

**BEST
ADDRESS**



Information Necessary for an Offer

HOW TO REGISTER AND SUBMIT AN OFFER:

To register an offer, please call Joseph Himali at (202) 669-4656. Please deliver offers to Joe@BestAddress.com.

SELLER(s):

1674 Irving Street NW, LLC

LEGAL DESCRIPTION:

Lot 0194 Square 2591 Tax ID 2591//0194

EARNEST MONEY DEPOSIT

It is strongly preferred that **Earnest Money Deposits be at least 5% and held by the Settlement Company.**

PROPERTY INSPECTIONS:

Pre-offer property inspections are welcome **with prior notice to the listing agent.**

FINANCING:

For Offers Requiring Financing: Any offer requiring financing must have a pre-approval letter for the prospective buyer. The lender's approval letter should state that the prospective buyer's credit has been checked, that the buyer's income and assets have been verified, and (if applicable) that the loan is not contingent on the sale of the buyer's current residence

For "Cash" Offers: To be seriously considered, a "cash" offer must include copies of current statements from a financial institution demonstrating the prospective buyer's ability to purchase the property without financing.

CONTINGENCY INFORMATION:

Strongest preference will be given to offers that have the fewest contingencies.

PREFERRED SETTLEMENT DATE:

A short settlement time is preferred.

PREFERRED SETTLEMENT COMPANIES:

Paragon Title
1410 Q Street NW
Washington, DC 20009
(202) 506-2828 Office

INFORMATION ABOUT THE LISTING AGENT NEEDED FOR OFFERS:

Listing Company Name: **RLAH Real Estate, LLC**
Listing Company Address:
4600 North Park Avenue #100
Chevy Chase, MD 20815
Office Phone Number: **301-652-0643**
Listing Agent Name: **Joseph Himali**

Listing Agent's Mobile Phone Number: **202-669-4656**
Listing Agent's License #: **DC BR98367524**
Listing Agent's E-mail: Joe@BestAddress.com
Listing Broker's License #: **DC BR98374830**
Team Leader: **Joseph Himali**

Cash Flow

Exported On: 01/12/2026 03:04 PM

Tiber Realty Group LLC

Properties: Irving St, NW 1674 - 1674 Irving Street, NW Washington, DC 20010

Date Range: 01/01/2025 to 12/31/2025

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
OPERATING INCOME	
Rent Income	135,131.02
Total OPERATING INCOME	135,131.02
UTILITIES REIMBURSEMENT	
Water Reimbursement	840.00
Total UTILITIES REIMBURSEMENT	840.00
Total Operating Income	135,971.02
Expense	
ADMINISTRATIVE EXPENSES	
Management Fees	9,197.79
Rental Fee	3,071.25
Accounting Expenses	1,950.00
Licenses and permits	884.30
Miscellaneous Administrative	365.00
Total ADMINISTRATIVE EXPENSES	15,468.34
REPAIRS AND MAINTENANCE	
Painting	2,175.00
Carpentry	1,115.00
Plumbing	2,591.92
Electrical Repair	400.00
Lock and Key Repair	545.90
Roof and Gutter Repair	150.00
Appliance Repair	540.60
Exterminating	371.00
Garbage and Recycling	2,035.20
Gardening	2,650.00

Janitorial Expense	1,125.00
Cleaning	1,095.00
Snow Removal	735.00
Miscellaneous Expense	1,157.38
Fire System Inspection	280.90
Total REPAIRS AND MAINTENANCE	16,967.90
UTILITIES	
Electricity	1,055.83
Water and Sewer	5,803.19
Total UTILITIES	6,859.02
CAPITAL IMPROVEMENTS	
Appliance Replacement	898.54
Exterior Painting	8,600.00
Total CAPITAL IMPROVEMENTS*	9,498.54
TAXES/INSURANCE/LOANS	
Insurance - Property	2,376.00
Property Tax	12,534.10
Total TAXES/INSURANCE/LOANS	14,910.10
Total Operating Expense	54,205.36
NOI - Net Operating Income	81,765.66
Total Income	135,971.02
Total Expense	54,205.36
Net Income	81,765.66

*Capital Improvements not calculated as expense

Cash Flow

Exported On: 01/12/2026 03:27 PM

Tiber Realty Group LLC

Properties: Irving St, NW 1674 - 1674 Irving Street, NW Washington, DC 20010

Date Range: 01/01/2024 to 12/31/2024

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
OPERATING INCOME	
Rent Income	134,623.30
Laundry Income	48.76
Parking Fees	1,100.00
Total OPERATING INCOME	135,772.06
UTILITIES REIMBURSEMENT	
Water Reimbursement	840.00
Total UTILITIES REIMBURSEMENT	840.00
Total Operating Income	136,612.06
Expense	
ADMINISTRATIVE EXPENSES	
Management Fees	9,668.77
Rental Fee	1,646.25
Accounting Expenses	1,950.00
Licenses and permits	300.00
Total ADMINISTRATIVE EXPENSES	13,565.02
REPAIRS AND MAINTENANCE	
Painting	5,650.00
Carpentry	7,148.00
Plumbing	1,641.96
Electrical Repair	165.00
HVAC repair/maintenance (Heat, V	2,085.00
Roof and Gutter Repair	150.00
Appliance Repair	713.00
Garbage and Recycling	1,961.00
Gardening	2,600.00

Janitorial Expense	600.00
Cleaning	250.00
Snow Removal	375.00
Miscellaneous Expense	-203.75
Fire System Inspection	1,113.26
Total REPAIRS AND MAINTENANCE	24,248.47
UTILITIES	
Electricity	752.84
Gas	918.53
Water and Sewer	3,471.68
Total UTILITIES	5,143.05
CAPITAL IMPROVEMENTS*	
Appliance Replacement	1,449.64
Total CAPITAL IMPROVEMENTS	1,449.64
TAXES/INSURANCE/LOANS	
Insurance - Property	2,257.00
Property Tax	13,234.50
Total TAXES/INSURANCE/LOANS	15,491.50
Total Operating Expense	58,448.04
NOI - Net Operating Income	78,164.02
Total Income	136,612.06
Total Expense	58,448.04
Net Income	78,164.02

*Capital Improvements not calculated as expense

Cash Flow

Exported On: 01/12/2026 03:27 PM

Tiber Realty Group LLC

Properties: Irving St, NW 1674 - 1674 Irving Street, NW Washington, DC 20010

Date Range: 01/01/2023 to 12/31/2023

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
OPERATING INCOME	
Rent Income	134,763.04
Parking Fees	1,200.00
Total OPERATING INCOME	135,963.04
UTILITIES REIMBURSEMENT	
Electricity Reimbursement	698.44
Water Reimbursement	391.33
Total UTILITIES REIMBURSEMENT	1,089.77
Total Operating Income	137,052.81
Expense	
ADMINISTRATIVE EXPENSES	
Management Fees	9,617.79
Rental Fee	1,425.00
Accounting Expenses	1,750.00
Licenses and permits	873.30
Total ADMINISTRATIVE EXPENSES	13,666.09
REPAIRS AND MAINTENANCE	
Painting	-950.00
Carpentry	4,160.00
Plumbing	1,599.93
Electrical Repair	1,590.00
HVAC repair/maintenance (Heat, V	250.00
Roof and Gutter Repair	150.00
Appliance Repair	543.21
Supplies	46.58
Exterminating	1,481.63

Garbage and Recycling	2,005.42
Gardening	1,750.00
Janitorial Expense	300.00
Cleaning	535.00
Fire System Inspection	463.49
Total REPAIRS AND MAINTENANCE	13,925.26
UTILITIES	
Electricity	1,708.16
Gas	974.33
Water and Sewer	3,608.54
Total UTILITIES	6,291.03
CAPITAL IMPROVEMENTS*	
Appliance Replacement	1,900.08
Total CAPITAL IMPROVEMENTS	1,900.08
TAXES/INSURANCE/LOANS	
Insurance - Property	2,199.00
Property Tax	14,485.12
Total TAXES/INSURANCE/LOANS	16,684.12
PAYROLL EXPENSE	
Reimbursements Paid	2,450.00
Total PAYROLL EXPENSE	2,450.00
Total Operating Expense	53,016.50
NOI - Net Operating Income	84,036.31
Total Income	137,052.81
Total Expense	53,016.50
Net Income	84,036.31

*Capital Improvements not calculated as expense

Jurisdictional Disclosure and Addendum to the Sales Contract for District of Columbia
(Required for the Listing Agreement and required for the Sales Contract)

The Contract of Sale dated _____ between _____
_____, (Buyer) and 1674 Irving Street NW, LLC _____ (Seller)
for the purchase of the real property located at 1674 Irving Street NW
Unit #N/A _____ City Washington _____ StateDC _____ Zip Code 20010-2724 Parking Space(s) #N/A
Storage Unit #N/A _____ with the legal description of Lot 0194 _____ Block/Square 2591
Section N/A _____ Subdivision/Project Name Mount Pleasant _____ Tax Account #2591//0194
is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

PART I. SELLER DISCLOSURE - AT TIME OF LISTING:

The information contained in this Disclosure was completed by Seller, is based on the Seller's actual knowledge and belief, and is current as of the date hereof.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1301, Seller is exempt from property condition disclosure.

Yes No

2. HERITAGE TREES: Pursuant to DC Code § 8-651.02(3A), a heritage tree is a tree with a circumference of 100 inches or more. Pursuant to D.C. Code § 8-651.04a there are restrictions, penalties and/or fines that may be levied for removal of Heritage Trees. Seller discloses there IS, OR IS NOT, a Heritage Tree, or trees, on the Property.

3. TENANCY: Seller represents that Property is/was OR is not/was not subject to an existing residential lease or tenancy at the time Seller decided to sell. District of Columbia broadly defines a tenant as "a tenant, subtenant, lessee, sublessee, or other person entitled to the possession, occupancy, or the benefits of any rental unit within a housing accommodation." If applicable, the following required Addendum shall be incorporated into the Contract.

- Tenancy Addendum for District of Columbia (Single-Family Accommodation)
- Tenancy Addendum for District of Columbia (2 to 4 Rental Units)
- Multi-Unit or Non-Residential Addendum

4. CONDOMINIUM/CO-OPERATIVE/HOMEOWNERS ASSOCIATION: Seller represents that this Property is OR is not subject to a condominium, co-operative or homeowners association. If applicable, the following required addendum is attached:

- Condominium Seller Disclosure/Resale Addendum for District of Columbia,
- Co-operative Seller Disclosure/Resale Addendum for Maryland and District of Columbia, or
- HOA Seller Disclosure/Resale Addendum for District of Columbia

5. UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family home sales only)

In accordance with the requirements of the District of Columbia Underground Storage Tank Management Act of 1990 [D.C. Code §8-113.02(g)], as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Buyer that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tanks as that term is defined in the Act and the Regulations, except as follows: N/A

6. PROPERTY TAXES: Future property taxes may change. To determine the applicable rate, see <https://otr.cfo.dc.gov/page/real-property-tax-rates>. Additional information regarding property tax relief and tax credit information (tax reductions for seniors, homestead exemptions, property tax abatements and others) can be found at: <http://otr.cfo.dc.gov/page/real-property-tax-credits-frequently-asked-questions-faqs>.

Signed by: Ephraim Hackmey _____
Seller B3D73606046E... Date 1/24/2026 Seller _____ Date _____

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller 1674 Irving Street NW, LLC and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **SELLER DISCLOSURE:** Pursuant to D.C. Code §42-1302, prior to the submission of the offer, Buyer is entitled to a Seller's Disclosure Statement (if Seller is not exempt) and hereby acknowledges receipt of same. Yes No
 Not applicable

2. **RECORDATION AND TRANSFER TAXES:** Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/service/recorder-deeds-frequently-asked-questions-faqs>. In limited circumstances, an exemption from Recordation Tax may be available to Buyer, if Buyer meets the requirements for the Lower Income Home Ownership Exemption Program ("Tax Abatement Program"). See below for additional information. Unless otherwise negotiated, the following will apply:

- A. **Real Property:** Recordation Tax will be paid by Buyer and Transfer Tax will be paid by Seller.
- B. **Co-operatives:** The Economic Interest Deed Recordation Tax will be split equally between Buyer and Seller. There is no Transfer Tax for Co-operatives.
- C. **Tax Abatement Program:** Additional information (including the required Application Form) for the Tax Abatement Program can be obtained at: <https://otr.cfo.dc.gov/publication/rod-9-lower-income-homeownership-exemption-program>. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender. Buyer is OR is not applying for the Tax Abatement Program.
- D. **First-Time Homebuyer Recordation Tax Credit:** Buyer is OR is not a District of Columbia First-Time Homebuyer and may be eligible for a reduced recordation tax. It is the Buyer's responsibility to confirm their eligibility (See <https://otr.cfo.dc.gov/node/1272871>).

3. The principals to the Contract mutually agree that the provisions hereof shall survive the execution and delivery of the Deed and shall not be merged herein.

Seller (<i>sign only after Buyer</i>)	Buyer
Date	Date
Seller (<i>sign only after Buyer</i>)	Buyer
Date	Date



Inclusions/Exclusions Disclosure and/or Addendum (Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 1674 Irving Street NW, Washington, DC 20010-2724

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment; plumbing and lighting fixtures; ~~sump pump; attic and exhaust fans; storm windows; storm doors; screens; installed wall-to-wall carpeting; central vacuum system (with all hoses and attachments); shutters; window shades; blinds; window treatment hardware; mounting brackets for electronics components; smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings.~~ Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY. The items checked below convey.** If more than one of an item conveys, the number of items shall be noted in the blank.

KITCHEN APPLIANCES

- 6 Stove/Range
- Cooktop
- Wall Oven
- 5 Microwave
- 6 Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- 5 Dishwasher
- 6 Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

LAUNDRY

- 6 Washer
- 6 Dryer

ELECTRONICS

- Security Cameras
- Alarm System
- Intercom
- Satellite Dishes
- Video Doorbell

LIVING AREAS

- Fireplace Screen/Doors
- Gas Logs
- Ceiling Fans
- Window Fans
- Window Treatments

WATER/HVAC

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window AC Units

RECREATION

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

OTHER

- Storage Shed
- 2 Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)
-
-

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: N/A

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: N/A

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

Signed by:

Ephraim Hackmey Date 1/24/2026

Seller Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)
The Contract of Sale dated _____ between Seller 1674 Irving Street NW, LLC and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer) Date

Buyer Date

Seller (sign only after Buyer) Date

Buyer Date

Seller's Disclosure Statement

Instructions

These Instructions are to assist the Seller in completing the required Seller's Disclosure Statement in order to comply with the District of Columbia Residential Real Property Seller Disclosure Act.

1. Who must complete the Seller's Disclosure Statement?

The Seller must complete the Statement him or herself (not the broker, management company, condominium association, cooperative association, or homeowners association).

2. The Seller must provide the Seller's Disclosure Statement to the Purchaser for the following transactions:

The Act applies to the following types of transfers or sales of District of Columbia real estate:

- a. Where the property consists of one to four residential dwelling units;
- b. The transaction is a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase; and
- c. The purchaser expresses, in writing, an interest to reside in the property to be transferred.

3. The Seller does not need to complete the Seller's Disclosure Statement for the following transactions:

- a. Court ordered transfers;
- b. Transfers to a mortgagee by a mortgagor in default;
- c. Transfers by sale under a power of sale in a deed of trust or mortgage or any foreclosure sale under a decree of foreclosure or deed in lieu of foreclosures;
- d. Transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- e. Transfers between co-tenants;
- f. Transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combination of the foregoing);
- g. Transfer between spouses under a divorce judgment incidental to such a judgment;
- h. Transfers or exchanges to or from any governmental entity; and
- i. Transfers made by a person of newly constructed residential property that has not been inhabited.

4. When does the Seller's Disclosure Statement have to be provided to the Purchaser?

In a sale, before or at the time the prospective transferee executes a purchase agreement with the transferor. In an installment sales contract (where a binding purchase contract has not been executed), or in the case of a lease with no option to purchase, before or at the time the prospective transferee executes the installment sales contract or lease with the transferor.

5. What information must the Seller disclose?

Answer ALL questions on the Seller's Disclosure Statement. If some items do not apply to your property, check "N/A" (not applicable). If you do not know the facts, check "UNKNOWN". Report actually known conditions referred to in the questions. Each disclosure must be made in "good faith" (honesty in fact in the making of the disclosure). Attach additional pages with your signature if additional space is required.

The Seller of a condominium unit, cooperative unit, or a lot in a homeowners association, is to provide information only as to the Seller's unit or lot, and not as to any common elements, common areas or other areas outside of the unit or lot.

6. What is the remedy if the Seller does not provide the Seller's Disclosure Statement to the Transferee?

If the Seller's Disclosure Statement is delivered after the purchaser executes the purchase agreement, installment sales contract or lease with an option to purchase, the purchaser may terminate the transaction by written notice to the seller not more than five (5) calendar days after receipt of the Seller's Disclosure Statement by the purchaser, and the deposit must be returned to the purchaser. The right to terminate is waived if not exercised before the earliest of:

- a. The making of an application for a mortgage loan (if the lender discloses in writing that the right to rescind terminates on submission of the application);
- b. Settlement or date of occupancy in the case of a sale; or
- c. Occupancy in the case of a lease with an option to purchase.

7. If the Seller finds out different information after providing the Seller's Disclosure Statement to the Purchaser, how does this impact a ratified contract?

If information becomes inaccurate after delivery of the disclosure form, the inaccuracy shall not be grounds for terminating the transaction.

8. How must a Seller deliver the Seller's Disclosure Statement to the Transferee?

The Seller's Disclosure Statement must be delivered by personal delivery, facsimile delivery, or by registered mail to the transferee. Execution by the transferor of a facsimile is considered execution of the original.



Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES (Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 1674 Irving Street NW, Washington, DC 20010-2724

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazard:

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
N/A OR

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
N/A OR

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) Buyer has read the Lead Warning Statement above.

(D) Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.

(E) Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).

(F) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) ^{DS} ^{JH} Agent has informed the Seller of the Seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by: Ephraim Hakmev 1/24/2026
Seller Date

Seller Date

Signed by: Joseph Himali 1/22/2026
Agent for Seller, if any Date

Buyer Date

Buyer Date

Agent for Buyer, if any Date

LEAD-BASED PAINT DISCLOSURE FORM

FOR DC REAL ESTATE SALES



Purpose: Inform potential homebuyers of the presence of lead-based paint and related hazards at this property.

This form is required for properties built before 1978. This form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the purchaser.

- Housing built before 1978 is presumed to contain lead-based paint.
 - Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
 - Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
 - Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- DC Law requires the buyer to have this information **before** they decide to purchase the property.

Are you a POTENTIAL BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint reports, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.

Property owners: keep the signed original of this form on record for at least 6 years from the date of the most recent signature, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:	YOU NEED TO:
The property owner	<ul style="list-style-type: none"> ▪ Complete Sections A and B. ▪ Provide a copy to the buyer.
The potential buyer	<ul style="list-style-type: none"> ▪ Carefully review Section B. ▪ Sign Section C.



SECTION A: PROPERTY OWNER'S SIGNATURE

Property Address: 1674 Irving Street NW Unit: N/A Washington, DC ZIP: 20010-2724

I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead reports.

Owner Name: 1674 Irving Street NW, LLC

Signed by: Signature: Ephraim Hackmey

Owner Name: _____

Signature: 4F7B5D73000040E...

SECTION B: INFORMATION ABOUT LEAD-BASED PAINT IN THIS PROPERTY

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?

- Yes, in the following location(s): N/A
For more space, attach a summary _____
- No; I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

- No
- Yes, in the following location(s): N/A
For more space, attach a summary _____

Does DC Government have any pending actions related to lead-based paint for this property?

Check all that apply

- A notice of violation
- A notice of lead-based paint hazards
- An administrative order to eliminate lead-based paint hazards
- Other notices or orders related to lead-based paint. **Please list:** N/A
- There are no pending actions related to lead-based paint at this property.

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, common area(s), or other appurtenances)?

This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.

- No
- Yes **and** I understand I must provide a copy of those documents to the buyer if they ask.

SECTION C: BUYER'S ACKNOWLEDGEMENT

I was provided this form and the *Protect Your Family from Lead in Your Home* pamphlet before I signed a purchase agreement.

- Yes
- No, I have already signed a purchase agreement.

I understand I have the right to ask the owner for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances).

Name: _____ Signature: _____

Name: _____ Signature: _____





Tenancy Addendum for District of Columbia (5 or More Units)
(Required for use with Form #1313 where any Tenancy exists)

The Contract of Sale dated _____ Address 1674 _____ Irving Street NW
 Unit # N/A _____, City Washington _____, State DC _____ Zip 20010-2724
 Between Seller 1674 Irving Street NW, LLC _____
 and Buyer _____

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this contract.

1. BUYER ACKNOWLEDGEMENT: Buyer acknowledges that there are a number of legal issues/requirements a landlord in the District of Columbia should be aware of, including but not limited to: rental registration requirements, landlord/tenant rights and obligations, business license requirements, rent control, Tenant Opportunity to Purchase Act, the District Opportunity to Purchase Act, and the eviction process. Additionally, Buyer is advised to consult the appropriate District of Columbia and/or obtain legal counsel regarding such matters.

2. TENANCY: As provided in GCAAR Form #1313, District of Columbia Jurisdictional Disclosure and Addendum, the Property is/was at the time the Seller decided to sell subject to existing tenancy(ies) and/or lease(s) as follows (attach addendum for additional tenants):

Tenant Name(s)	Unit#	Current Rent	Copy of Lease Attached		Tenancy Conveys	
Modesto Reyes-Calvario	B	\$1,614.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Samantha F. Fakahamy	1	\$1,993.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Ilana N. Sadholz	2	\$2,000.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Nicole C. Cook	3	\$2,202.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Claire H. O'Donnell	4	\$2,195.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Isabelle D. Harris	5	\$1,993.00	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

A. Possession: Buyer and Seller agree that Buyer's obligation to complete Settlement IS or IS NOT (choose one) contingent upon Seller delivering the Property vacant and free of tenancies at Settlement. Seller will give possession of Property at Settlement subject to existing tenancy(ies) and leases as indicated above.

B. Adjustments: Rents are to be adjusted to the Settlement Date. Security deposits and any accrued interest thereon are to be paid to Buyer at the time of Settlement.

C. Seller Obligation: Without the prior written consent of Buyer, Seller shall not modify the terms of or terminate any tenancy(ies) intended to convey. In addition, the Seller will not enter into any new leases or tenancies with respect to the Property. Seller shall keep Buyer and Brokers apprised of all tenancy-related correspondence and negotiations with Tenant(s), and any actions required to be taken by Seller shall be taken in accordance with District of Columbia law and regulations.

3. TENANT OPPORTUNITY TO PURCHASE ("TOPA"): TOPA provides certain tenants in the District of Columbia with an opportunity to purchase their rental accommodation and a right of first refusal pursuant to Title IV of D.C. Law 3-86, "RENTAL HOUSING CONVERSION AND SALE ACT OF 1980".

A. Required Notice to all Tenants: In compliance with DC Official Code §42-3404.03, Seller must send via certified mail, on the same day, to each Tenant individually and the Mayor in care of the District of Columbia Department of Housing and Community Development ("DHCD") certain required TOPA Notices on forms provided by DHCD. Seller (choose one):

HAS provided on N/A _____ Date _____ to Tenant(s) and DHCD a written **Offer of Sale: Tenant Opportunity to Purchase (TOPA) and District Opportunity to Purchase Act (DOPA) for Housing Accommodations with Five or More Rental Units WITHOUT a Third-Party Contract ("Offer of Sale")**, a copy of which is attached hereto. Seller represents and agrees that within 5 Business Days after Date of Ratification of this Contract, Seller will send to Tenant(s) and DHCD, the 15-day **Right of First Refusal for a Five or More Rental Unit Housing Accommodation ("Form C")** together with a copy of this Contract. Seller will also post Form C with a copy of this Contract in a conspicuous place in the common area of the housing accommodation.

HAS NOT provided any form to Tenant(s) and DHCD. Seller represents and agrees that, within 5 Business Days after Date of Ratification of this Contract, Seller will send to Tenant(s) and DHCD a written **Offer of Sale: Tenant Opportunity to Purchase (TOPA) and District Opportunity to Purchase Act (DOPA) for Housing Accommodations with Five or More Rental Units WITH a Third-Party Contract**, which Notice also contains a 15-day right of first refusal, together with a copy of this Contract. Seller will also post the **Offer of Sale** with a copy of this Contract in a conspicuous place in the common area of the housing accommodation.

4. **TOPA COMPLIANCE:** Seller agrees to contact Settlement Agent within 3 Business Days of Ratification to ensure Buyer’s ability to procure an owner’s title insurance policy without exception to TOPA and to determine that Seller is either in compliance with both TOPA Notice requirements and title insurance underwriting requirements pertaining to TOPA (“TOPA Compliance”) or to establish the necessary steps to be in compliance with such requirements.

Accomplishing TOPA Compliance requires Delivery to the Settlement Agent of specific documentation satisfactory to the title insurance underwriter, including but not limited to, copies of required TOPA Notices and evidence of their Delivery as well as collectively completed and executed TOPA Affidavits and/or Assignments for consideration executed by any established Tenant Organization (as required by the title insurance underwriter).

A. **Buyer’s Right to Void:** In the event that Seller has not accomplished TOPA Compliance, within ___ days following the Date of Ratification (“Deadline”), Buyer may, at any time thereafter, but prior to Seller accomplishing TOPA Compliance, Deliver Notice that this Contract will become Void at 6:00 p.m. on the 3rd Day following Delivery of Buyer’s Notice, unless prior to that date and time, Seller has accomplished TOPA Compliance, in which case, this Contract will remain in full force and effect.

B. **Settlement:** Buyer and Seller acknowledge that Seller must accomplish TOPA Compliance prior to the Settlement Date. If Settlement does not occur on the Settlement Date due to Seller not having accomplished TOPA Compliance, and Seller is not in Default, then the Settlement Date shall automatically be extended to the date which is the third Business Day following the date Seller accomplishes TOPA Compliance unless otherwise agreed by Buyer and Seller.

C. **General Provisions:** Seller shall keep Buyer and Brokers apprised of all correspondence, contracts, and other developments with respect to any TOPA-related negotiations with Tenant(s). All actions required hereunder to be taken by Seller shall be taken in accordance with District of Columbia law and regulations.

Signed by:
Ephraim Hackney
Seller #7B3D73606046E... 1/24/2026
Date

Buyer Date

Seller Date

Buyer Date



**GOVERNMENT
OF THE
DISTRICT OF COLUMBIA**
Muriel Bowser, Mayor

Department of Licensing and Consumer Protection

**Business Licensing Division
1100 4th Street S.W.
Washington DC 20024**

Date Issued : 07/28/2025
Category : 5001
License# : 500117000585
License Period : 08/01/2025 - 08/31/2027

BASIC BUSINESS LICENSE

Billing Name and Address :

Ephraim Hackmey
1674 Irving Street NW, LLC

401 13th St NE
Apt 413
WASHINGTON DC 20002

Premise/Application's Name and Address :

1674 IRVING STREET NW, LLC.

1674 IRVING ST, WASHINGTON, DC 20010

Registered Agent's Name and Address :

Ephraim Hackmey
1674 IRVING STREET NW, LLC.

401 13th St NE
Apt 413
WASHINGTON DC 20002

Owner's Name : Ephraim Hackmey
Corp. Name : 1674 IRVING STREET NW, LLC.
Trade Name :

CofO/HOP# : CO1703958	SSL : 2591 0194	Zone :	Ward : 1	ANC :	PERM NO. :
Class B	UNITS : 6				

Housing: Residential - Apartment

--THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES--
DC Department of Licensing and Consumer Protection

Director :
Tiffany Crowe

*License Effective from the later of Issued or Start of License-Period Date

**Government of the District of Columbia
Department of Consumer and Regulatory Affairs**

1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov



C of O

CERTIFICATE OF OCCUPANCY

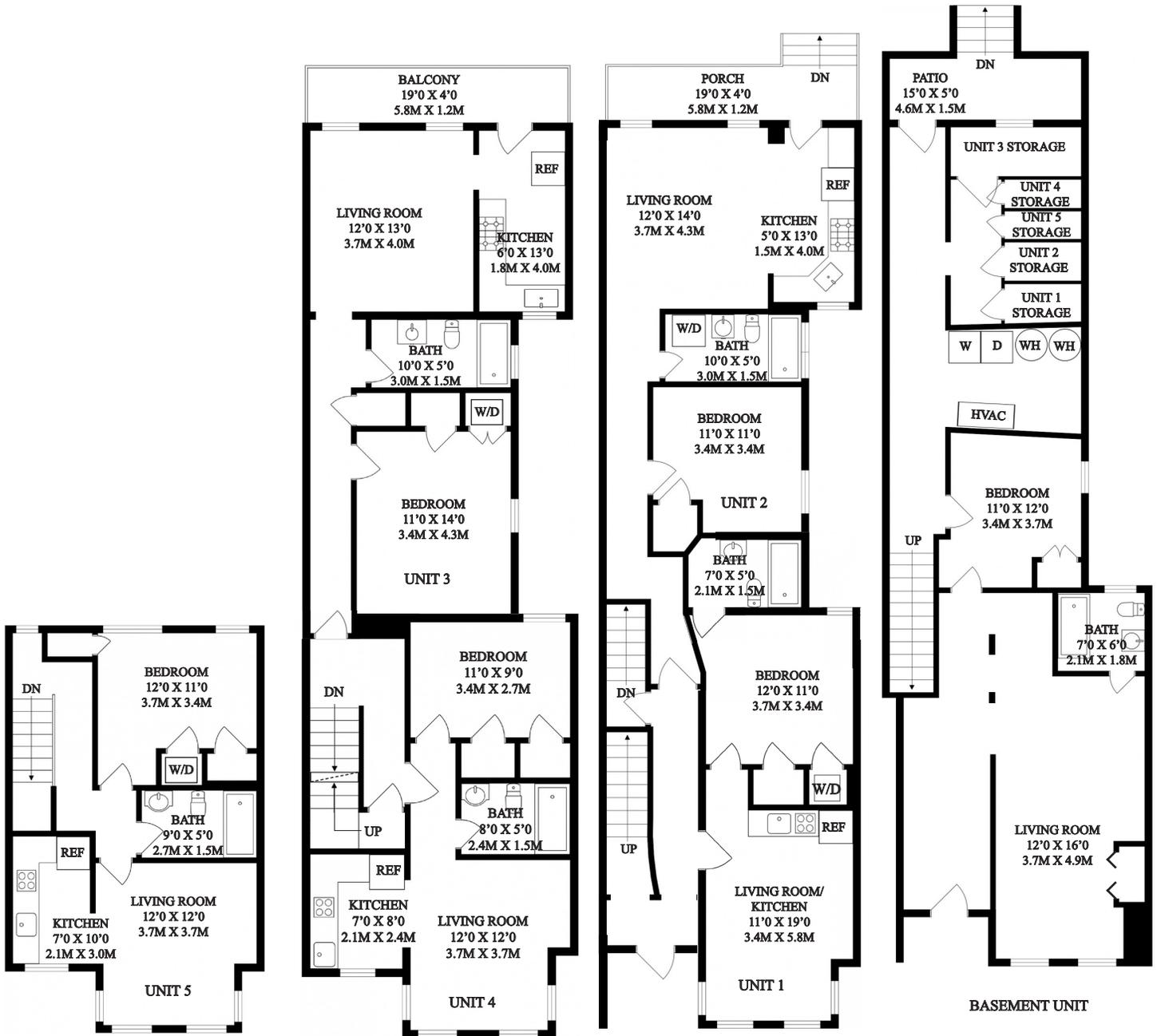
PERMIT NO. CO1703958

Issued Date: 09/29/2017

Address: 1674 IRVING ST NW		Zone: RF-1	Ward: 1	Square: 2591	Suffix:	Lot: 0194
Description of Occupancy: APARTMENT HOUSE -- 6 UNITS						
Permission Is Hereby Granted To: 1674 IRVING STREET NW, LLC		Trading As: NA		Floor(s) Occupied BASEMENT & 1ST-3RD		Occupant Load: 6 No. of Seats
Property Owner: 1674 IRVING STREET NW, LLC		Address: 926 C STREET, NE WASHINGTON, DC 20002		BZA/PUD Number:		Occupied Sq. Footage: 4281
Building Permit Number (if applicable)		Type of Application: Ownership Change		APPROVED BUILDING CODE USE Apartment Houses - R-2: APPROVED ZONING CODE USE: Apartment house APPROVED ZONING GENERAL USE: Residential		
<p>Conditions/ Restrictions:</p> <p>THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w DCMR Title 11 (Zoning) and Title 12 (Construction).</p> <p>As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.</p>						
Director: Melinda Bolling		Permit Clerk John McFarland		Expiration Date:		
9/29/2017 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639						



FLOOR PLAN



TOP LEVEL

3RD FLOOR

MAIN LEVEL

LOWER LEVEL

THIS DOCUMENT IS CERTIFIED TO:

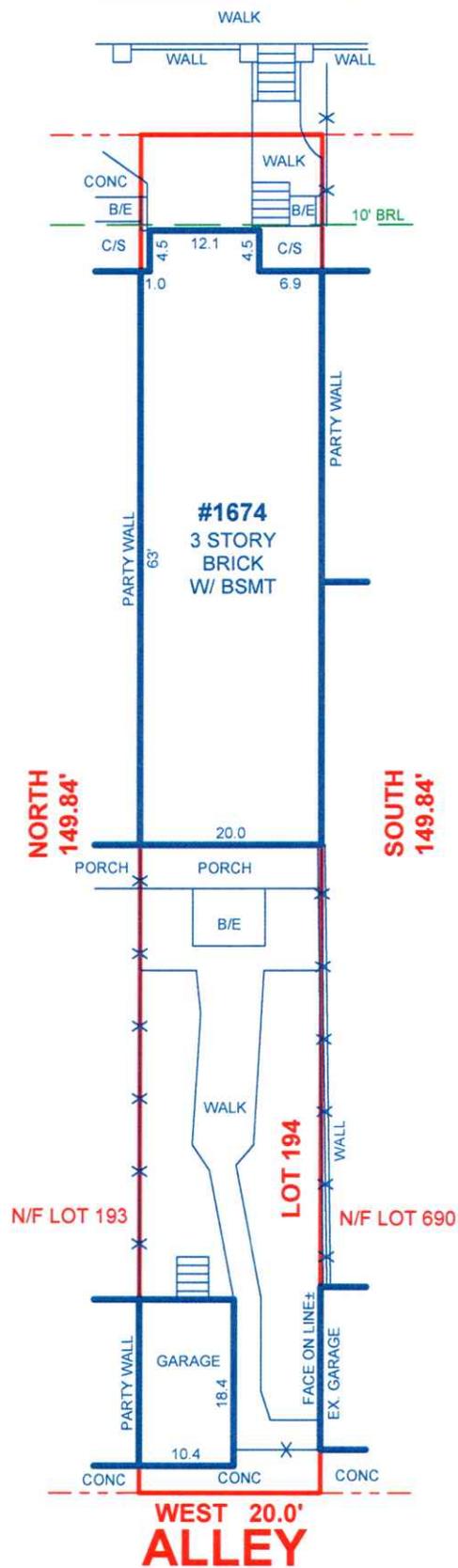
K V KVS TITLE
+ S LLC

CASE #: *****



IRVING STREET, N.W.

EAST 20.0'



L. CO 20, F. 28

LOCATION DRAWING OF:

#1674 IRVING STREET, N.W.

LOT 194 SQUARE 2591

WASHINGTON, D.C.

LIBER: COUNTY 20 FOLIO: 28

SCALE: 1"=20' DATE: 04-04-2025

DRAWN BY: SM FILE #: 252696-804

LEGEND:

- ✕ - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- N/F - NOW OR FORMERLY
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company



DULEY

and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

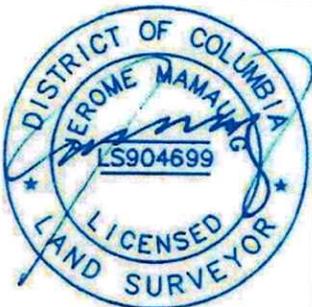
Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.



DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)