stoppage or leakage of water, gas, oil, sewer or steam pipes and equipment or electrical wires.

3.7 Insurance. At all times after the execution of this Lease, Tenant will carry and maintain at Tenant's expense public liability insurance, including the hazards of bodily injury, property damage, personal injury and any assumed or contractual liability under contracts defined as "incidental contract" under standard Insurance Services Offices definitions, to afford protection with limits not less than \$1,000,000.00 each occurrence/\$1,000,000.00 aggregate if written on a Combined Single Limit basis for bodily injury and property damage, or \$1,000,000.00 each occurrence/\$1,000,000.00 aggregate for bodily injury and \$500,000.00 each occurrence/\$500,000.00 aggregate for property damage if written on a Split Limit basis, and in either event, the limit for personal injury shall be \$1,000,000.00.

The insurance policies evidencing such insurance shall name Landlord as additional insured and shall also contain a provision by which the insurer agrees that such policies shall not be cancelled except after Thirty (30) days written notice to Landlord. Upon execution of this Lease and annually thereafter, and upon request by Landlord, Tenant shall deliver to Landlord a certificate from the insurer evidencing each such policy to be in effect. In the event Tenant fails to procure such insurance, Landlord may, but shall not be obligated to procure same, and all expenses incurred by Landlord in connection therewith shall be chargeable to Tenant as additional rent.

Tenant will not do or suffer to be done, or keep or suffer to be kept, anything in, upon or about the Premises which will violate Landlord's policies of hazard or liability insurance, or which will prevent Landlord from procuring such policies in companies acceptable to Landlord. If anything done, omitted to be done or suffered by Tenant to be kept in, upon or about the Premises shall cause the rate of fire or other insurance on the Premises to be increased beyond the minimum rate from time to time applicable to the Premises, then Tenant will promptly pay to Landlord, as additional rent, the amount of any such increase upon Landlord's demand.

3.8 Landlord Access. Landlord or his agents shall have access to the Premises at all reasonable times for the purpose of inspecting the Premises, protecting the Premises against fire or other damage, and exhibiting the Premises to prospective tenants or purchasers. Landlord reserves the right to show the Premises to prospective new tenants or purchasers and to post signs on the Premises advertising its availability for sale or lease within the last One Hundred Eighty (180) days of Tenant's occupancy of the Premises.

3.9 Possession. If for any reason whatsoever the Landlord does not deliver possession of the Premises according to the terms of this Lease, then the rent shall be abated until the date that possession of the Premises is tendered by the Landlord. In no event shall the Landlord or Agent be liable in damages for failure to deliver possession under the terms of this Lease.

3.10 Signs and Advertising. Tenant will not place or suffer to be placed or maintained on the exterior or visible from the exterior of the Premises, any sign, advertising matter, decoration, or any other thing, nor shall Tenant paint or decorate any part of the exterior of the Premises without first obtaining Landlord's written approval. Tenant will at Tenant's sole cost and expense maintain any sign, decoration, advertising matter or other thing permitted by Landlord in good condition and repair at all times.

3.11 Estoppel Certificate. At any time and from time to time, within Ten (10) days after request by Landlord, Tenant will execute, acknowledge, and deliver to Landlord and to such other party as may be designated by Landlord, an estoppel certificate in form acceptable to Landlord setting forth the status of performance of the obligations of the parties under this Lease. If Tenant fails to provide such certificate within Ten (10) days after request by Landlord, Tenant shall be deemed to have approved the contents of any such certificate submitted to Tenant by Landlord. The failure to provide such certificate may, at the option of the Landlord, be considered an event of default hereunder in accordance with Section 3.5 hereof.

3.12 Waiver. No reference in this Lease to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which Landlord may otherwise be entitled at law or in equity. No failure by Landlord to insist upon the strict performance of any covenant herein or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent during the continuance of any such breach, shall operate as a waiver of any such breach or covenant or any subsequent breach thereof. The tenant hereby knowingly and voluntarily waive its right to trial by jury in any dispute arising hereunder, and its right to applicable statutory provisions concerning notice to vacate the Premises.

3.13 Landlord's Right to Cure. If Tenant fails to perform any covenant or responsibility of Tenant under this Lease, then Landlord may at Landlord's option perform such responsibility and Tenant shall promptly reimburse Landlord for any costs so incurred by Landlord as additional rent hereunder. All costs and expenses which are Tenant's responsibility under this Lease may be collected by Landlord as additional rent hereunder.

3.14 Landlord's Responsibility. It is the intention of Landlord and Tenant that Landlord shall only be responsible for those items and expenses which are expressly made Landlord's responsibility herein, and all other items and expenses shall be borne by Tenant.

3.15 Corporate Tenant. If Tenant is a corporation, the persons executing this Lease on behalf of Tenant hereby covenant and warrant that: Tenant is a duly constituted corporation qualified to do business in the state in which the Premises are located; all Tenant's franchises and corporate taxes have been paid to date; all future forms, reports,

fees and other documents necessary for Tenant to comply with applicable laws will be filed by Tenant when due; and such persons are duly authorized by the board of directors of such corporation to execute and deliver this Lease on behalf of the corporation.

### 3.16 Hazardous Waste.

Tenant agrees to keep the Premises free of: (a) any fill, waste or debris, and oil, petroleum products, and their by-products as defined by Maryland Natural Resources Code Ann., Section 8 1411(a)(3) (1984 Cum. Supp.); (b) any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984, or as otherwise amended from time to time, and regulations promulgated thereunder; (c) any "hazardous substance" as defined by the Comprehensive Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder (including, without limitation, any asbestos); (d) any "hazardous substance" as defined by Maryland Health-Environmental Code Ann., Title 7, Subtitle 2, as amended from time to time, and regulations promulgated thereunder; and (e) any similar or other federal, state or local environmental or health law or regulation. Landlord hereby represents that none of the foregoing materials presently exist on the Premises; if Tenant discovers such materials, Landlord shall be solely responsible for disposing of such materials and all costs and expenses associated therewith. In the event of Tenant's breach of this provision, Landlord shall have the right to declare this Lease in default and, in addition, pursue all other legal means to have the Tenant restore the property to the condition existing prior to Tenant's occupancy.

3.17 Construction of Lease. This Lease and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the state in which the Premises are located. This agreement shall bind the administrators, executors, successors and assigns of the parties hereto. Landlord and Tenant each acknowledge that they have had full opportunity to obtain legal counsel prior to executing this Lease.

This Lease contains the entire and final agreement of and between the parties hereto, and it shall not be bound by any statements, conditions, representations, inducements or warranties, oral or written, not herein contained. This Lease may be modified only by a writing signed by Landlord and Tenant. If any provision of this Lease shall to any extent be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each other provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

For the convenience of the parties hereto, this Lease may be executed in several counterparts, each of which shall be deemed an original for all purposes without the necessity of producing any counterpart. The section headings in this Lease are for convenience of reference only and in no way shall be used to construe or modify this Lease.

IN WITNESS WHEREOF, the parties have executed this Agreement of Lease as of the dates indicated below, the effective date of the Agreement of Lease being the date of final execution hereof by both parties.

WITNESS/ATTEST:

LANDLORD:

NEW SAMARITAN BAPTIST CHURCH

\_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

With Authority to Bind

WITNESS/ATTEST:

TENANT:

SUITES BY GALAXY 5000, LLC

\_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

Title: \_\_\_\_\_

With Authority to Bind

#### GUARANTY OF LEASE

FOR VALUE RECEIVED and in order to induce New Samaritan Baptist Church ("Landlord") to execute the foregoing Agreement of Lease (the "Lease") with \_\_\_\_\_ ("Tenant"), \_\_\_\_\_ ("Guarantor") hereby unconditionally guarantees the full performance of each and all of the terms, covenants and conditions of the Lease to be kept and performed by Tenant, including the payment of all rentals and other charges to accrue thereunder. Guarantor further agrees that no waiver, extension, renewal, holdover, modification, alteration, or assignment of the Lease shall in any manner release or discharge the undersigned and he/she/it does hereby consent thereto. The Guarantor hereby waives any right to require Landlord to proceed against Tenant, or to proceed against or exhaust any security, or to proceed against any other guarantor, or to pursue any other remedy in Landlord's power whatsoever and waives any defense arising by reason of any disability or other defense of Tenant, or by reason of the cessation of the liability of Tenant from any cause whatsoever. The Guarantor hereby waives notice of any demand by the Landlord, as well as any notice of default in performance of any obligations or in the payment of rent or any other amounts to accrue under the Lease.

Any indebtedness of Tenant now or hereafter held by the Guarantor is hereby subordinated to the indebtedness of Tenant to Landlord. The terms and provisions of this Guaranty shall be binding upon and inure to the benefit of the respective successors and assigns of the parties herein named. This Guaranty and all provisions hereof shall be governed by the laws of the District of Columbia.

IN WITNESS WHEREOF, the Guarantor has caused this Guaranty to be executed  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESS:

\_\_\_\_\_ DATE \_\_\_\_\_

GUARANTOR:

\_\_\_\_\_ DATE \_\_\_\_\_

SAMPLE

[< BACK](#)

1000-1004 Florida Ave NE | Washington, DC 20002

Retail For Lease | 950 SF - 2,348 SF | Rent Not Disclosed

Days on Market  
**519**  
Started advertising  
2/2/2022

Listing Completeness  
**75%**  
last updated on  
6/6/2023

Exposure Level  
**Silver**  
since  
2/6/2023

In the last 30 days, **598** people have seen your property **2,093** times. Your listing is getting **12x** more exposure than a typical basic Retail listing.

## Listing Activity Report

Total Views



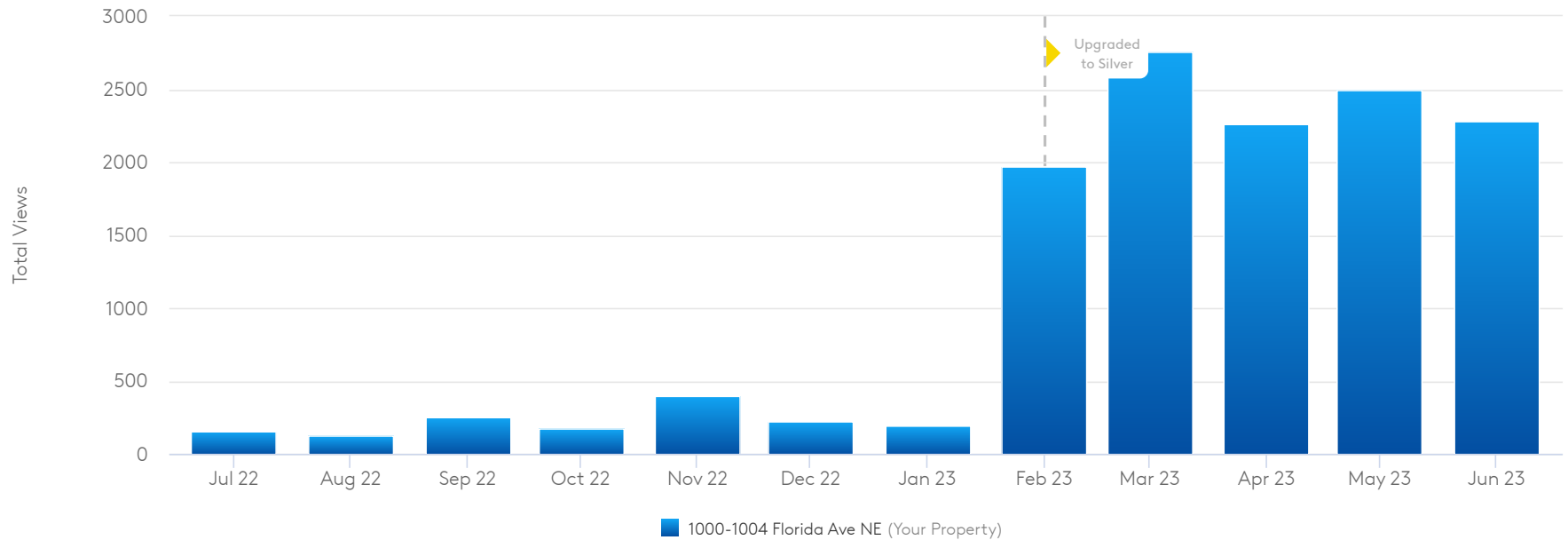
CoStar and LoopNet



Select a Competitor



1 Year



\*Current month's data is in progress.

# Activity Summary

Summary of everyone that has seen your property.

1 Year

▼

13,527

👁️ Total Views

2,986

👤 Unique Prospects

1m 11s

🕒 Average Time on Page

735

📄 Detail Page Views

4.5

👥 Frequency

7h 51m 12s

🕒 Total Time on Page

Visitor Details

Top Visitors

All Visitors

Search Impression Views

\*Using publicly available Reverse IP company information, CoStar Group is able to identify about 30% of the visitors to your listing. The vast majority (70%) is anonymous and listed as 'unknown' in the visitor details report.

Company	Location	Visitors	Views	Return Visitors	Total Time On Page	Most Recent View	First View	
Government of District of Columbia	Washington, DC	2	2	-	12s	2/9/2023	2/7/2023	✓
Keller Williams Realtors	Austin, TX	3	12	2	14m 3s	4/14/2023	11/10/2022	✓
CareFirst Inc	Owings Mills, MD	1	5	1	43s	6/1/2023	6/1/2023	✓
Visionist Inc	Columbia, MD	1	5	1	1m 11s	2/8/2023	2/6/2023	✓
Church World Service	New York, NY	1	3	1	5m 50s	6/28/2023	6/28/2023	✓
Scottsdale Association of Realtors	Scottsdale, AZ	1	3	1	22s	3/20/2023	3/16/2023	✓
Compass Inc	New York, NY	1	2	1	48s	3/27/2023	3/27/2023	✓
Ferguson Enterprises Inc	Newport News, VA	2	2	-	42s	7/2/2023	4/30/2023	✓
Loud Rumor	Scottsdale, AZ	1	2	1	20s	6/10/2023	6/10/2023	✓
Merkle Inc	Columbia, MD	1	2	1	15m 53s	2/17/2023	2/10/2023	✓
Northrop Grumman Corporation	San Diego, CA	2	2	-	25s	1/18/2023	1/18/2023	✓
Globaldocs	Atlanta, GA	1	2	1	36s	4/25/2023	4/18/2023	✓
Small Business Technology Services	Alexandria, VA	1	2	1	37s	4/21/2023	4/20/2023	✓
Samson Properties	Chantilly, VA	1	21	1	10m 51s	4/19/2023	9/6/2022	✓
Insight Retail Group	Rockville, MD	1	19	1	23m 49s	5/9/2023	1/18/2023	✓
KW Commercial	Upper Marlboro, MD	2	18	1	8m 59s	5/22/2023	7/13/2022	✓
4 Dimensional Real Estate Solutions	Gaithersburg, MD	1	16	1	7m 51s	6/30/2023	11/1/2022	✓
Next Realty Mid-Atlantic, LLC	Arlington, VA	1	15	1	9m 42s	7/5/2023	6/29/2023	✓



Verity Commercial, LLC	Reston, VA	1	14	1	6m 57s	5/15/2023	9/9/2022	✓
Long & Foster Real Estate, Inc.	Vienna, VA	3	12	2	6m 33s	3/9/2023	9/9/2022	✓
Lincoln Property Company	Washington, DC	2	11	2	4m 44s	4/19/2023	2/14/2023	✓
Commercial Real Estate Associates	Alexandria, VA	1	10	1	5m 31s	12/20/2022	11/18/2022	✓
Transwestern Real Estate Services	Washington, DC	1	8	1	4m 14s	2/2/2023	1/31/2023	✓
Capital Investment, LLC	Washington, DC	3	7	2	1m 13s	6/5/2023	8/29/2022	✓
KW Commercial	Vienna, VA	1	6	1	15m 18s	11/3/2022	9/13/2022	✓
Cushman & Wakefield	Washington, DC	2	5	1	2m 1s	4/24/2023	8/12/2022	✓
Di Renzo Realty, LLC	Washington, DC	1	5	1	2m 29s	4/11/2023	7/25/2022	✓
Lewis Real Estate Services	Washington, DC	1	5	1	2m 17s	11/19/2022	11/19/2022	✓
Summit Commercial Real Estate, LLC	Washington, DC	2	5	2	9m 51s	4/10/2023	9/6/2022	✓
New Columbia Solar	Washington, DC	1	4	1	1m 14s	5/9/2023	4/25/2023	✓
Rushin, Jay	Not Disclosed	1	4	1	12s	6/7/2023	2/6/2023	✓
Westgate Realty Group Commercial Division	Falls Church, VA	1	4	1	3m 44s	4/6/2023	4/6/2023	✓
Wilkinson PM INC	Alexandria, VA	1	4	1	-	3/21/2023	3/10/2023	✓
BBN Communication Corporation	Columbia, MD	1	3	1	37s	7/19/2022	7/18/2022	✓
Congressional Commercial	Brentwood, MD	1	3	1	-	2/27/2023	2/13/2023	✓
Cushman & Wakefield	Baltimore, MD	1	3	1	1m 30s	3/10/2023	3/10/2023	✓
DataRobot	Boston, MA	1	3	1	41s	5/1/2023	4/29/2023	✓
Dematic Corporation	Grand Rapids, MI	1	3	1	3m 3s	4/13/2023	3/6/2023	✓
Dr. Mary Kilburn	Raleigh, NC	2	3	1	46s	5/1/2023	3/3/2023	✓

JLL	Washington, DC	2	3	1	3m 18s	3/8/2023	7/20/2022	✓
KLNB	Vienna, VA	1	3	1	1m 45s	11/3/2022	10/5/2022	✓
KLNB	Washington, DC	2	3	1	1m 28s	12/8/2022	7/25/2022	✓
MGA, Inc.	Washington, DC	1	3	1	1m 40s	12/1/2022	11/30/2022	✓
Samson Properties	Washington, DC	1	3	1	2m 5s	6/29/2023	5/22/2023	✓
SVN   Providence Realty Advisors	McLean, VA	1	3	1	1m 29s	9/12/2022	9/12/2022	✓
The Genau Group	Washington, DC	3	3	-	1m 25s	5/17/2023	8/24/2022	✓
Acustomed 2 Homes, LLC	Washington, DC	1	2	1	52s	1/22/2023	12/20/2022	✓
Bairesdev	Campbell, CA	1	2	1	37s	4/10/2023	4/10/2023	✓
Berkshire Hathaway   PenFed Realty	Reston, VA	1	2	1	1m 14s	9/7/2022	8/12/2022	✓
Coalition Properties Group	Washington, DC	1	2	1	1m 11s	5/30/2023	3/2/2023	✓

1 - 50 of 50

Show 50 Records ▼

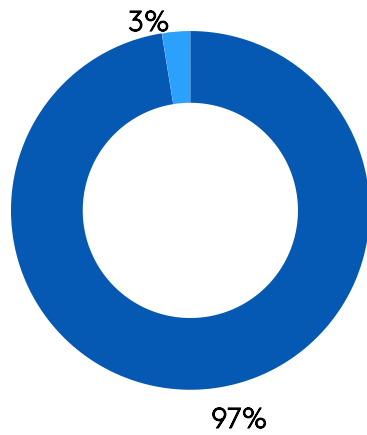
Detail Page Views

All Traffic

1 Year

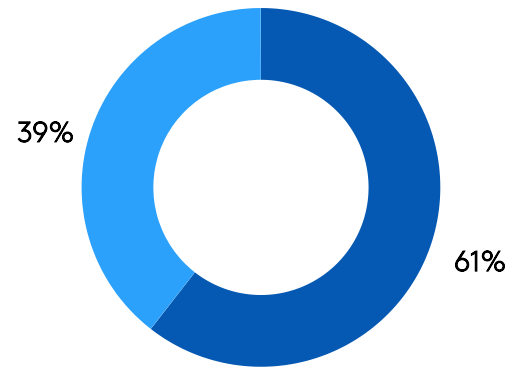


New Visitors vs Returning



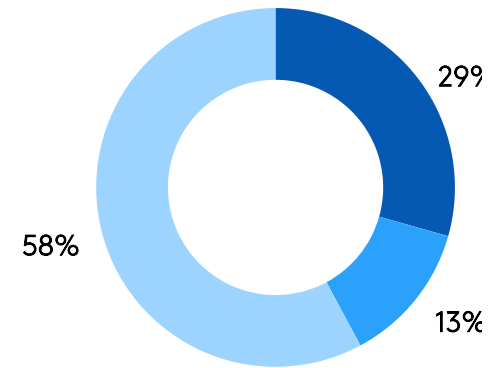
■ 385 New  
■ 10 Returning

In Market vs Out of Market



■ 445 In Market  
■ 290 Out of Market

Traffic Sources



■ 216 Organic  
■ 94 Paid  
■ 425 Direct, Referral, App



\*Due to data privacy we do not have visibility for all user locations.

## Advisor



**ANTHONY R. BOLLING, JD, CCIM**

Group Leader

anthony@anthonybollinggroup.com

Direct: 240.339.6979 | Cell: 202.531.6159

DC #BR701884 // MD #509962

### PROFESSIONAL BACKGROUND

Anthony was recognized as a Mega agent ranked #3 in sales production (out of 3,800 Keller Williams associates) across the MD/DC region and ranked #24 out of the country's Top 50 producing real estate agents by Keller Williams International. He is the #1 ranked commercial real estate professional at KWPP and "We're excited to see Anthony accomplish this achievement," said Patricia Long, Team Leader of Keller Williams Preferred Properties. "At Keller Williams, we believe in succeeding through people, and having Anthony on our team is a huge win for us."

Anthony has superior training, skills, and tools as a real estate professional. Following his graduation from the University of Virginia (In Charlottesville, VA) he sold homes to first-time home-buyers for the Marshall Heights Community Development Organization. After law school, he served as a commercial leasing broker for Barrueta & Associates and earned his Certified Commercial Investment Member designation (CCIM). "We're proud to be in business with Anthony," said John Davis, President, of Keller Williams International. "He's using Keller Williams systems, models, and tools to grow his business and help clients. And clearly, he's just hitting his stride in his market."

Anthony is very active in his community. He is a member of the Antioch Baptist Church of Deanwood, Washington (DC) Alumni Chapter of Kappa Alpha Psi Fraternity Incorporated, Fellowship Lodge No. 26 of Prince Hall Mason, UVA Football Alumni Club, CCIM Board of Director and twice past president of Mid-Atlantic Chapter of CCIM.

### EDUCATION

CCIM Institute (CCIM) 2005

DC School of Law (JD) 1994

University of Virginia (BA) 1987

Mckinley Technical Institute (H.S.) 1982

Rabaut Jr. High 1979

Kneen Elementary 1976

Carver Elementary 1975

#### The Anthony Bolling Group

1441 McCormick Drive Suite 1020

Upper Marlboro, MD 20774

240.737.5000

anthonybollinggroup.com



## Prospect Report Jun-Oct

### CURRENT PROSPECTS

Prospect/Broker Name	Price	Use	Comments
-	-	-	-

### PAST PROSPECTS

Prospect/Broker Name	Price	Use	Comments
-	-	-	-

