

SELLER'S REPORT

# 9012 Old Dominion DR, #A, Mclean, VA 22102

Prepared for Home Seller



Presented by

**Khalil El-Ghoul**

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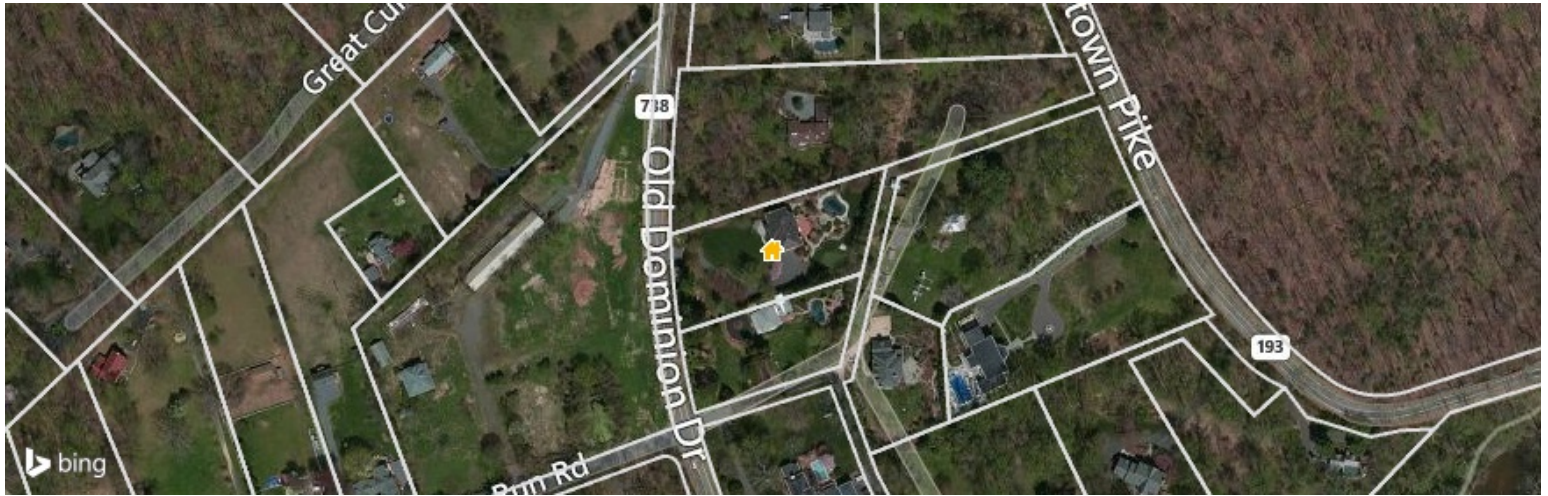
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3600 Chain Bridge Rd  
Fairfax, VA 22030

# 9012 Old Dominion DR, #A, Mclean, VA 22102



Legend: 🏠 Subject Property

RECENTLY SOLD

\* Public Record

## Current Estimated Value

# \$1,783,880

Last RVM® Update: 12/30/2014

RVM® Est. Range: \$1,676,848 – \$1,890,912

RVM® Confidence: ★★★★★

📉 RVM® Change - Last 1 Month: -\$6,720

📉 RVM® Change - Last 12 Months: -6.4%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

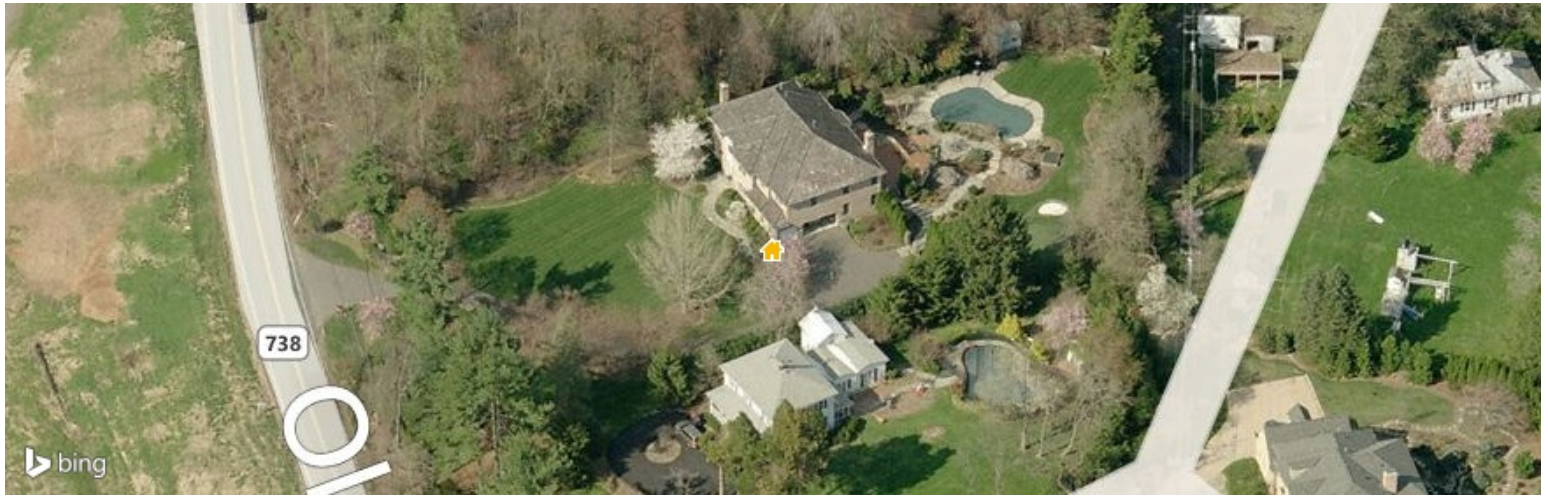
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	<b>Single Family Residence</b>	-	
Property Subtype	<b>Single Family</b>	-	
Bedrooms	<b>4</b>	-	
Total Baths	<b>6</b>	-	
Full Baths	<b>5</b>	-	
Partial Baths	<b>1</b>	-	
Living Area (sq ft)	<b>5,082</b>	-	
Lot Size	<b>1.36 acres</b>	-	
Lot Dimensions	<b>1.363 AC</b>	-	
Garage	<b>Yes</b>	-	
Garage (spaces)	<b>3</b>	-	
Pool	<b>Yes</b>	-	
Year Built	<b>1994</b>	-	
Roofing	<b>Wood Shake/ Shingles</b>	-	
Heating	<b>Heat Pump</b>	-	
Cooling	<b>Yes</b>	-	
Fireplaces	<b>2</b>	-	
Basement	<b>Full Basement</b>	-	
Construction	<b>Frame</b>	-	
Exterior Walls	<b>Brick</b>	-	
Number of Buildings	<b>0</b>	-	
Number of Stories	<b>2 story with basement</b>	-	

## Homeowner Facts

Owner Name	<b>Zhu, Shiqi</b>
Vesting	<b>,</b>
Owner Occupied	<b>Y</b>



# Extended Home Facts



Legend: 🏠 Subject Property

## Location Details

**Zoning**

RE,RES ESTATE 1D-UNIT/2AC

# Property History

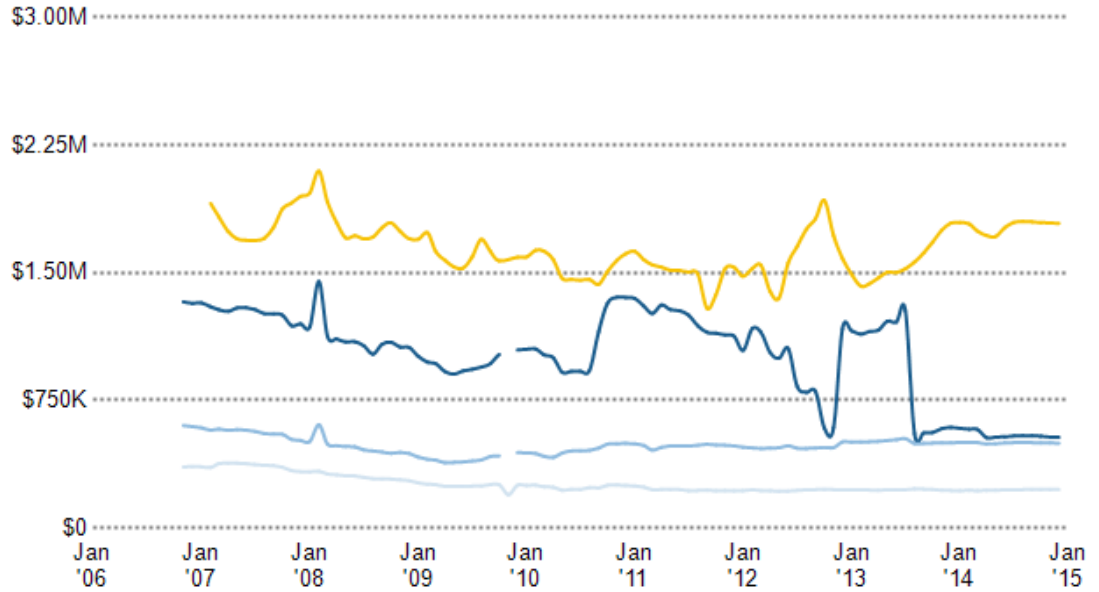
## Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 22102
- Fairfax County
- Virginia



## Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/22/2014	\$1,808,000	\$356
5/22/2014	\$1,808,000	\$356
5/24/2007	\$1,862,660	\$367
5/24/2007	\$1,862,660	\$367

## Assessed Values

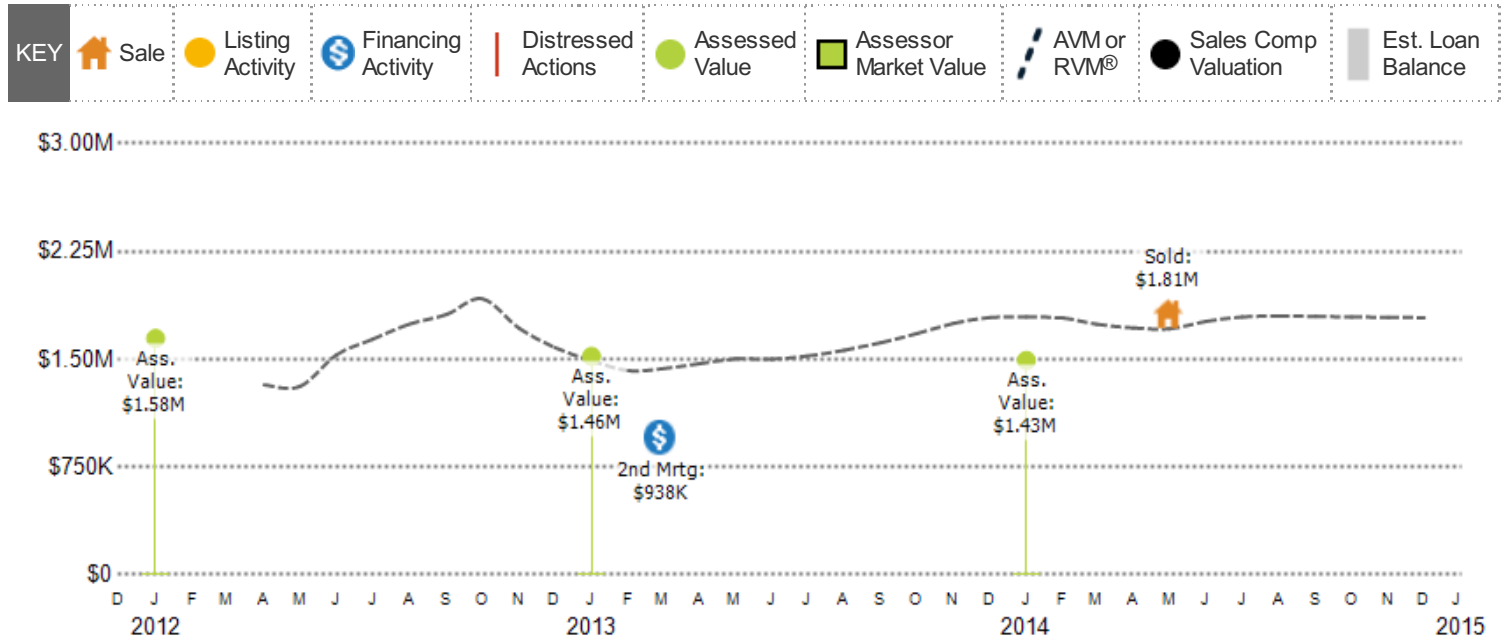
Date	Improvements	Land	Total	Tax
2014	\$658,090	\$773,000	\$1,431,090	\$7,968
2013	\$723,330	\$736,000	\$1,459,330	-
2012	\$807,940	\$776,000	\$1,583,940	-
2011	\$864,470	\$776,000	\$1,640,470	\$17,816
2008	\$972,720	\$825,000	\$1,797,720	-
2007	\$818,660	\$644,000	\$1,462,660	-
2003	\$722,140	\$253,000	\$975,140	-

## Legal Description

<b>Parcel Number:</b> 013-4-01-0025-B	<b>Zoning:</b> RE, RES ESTATE 1D-UNIT/2AC	<b>Census Tract:</b> 510594803.002000	<b>Abbreviated Description:</b> LOT:0025-B DIST:02-01-00 CITY/MUNI/TWP:DRANESVILLE #1 ELKINS	<b>City/Municipality/Township:</b> Mclean, VA 22102
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**Sales and Financing Activity**

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

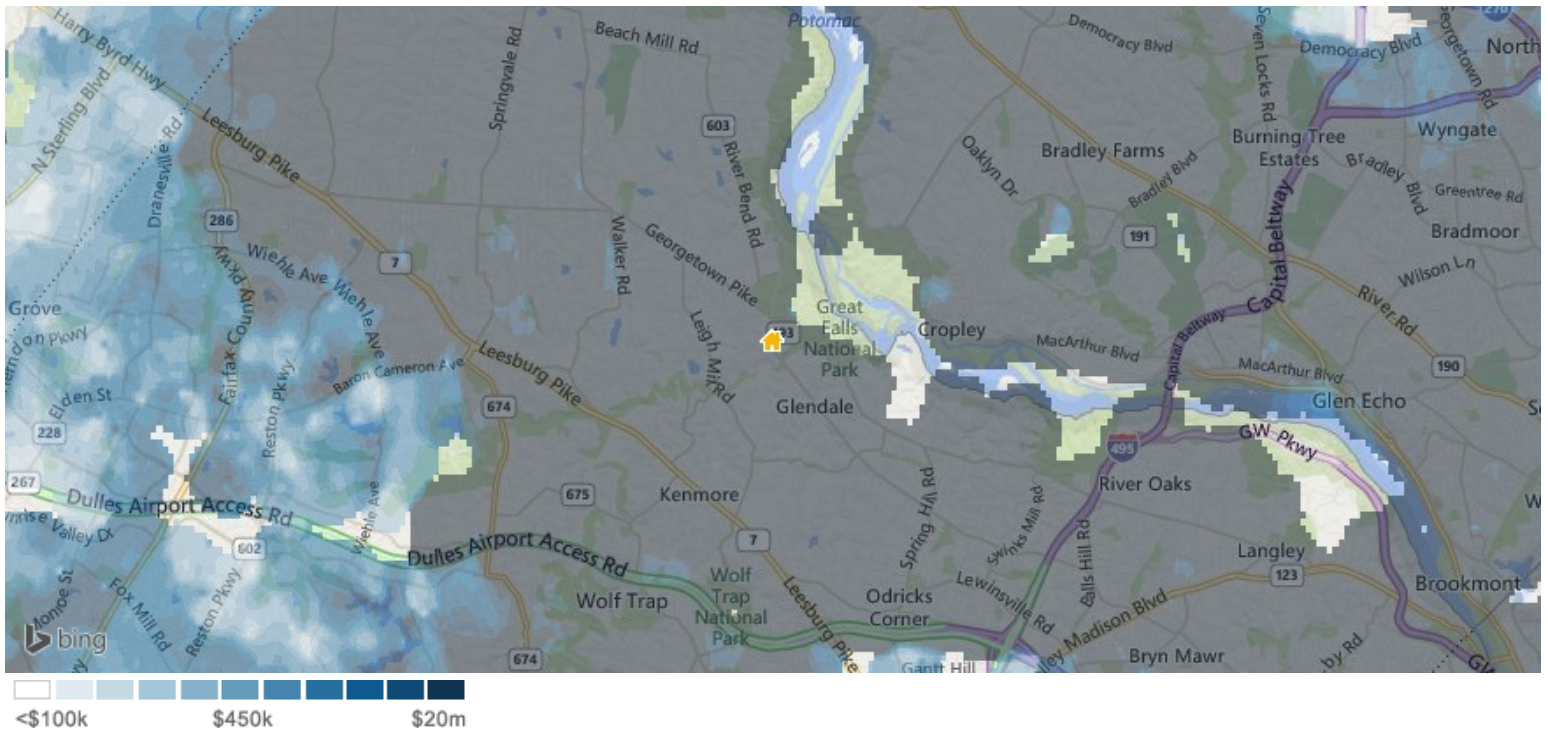


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Market Activity Over Time for 22102

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Market Snapshot

Compared with Last Year: January 17, 2014 vs. January 17, 2015

Median Est. Home Value

**\$534K**

Down -9.8%

Median Est. Listing Price

**\$1.10M**

Down -34.3%

Median Days in RPR

**97**

Down -7.6%

Sales Volume

**Market Activity**

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

**12 Months Ago**



**Last 30 Days**



**Month Prior**

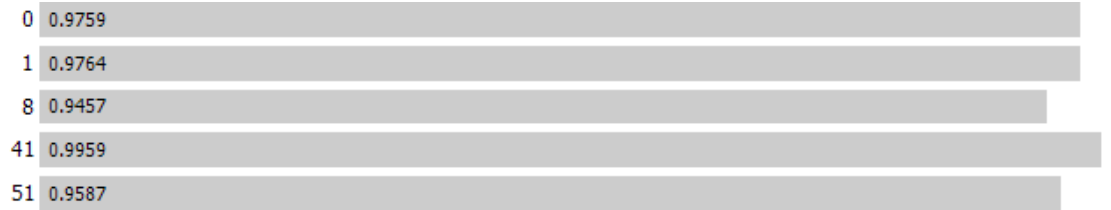


**Change in Price Compared With Days in RPR**

This chart displays average change in list price over time for listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



Change in Price



# Market Health Charts and Comparisons

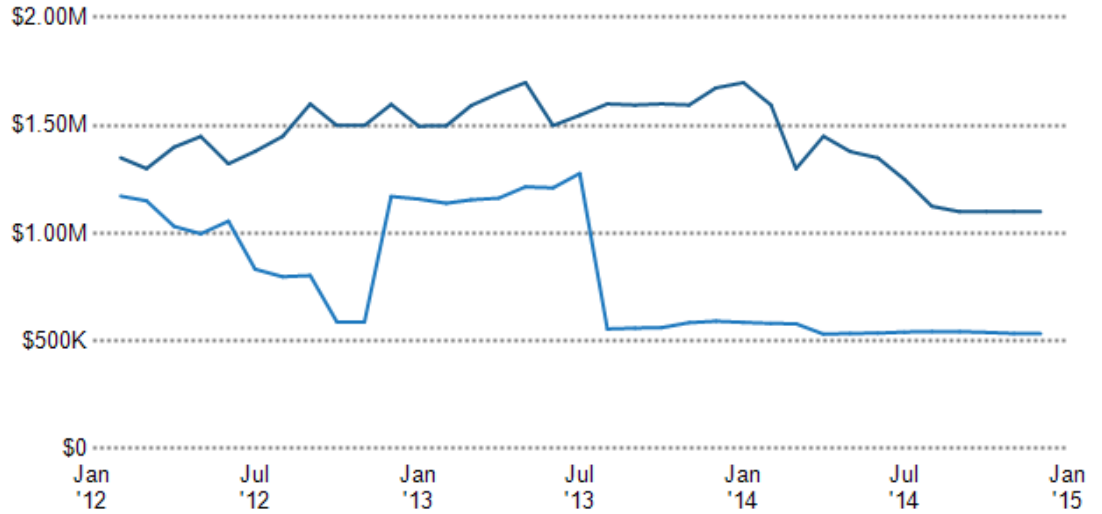
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



## Median Sales Price vs. Sales Volume

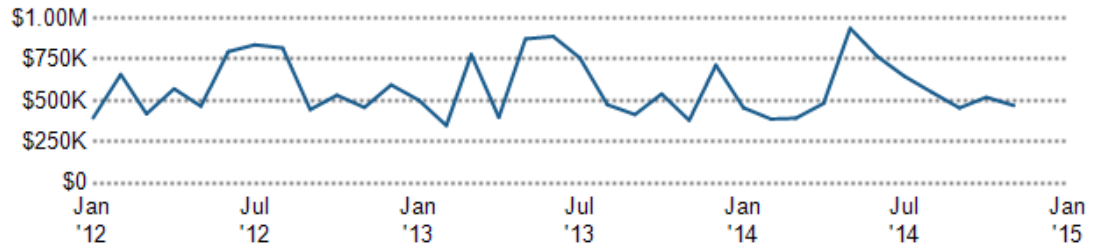
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

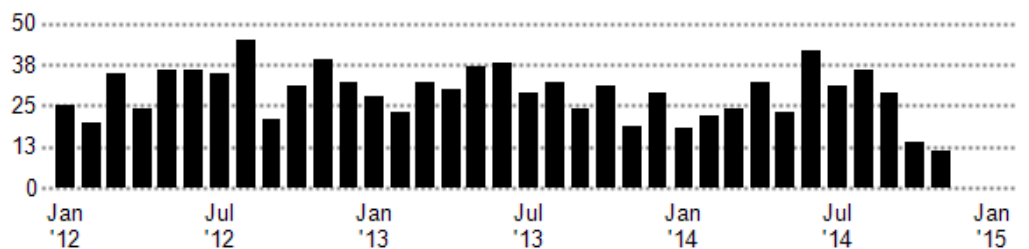
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

### Median Sales Price



### Sales Volume



### Median Listing Price vs. Listing Volume

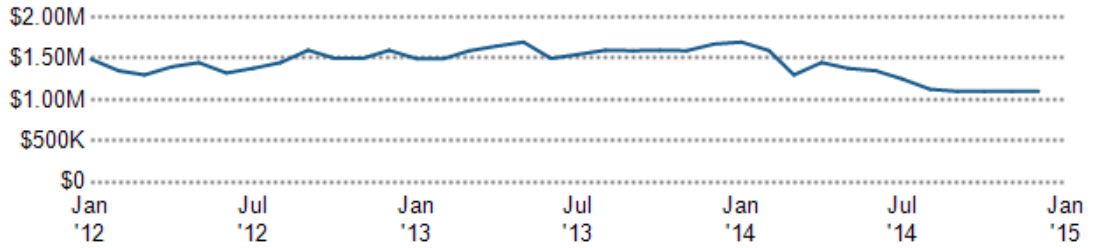
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

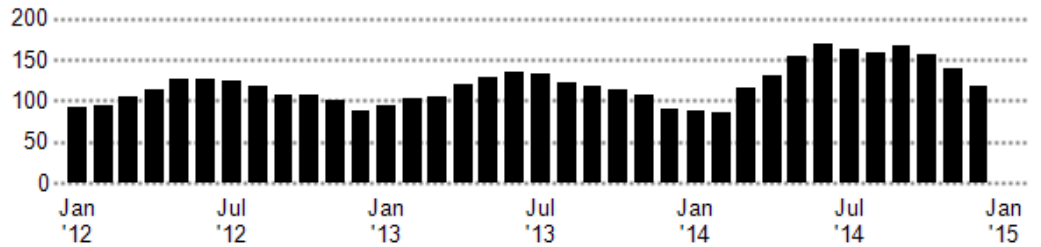
Update Frequency: Monthly

- Median List Price
- Listing Volume

**Median List Price**



**Listing Volume**



### Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



### Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

**This House**

\$446K 1

**Comps**

> \$120K 12

## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

### This House

5,082 sq. ft. **\$1,783,880**

### Comps

> 2,400 sq. ft. **\$1,883,989**

2,000 - 2,200 sq. ft. **\$1,100,000**

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

### This House

\$1.8M **1**

### Comps

> \$350K **12**

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

### This House

\$351 **1**

### Comps

> \$195 **12**

### Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ This House  
■ Comps

#### This House

21 yrs **1**

#### Comps



### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ Sales Count by Bedroom



### Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Properties



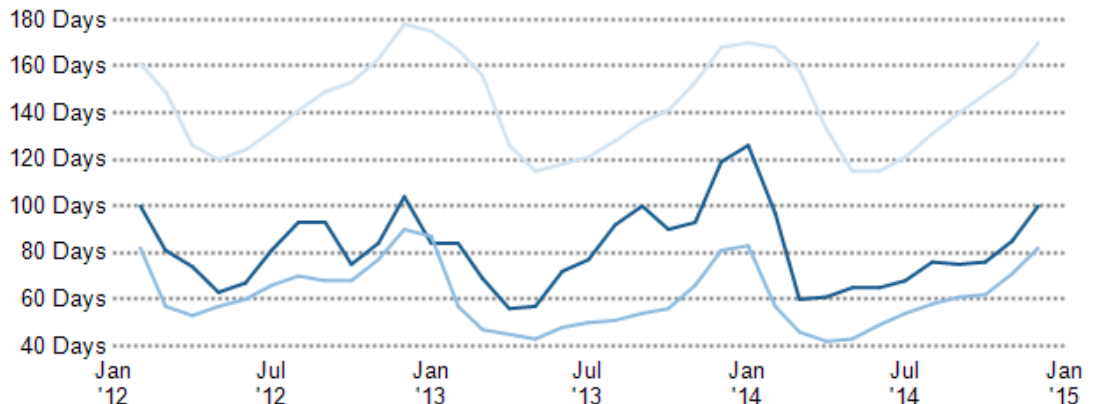
### Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

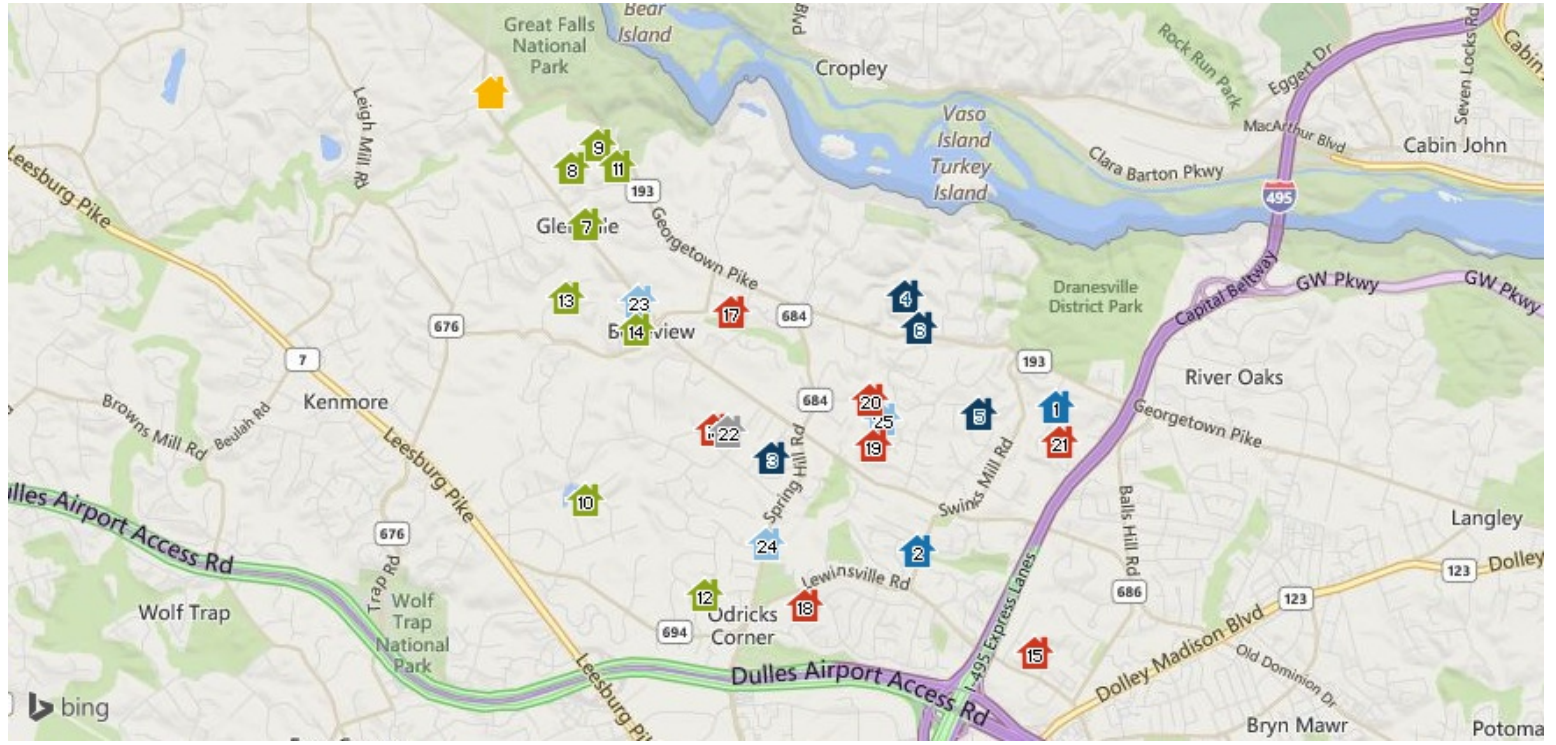
■ 22102  
■ Fairfax County  
■ Virginia







# Selected Market Activity



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

	Active Listings	Pending Sales	Sold	Distressed	Expired Listings
Total Number of Properties	2	4	8	8	3
Lowest Listing Price/Est. Value	\$925,000	\$1,200,000	\$1,100,000	\$865,170	\$2,300,000
Median Listing Price/Est. Value	\$1,010,000	\$1,411,950	\$1,592,000	\$1,309,045	\$3,875,000
Highest Listing Price/Est. Value	\$1,095,000	\$2,995,000	\$2,395,000	\$3,414,170	\$12,900,000
Median Living Area	1,873	4,383	5,812	3,593	9,382
Median Price per sq.ft.	\$647	\$319	\$314	\$391	\$491
Median Days in RPR	5	144	271	—	207
Median Age	51	35	31	38	7

FOR SALE

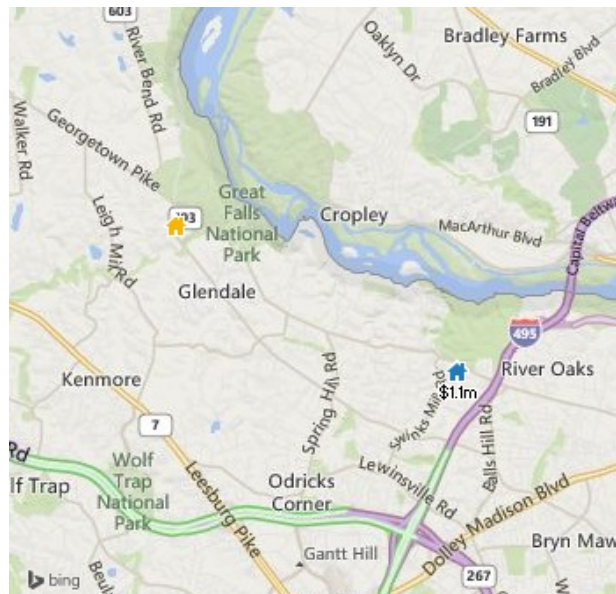
Active



<b>Address</b>	9012 Old Dominion DR, #A Mclean, VA 22102	932 Saigon Rd Mclean, VA 22102	7801 Foxhound Rd Mclean, VA 22102
<b>Status</b>	Subject Property	For Sale	For Sale
<b>Amount</b>	–	\$1,095,000 List Amount	\$925,000 List Amount
<b>Listing Date</b>	–	1/7/2015	1/16/2015
<b>Days in RPR</b>	–	10	1
<b>Price Per Sq. Ft.</b>	\$356	\$934	\$359
<b>Bedrooms</b>	4	3	5
<b>Total Baths</b>	6	2	4
<b>Partial Baths</b>	1	–	1
<b>Total Rooms</b>	–	3	5
<b>Living Area</b>	5,082	1,172	2,574
<b>Lot Size</b>	1.36 acres	0.75 acres	0.38 acres
<b>Year Built</b>	1994	1956	1972
<b>Living Area Range (low)</b>	–	–	–
<b>Living Area Range (high)</b>	–	–	–
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Detached	Detached
<b>MLS ID</b>	–	FX8528901	FX8531081
<b>Listing Broker</b>	–	Listing Courtesy of Keller Williams Fairfax Gateway	Listing Courtesy of RE/MAX Allegiance
<b>Description</b>			

Highlighted fields were changed by agent to reflect knowledge of this property.

# 932 Saigon Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

\* New, Active-Core: 1/7/2015

List Price  
**\$1,095,000**

Last Price Update: –  
Days in RPR: 10

Current Estimated Value  
**\$844,930**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$768,887 – \$920,973**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$32,600**

📈 RVM® Change  
Last 12 Months: **0.94%**

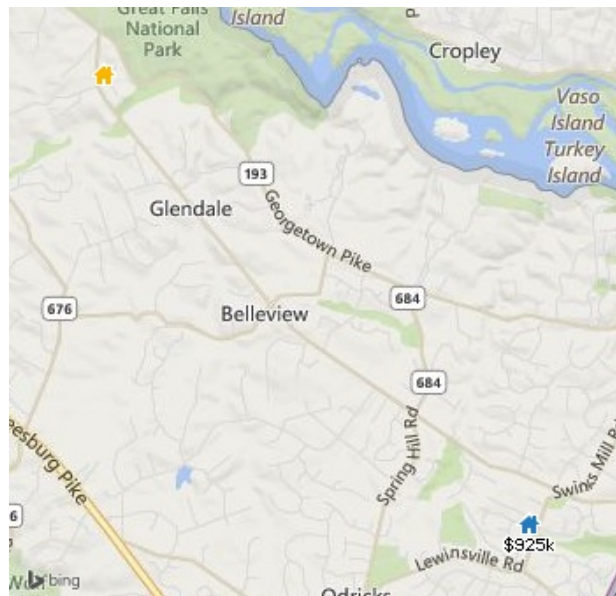
## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,172</b>	<b>1,172</b>
Lot Size	<b>–</b>	<b>0.75 acres</b>
Lot Dimensions	<b>32454 SF</b>	<b>–</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Year Built	<b>1956</b>	<b>1956</b>
Total Rooms	<b>–</b>	<b>3</b>
Style	<b>–</b>	<b>Rambler</b>
Roofing	<b>Composition Shingle</b>	<b>–</b>
Heating	<b>Forced air unit</b>	<b>Forced Air</b>
Cooling	<b>None</b>	<b>Central Air Conditioning</b>
Fireplaces	<b>2</b>	<b>2</b>
Basement	<b>Full Basement</b>	<b>Full, Fully Finished, Walkout Level</b>
Construction	<b>Brick</b>	<b>Brick And Siding</b>
Exterior Walls	<b>Brick</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>1 story with basement</b>	<b>2</b>

Listing Courtesy of Keller Williams Fairfax Gateway



# 7801 Foxhound Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

\* New, Active-Core: 1/16/2015

List Price  
**\$925,000**

Last Price Update: –  
Days in RPR: 1

## Home Facts

### Public Facts

### Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	–	5
Total Baths	4	4
Full Baths	3	3
Partial Baths	1	1
Living Area (sq ft)	2,574	–
Lot Size	0.38 acres	0.38 acres
Lot Dimensions	16538 SF	–
Garage	Yes	–
Garage (spaces)	2	2
Year Built	1972	1972
Total Rooms	–	5
Style	–	Colonial
Roofing	Composition Shingle	–
Heating	Forced air unit	Forced Air
Cooling	Yes	Attic Fan, Central Air Conditioning
Fireplaces	1	1
Basement	Partial Basement	Connecting Stairway, English, Fully Finished, Improved, Shelving, Walkout Stairs, Sump Pump
Construction	Brick	Hardiplank
Exterior Walls	Brick	–
Number of Buildings	0	–
Number of	2 story with	3

Stories

**basement**

*Listing Courtesy of RE/MAX Allegiance*

**SALE PENDING**

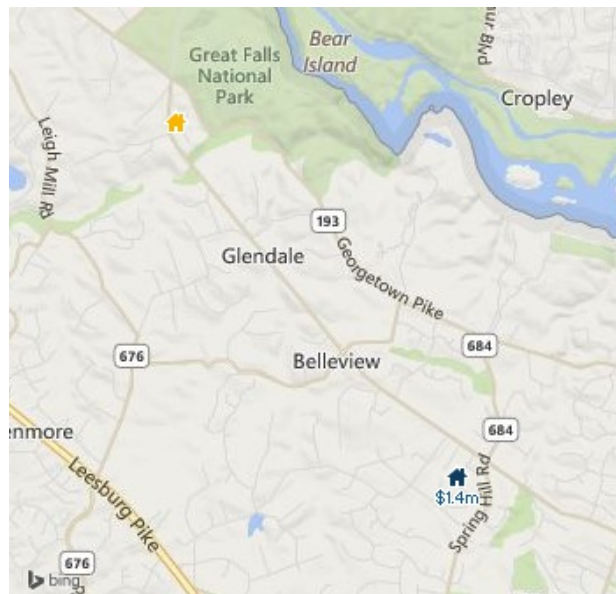
Pending



<b>Address</b>	9012 Old Dominion DR, #A Mclean, VA 22102	1008 Eaton Dr Mclean, VA 22102	7844 Langley Ridge Rd Mclean, VA 22102	7524 Royal Oak Dr Mclean, VA 22102	7811 Langley Ridge Rd Mclean, VA 22102
<b>Status</b>	Subject Property	Pending	Pending	Pending	Pending
<b>Amount</b>	—	\$1,424,900 List Amount	\$1,200,000 List Amount	\$1,399,000 List Amount	\$2,995,000 List Amount
<b>Offer Amount</b>	—	—	—	—	—
<b>Listing Date</b>	—	9/7/2014	8/14/2014	10/31/2014	5/30/2014
<b>List/Offer Ratio</b>	—	—	—	—	—
<b>Days in RPR</b>	—	132	156	78	232
<b>Price Per Sq. Ft.</b>	\$356	\$326	\$273	\$402	\$311
<b>Bedrooms</b>	4	4	6	5	6
<b>Total Baths</b>	6	5	5	5	9
<b>Partial Baths</b>	1	1	—	—	3
<b>Total Rooms</b>	—	4	6	5	6
<b>Living Area</b>	5,082	4,367	4,400	3,480	9,621
<b>Lot Size</b>	1.36 acres	0.84 acres	2.12 acres	0.96 acres	1.05 acres
<b>Year Built</b>	1994	1989	1960	1971	2007
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Detached	Detached	Detached	Detached
<b>MLS ID</b>	—	FX8450531	FX8432036	FX8493439	FX8362185
<b>Listing Broker</b>	—	Listing Courtesy of Century 21 New Millennium	Listing Courtesy of Coldwell Banker Residential Brokerage	Listing Courtesy of Century 21 New Millennium	Listing Courtesy of TTR Sothebys International Realty
<b>Description</b>					

Highlighted fields were changed by agent to reflect knowledge of this property.

# 1008 Eaton Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**

\* Cntg/No Ko-Core: 1/14/2015

List Price

**\$1,424,900**

Last Price Update: 1/8/2015  
Days in RPR: 132

Current Estimated Value

**\$1,529,750**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,376,775 – \$1,682,725**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$20,690**

📉 RVM® Change  
Last 12 Months: **-16.13%**

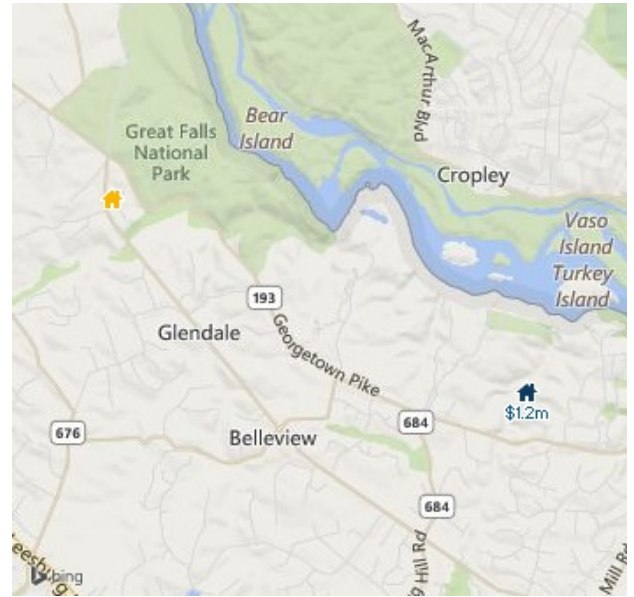
## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>4</b>	<b>4</b>
Total Baths	<b>5</b>	<b>5</b>
Full Baths	<b>4</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,367</b>	<b>—</b>
Lot Size	<b>—</b>	<b>0.84 acres</b>
Lot Dimensions	<b>36436 SF</b>	<b>—</b>
Garage	<b>Yes</b>	<b>—</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Year Built	<b>1989</b>	<b>1989</b>
Total Rooms	<b>—</b>	<b>4</b>
Style	<b>—</b>	<b>Colonial</b>
Roofing	<b>Composition Shingle</b>	<b>Composite, Shingle/Architect</b>
Heating	<b>Forced air unit</b>	<b>Forced Air</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning</b>
Fireplaces	<b>2</b>	<b>2</b>
Basement	<b>Partial Basement</b>	<b>Partial</b>
Construction	<b>Frame</b>	<b>Brick</b>
Exterior Walls	<b>Brick</b>	<b>—</b>
Number of Buildings	<b>0</b>	<b>—</b>
Number of Stories	<b>2 story with basement</b>	<b>2</b>

*Listing Courtesy of Century 21 New Millennium*



# 7844 Langley Ridge Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**

\* Cntg/No Ko-Core: 1/6/2015

List Price  
**\$1,200,000**

Last Price Update: 11/14/2014  
Days in RPR: 156

Current Estimated Value  
**\$1,182,720**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,064,448 – \$1,300,992**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$27,960**

➡ RVM® Change  
Last 12 Months: **-**

## Home Facts

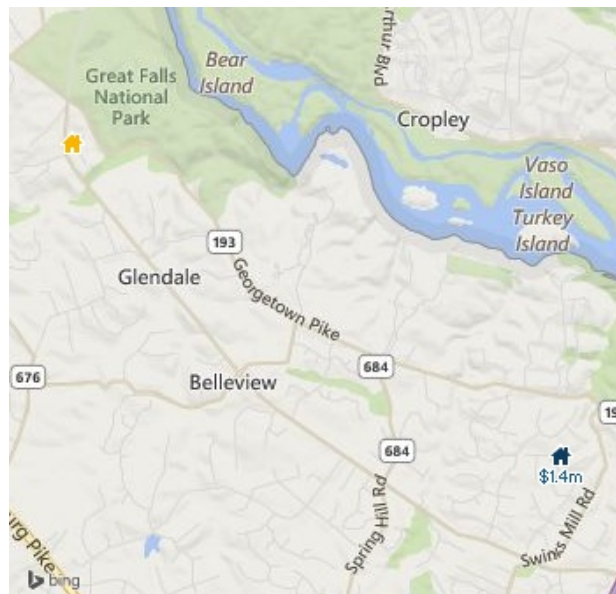
## Public Facts

## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	6
Total Baths	5	5
Full Baths	5	5
Living Area (sq ft)	2,656	4,400
Lot Size	2.12 acres	2.12 acres
Lot Dimensions	2.118 AC	-
Garage	Yes	-
Garage (spaces)	4	3
Year Built	1960	1960
Total Rooms	-	6
Style	-	Contemporary
Roofing	Composition Shingle	Shingle/Architect
Heating	Forced air unit	Forced Air, Heat Pump
Cooling	Yes	Central Air Conditioning, Heat Pump(S)
Fireplaces	2	2
Basement	Full Basement	Fully Finished
Construction	Brick	Brick And Siding
Exterior Walls	Brick	-
Number of Buildings	0	-
Number of Stories	1.5+B	3

Listing Courtesy of Coldwell Banker Residential Brokerage

# 7524 Royal Oak Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**

\* Cntg/No Ko-Core: 1/15/2015

List Price  
**\$1,399,000**

Last Price Update: 11/14/2014  
Days in RPR: 78

Current Estimated Value  
**\$1,356,290**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,220,661 – \$1,491,919**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$43,100**

📈 RVM® Change  
Last 12 Months: **7.3%**

## Home Facts

## Public Facts

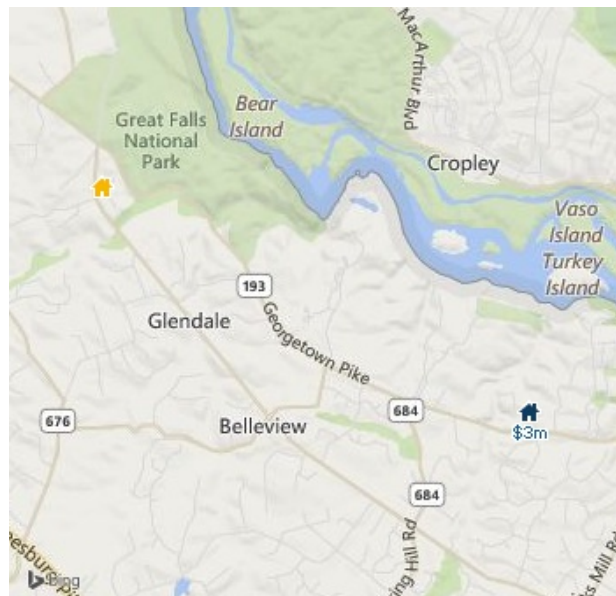
## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	5	5
Total Baths	5	5
Full Baths	5	5
Living Area (sq ft)	3,480	—
Lot Size	—	0.96 acres
Lot Dimensions	42021 SF	—
Garage	Yes	—
Garage (spaces)	2	—
Pool	Yes	No
Year Built	1971	1971
Total Rooms	—	5
Style	—	Colonial
Roofing	Composition Shingle	—
Heating	Forced air unit	Forced Air
Cooling	Yes	Central Air Conditioning
Fireplaces	2	1
Basement	Full Basement	Full, Fully Finished, Outside Entrance
Construction	Concrete Block	Brick, Brick And Siding
Exterior Walls	Brick	—
Number of Buildings	0	—
Number of Stories	2 story with basement	3

Listing Courtesy of Century 21 New Millennium



# 7811 Langley Ridge Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**

\* Cntg/No Ko-Core: 12/20/2014

List Price  
**\$2,995,000**

Last Price Update: –  
Days in RPR: 232

Current Estimated Value  
**\$2,860,260**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$2,545,632 – \$3,174,888**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$38,930**

📈 RVM® Change  
Last 12 Months: **3.52%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>6</b>	<b>6</b>
Total Baths	<b>9</b>	<b>9</b>
Full Baths	<b>6</b>	<b>6</b>
Partial Baths	<b>3</b>	<b>3</b>
Living Area (sq ft)	<b>6,086</b>	<b>9,621</b>
Lot Size	<b>–</b>	<b>1.05 acres</b>
Lot Dimensions	<b>1.054 AC</b>	<b>–</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Year Built	<b>2007</b>	<b>2007</b>
Total Rooms	<b>–</b>	<b>6</b>
Style	<b>–</b>	<b>Georgian</b>
Roofing	<b>Composition Shingle</b>	<b>–</b>
Heating	<b>Forced air unit</b>	<b>Forced Air, Humidifier , Zoned</b>
Cooling	<b>Yes</b>	<b>Zoned, Central Air Conditioning</b>
Fireplaces	<b>5</b>	<b>5</b>
Basement	<b>Full Basement</b>	<b>Fully Finished</b>
Construction	<b>Concrete Block</b>	<b>Stone, Hardiplank</b>
Exterior Walls	<b>Rock, Stone</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>2 story with basement</b>	<b>3</b>

*Listing Courtesy of TTR Sothebys International Realty*

**RECENTLY SOLD**

## Recently Sold



Address	9012 Old Dominion DR, #A Mclean, VA 22102	8740 Old Dominion Dr Mclean, VA 22102	882 Chinquapin Rd Mclean, VA 22102	8751 Georgetown Pike Mclean, VA 22102	8718 Woodside Ct Mclean, VA 22102
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$1,500,000 Sold Amount	\$1,550,000 Sold Amount	\$2,250,000 Sold Amount	\$1,995,000 Sold Amount
List Price	—	\$1,585,000	\$1,750,000	\$2,395,000	\$1,995,000
Recording Date	5/22/2014	11/17/2014	12/18/2014	11/25/2014	1/14/2015
List/Sold Ratio	—	95%	89%	94%	100%
Days in RPR	—	296	246	432	71
Price Per Sq. Ft.	\$356	\$186	\$270	\$259	\$340
Bedrooms	4	6	5	5	5
Total Baths	6	6	7	9	7
Partial Baths	1	1	3	3	2
Total Rooms	—	6	5	5	5
Living Area	5,082	8,070	5,749	8,700	5,876
Lot Size	1.36 acres	2 acres	1.96 acres	2.76 acres	1.77 acres
Year Built	1994	1983	1997	2001	2000
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
MLS ID	—	<i>FX8302546</i>	<i>FX8351205</i>	<i>FX8222423</i>	<i>FX8498487</i>
Listing Broker	—	<i>Courtesy of Northern Virginia Real Estate Inc.</i>	<i>Courtesy of Weichert, REALTORS</i>	<i>Courtesy of Washington Fine Properties, LLC</i>	<i>Courtesy of Weichert, REALTORS</i>
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.



**RECENTLY SOLD**

## Recently Sold

<b>Address</b>	9012 Old Dominion DR, #A Mclean, VA 22102	8615 Georgetown Pike Mc Lean, VA 22102	1302 Daviswood Dr Mclean, VA 22102	1013 Union Church Rd Mclean, VA 22102	8539 Old Dominion Dr Mclean, VA 22102
<b>Status</b>	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
<b>Amount</b>	—	\$1,200,000 Sold Amount	\$1,594,000 Sold Amount	\$960,000 Sold Amount	\$1,425,000 Sold Amount
<b>List Price</b>	—	\$1,500,000	\$1,599,000	\$1,100,000	\$1,549,500
<b>Recording Date</b>	5/22/2014	11/14/2014	10/31/2014	12/16/2014	10/24/2014
<b>List/Sold Ratio</b>	—	80%	100%	87%	92%
<b>Days in RPR</b>	—	1,159	135	168	316
<b>Price Per Sq. Ft.</b>	\$356	\$378	\$253	\$283	\$317
<b>Bedrooms</b>	4	5	5	4	5
<b>Total Baths</b>	6	5	5	3	5
<b>Partial Baths</b>	1	1	1	1	1
<b>Total Rooms</b>	—	5	5	4	5
<b>Living Area</b>	5,082	3,172	6,300	3,392	4,500
<b>Lot Size</b>	1.36 acres	1.92 acres	0.84 acres	1.84 acres	2.2 acres
<b>Year Built</b>	1994	1977	1984	1977	1973
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Detached	Detached	Detached	Detached
<b>MLS ID</b>	—	FX7727387	FX8447421	FX8421791	FX8286235
<b>Listing Broker</b>	—	Courtesy of Spring Hill Real Estate, LLC.	Courtesy of Washington Fine Properties, LLC	Courtesy of Fairfax Realty, Inc.	Courtesy of Washington Fine Properties, LLC
<b>Description</b>					

Highlighted fields were changed by agent to reflect knowledge of this property.

# 8740 Old Dominion Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🌿 This Property

**RECENTLY SOLD**

• Sold Date: 11/17/2014  
• MLS listing FX8302546, 3/27/2014

**Sold Price**

**\$1,500,000**

Sold Date: 11/17/2014  
Days in RPR: 296

**Current Estimated Value**

**\$1,559,880**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,481,886 – \$1,637,874**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$54,450**

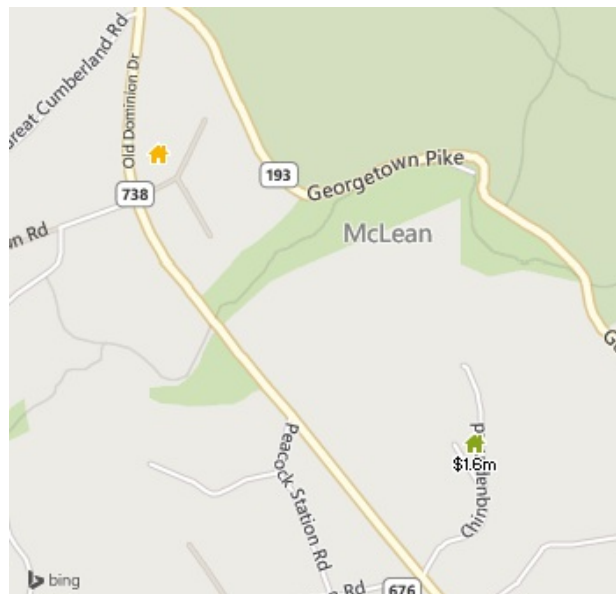
📉 RVM® Change  
Last 12 Months: **-27.64%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>5</b>	<b>6</b>
Total Baths	<b>6</b>	<b>6</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>5,192</b>	<b>8,070</b>
Lot Size	<b>2 acres</b>	<b>2 acres</b>
Lot Dimensions	<b>2.000 AC</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1983</b>	<b>1983</b>
Total Rooms	—	<b>6</b>
Style	—	<b>Colonial</b>
Roofing	<b>Wood Shake/ Shingles</b>	—
Heating	<b>Heat Pump</b>	<b>Baseboard, Hot Water, Zoned</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning, Zoned</b>
Fireplaces	<b>3</b>	<b>1</b>
Basement	<b>Full Basement</b>	<b>English</b>
Construction	<b>Concrete Block</b>	<b>Stone</b>
Exterior Walls	<b>Brick</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>2 story with basement</b>	<b>3</b>

Courtesy of Northern Virginia Real Estate Inc.

# 882 Chinquapin Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 12/18/2014
- MLS listing FX8351205, 5/16/2014

**Sold Price**

**\$1,550,000**

Sold Date: 12/18/2014  
Days in RPR: 246

**Current Estimated Value**

**\$1,768,760**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,680,322 – \$1,857,198**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$157,580**

📉 RVM® Change  
Last 12 Months: **-22.92%**

**Home Facts**

**Public Facts**

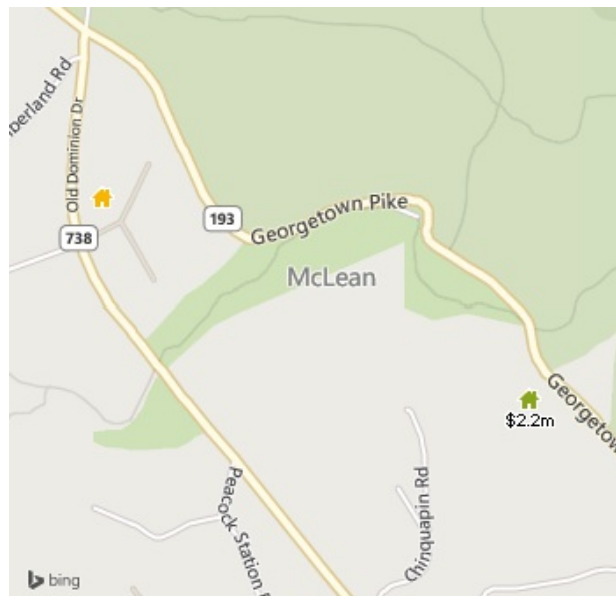
**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	5	5
Total Baths	7	7
Full Baths	4	4
Partial Baths	3	3
Living Area (sq ft)	5,749	—
Lot Size	—	1.96 acres
Lot Dimensions	1.958 AC	—
Garage	Yes	—
Garage (spaces)	3	3
Year Built	1997	1997
Total Rooms	—	5
Style	—	Colonial
Roofing	Wood Shake/ Shingles	Cedar Shake
Heating	Forced air unit	Heat Pump, Forced Air, Zoned
Cooling	Yes	Central Air Conditioning, Zoned, Ceiling Fans
Fireplaces	3	3
Basement	Full Basement	Fully Finished, Walkout Level, Rear Entry
Construction	Frame	Hardiplank, Stone
Exterior Walls	Wood	—
Number of Buildings	0	—
Number of Stories	2 story with basement	3

Courtesy of Weichert, REALTORS



# 8751 Georgetown Pike, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 11/25/2014
- MLS listing FX8222423, 11/11/2013

**Sold Price**

**\$2,250,000**

Sold Date: 11/25/2014  
Days in RPR: 432

**Current Estimated Value**

**\$2,393,030**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$2,129,797 – \$2,656,263**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$296,810**

📉 RVM® Change  
Last 12 Months: **-16.35%**

**Home Facts**

**Public Facts**

**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	5	5
Total Baths	9	9
Full Baths	6	6
Partial Baths	3	3
Living Area (sq ft)	5,932	8,700
Lot Size	—	2.76 acres
Lot Dimensions	2.760 AC	—
Garage	Yes	—
Garage (spaces)	3	4
Pool	Yes	Yes
Year Built	2001	2001
Total Rooms	—	5
Style	—	Colonial
Roofing	Composition Shingle	Composite
Heating	Forced air unit	Electronic Air Cleaner, Forced Air, Zoned
Cooling	Yes	Central Air Conditioning, Ceiling Fans
Fireplaces	4	4
Basement	Full Basement	Fully Finished, Full
Construction	Frame	Brick, Stone
Exterior Walls	Rock, Stone	—
Number of Buildings	0	—
Number of Stories	2 story with basement	3

Courtesy of Washington Fine Properties, LLC

# 8718 Woodside Ct, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 1/14/2015
- MLS listing FX8498487, 11/7/2014

**Sold Price**

**\$1,995,000**

Sold Date: 1/14/2015  
Days in RPR: 71

**Current Estimated Value**

**\$1,894,960**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,705,464 – \$2,084,456**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$36,570**

📈 RVM® Change  
Last 12 Months: **4.29%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>4</b>	<b>5</b>
Total Baths	<b>7</b>	<b>7</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>4,214</b>	<b>5,876</b>
Lot Size	<b>—</b>	<b>1.77 acres</b>
Lot Dimensions	<b>1.766 AC</b>	<b>—</b>
Garage	<b>Yes</b>	<b>—</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Year Built	<b>2000</b>	<b>2000</b>
Total Rooms	<b>—</b>	<b>5</b>
Style	<b>—</b>	<b>Colonial</b>
Roofing	<b>Slate</b>	<b>Slate</b>
Heating	<b>Forced air unit</b>	<b>90% Forced Air</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning</b>
Fireplaces	<b>2</b>	<b>2</b>
Basement	<b>Full Basement</b>	<b>Full, Walkout Level</b>
Construction	<b>Frame</b>	<b>Brick And Siding</b>
Exterior Walls	<b>Brick</b>	<b>—</b>
Number of Buildings	<b>0</b>	<b>—</b>
Number of Stories	<b>1.5+B</b>	<b>3</b>

Courtesy of Weichert, REALTORS



# 8615 Georgetown Pike, Mc Lean, VA 22102



LEGEND: 🏠 Subject Property 🌳 This Property

**RECENTLY SOLD**

- Sold Date: 11/14/2014
- MLS listing FX7727387, 11/15/2011

**Sold Price**

**\$1,200,000**

Sold Date: 11/14/2014  
Days in RPR: 1,159

**Current Estimated Value**

**\$1,252,100**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,189,495 – \$1,314,705**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$667,150**

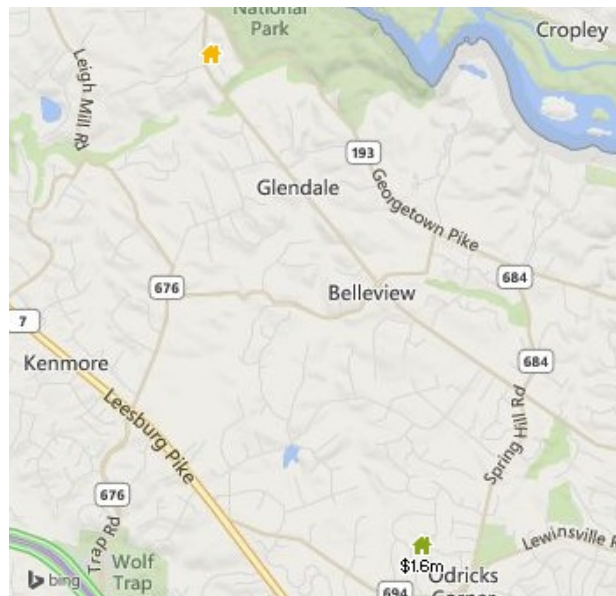
📉 RVM® Change  
Last 12 Months: **-24.06%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>4</b>	<b>5</b>
Total Baths	<b>4</b>	<b>5</b>
Full Baths	<b>3</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>3,172</b>	<b>-</b>
Lot Size	<b>-</b>	<b>1.92 acres</b>
Lot Dimensions	<b>1.916 AC</b>	<b>-</b>
Garage	<b>Yes</b>	<b>-</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Year Built	<b>1977</b>	<b>1977</b>
Total Rooms	<b>-</b>	<b>5</b>
Style	<b>-</b>	<b>Colonial</b>
Roofing	<b>Asbestos</b>	<b>-</b>
Heating	<b>Forced air unit</b>	<b>Other</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning</b>
Fireplaces	<b>3</b>	<b>3</b>
Basement	<b>Full Basement</b>	<b>Fully Finished</b>
Construction	<b>Frame</b>	<b>Brick And Siding</b>
Exterior Walls	<b>Brick</b>	<b>-</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>2 story with basement</b>	<b>3</b>

Courtesy of Spring Hill Real Estate, LLC.

# 1302 Daviswood Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 10/31/2014  
• MLS listing FX8447421, 9/4/2014

**Sold Price**

**\$1,594,000**

Sold Date: 10/31/2014  
Days in RPR: 135

**Current Estimated Value**

**\$1,604,470**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,444,023 – \$1,764,917**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$4,360**

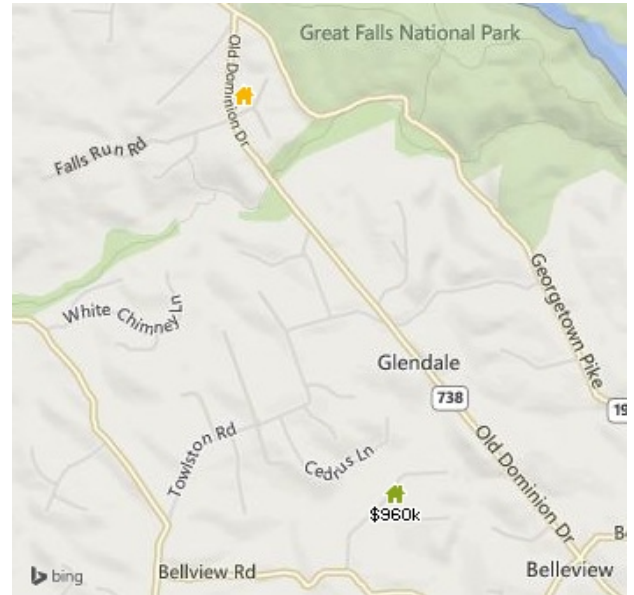
📉 RVM® Change  
Last 12 Months: **-14.65%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>4</b>	<b>5</b>
Total Baths	<b>5</b>	<b>5</b>
Full Baths	<b>4</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,460</b>	<b>6,300</b>
Lot Size	<b>0.84 acres</b>	<b>0.84 acres</b>
Lot Dimensions	<b>36703 SF</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>2</b>	<b>2</b>
Year Built	<b>1984</b>	<b>1984</b>
Total Rooms	–	<b>5</b>
Style	–	<b>Colonial</b>
Roofing	<b>Composition Shingle</b>	–
Heating	<b>Forced air unit</b>	<b>Forced Air, Zoned</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning, Zoned</b>
Fireplaces	<b>2</b>	<b>2</b>
Basement	<b>Full Basement</b>	<b>Fully Finished, Improved, Partial</b>
Construction	<b>Frame</b>	<b>Brick And Siding</b>
Exterior Walls	<b>Brick</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2 story with basement</b>	<b>3</b>

Courtesy of Washington Fine Properties, LLC

# 1013 Union Church Rd, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 12/16/2014
- MLS listing FX8421791, 8/2/2014

**Sold Price**

**\$960,000**

Sold Date: 12/16/2014  
Days in RPR: 168

**Current Estimated Value**

**\$1,297,550**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,167,795 – \$1,427,305**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$95,290**

📉 RVM® Change  
Last 12 Months: **-6.98%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Detached</b>
Bedrooms	<b>5</b>	<b>4</b>
Total Baths	<b>5</b>	<b>3</b>
Full Baths	<b>4</b>	<b>3</b>
Partial Baths	<b>1</b>	<b>-</b>
Living Area (sq ft)	<b>3,392</b>	<b>-</b>
Lot Size	<b>1.84 acres</b>	<b>1.84 acres</b>
Lot Dimensions	<b>1.844 AC</b>	<b>-</b>
Garage	<b>Yes</b>	<b>-</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1977</b>	<b>1977</b>
Total Rooms	<b>-</b>	<b>4</b>
Style	<b>-</b>	<b>Colonial</b>
Roofing	<b>Composition Shingle</b>	<b>-</b>
Heating	<b>Forced air unit</b>	<b>Heat Pump</b>
Cooling	<b>Yes</b>	<b>Central Air Conditioning</b>
Fireplaces	<b>2</b>	<b>1</b>
Basement	<b>Full Basement</b>	<b>Other</b>
Construction	<b>Frame</b>	<b>Aluminum/Steel Siding</b>
Exterior Walls	<b>Brick</b>	<b>-</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>2 story with basement</b>	<b>3</b>

Courtesy of Fairfax Realty, Inc.



# 8539 Old Dominion Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 10/24/2014  
• MLS listing FX8286235, 3/7/2014

**Sold Price**

**\$1,425,000**

Sold Date: 10/24/2014  
Days in RPR: 316

**Current Estimated Value**

**\$1,437,270**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,293,543 – \$1,580,997**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$2,530**

➡ RVM® Change  
Last 12 Months: **-**

**Home Facts**

**Public Facts**











**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	5	5
Total Baths	5	5
Full Baths	4	4
Partial Baths	1	1
Living Area (sq ft)	3,304	4,500
Lot Size	2.2 acres	2.2 acres
Lot Dimensions	2.201 AC	-
Garage (spaces)	-	2
Pool	Yes	Yes
Year Built	1973	1973
Total Rooms	-	5
Style	-	Colonial
Roofing	Composition Shingle	Slate
Heating	Forced air unit	Forced Air, Heat Pump
Cooling	Yes	Central Air Conditioning, Heat Pump(S)
Fireplaces	1	1
Basement	Full Basement	Improved, Connecting Stairway, Heated
Construction	Frame	Wood
Exterior Walls	Wood	-
Number of Buildings	0	-
Number of Stories	2 story with basement	3

Courtesy of Washington Fine Properties, LLC

**DISTRESSED**

Distressed

					
<b>Address</b>	9012 Old Dominion DR, #A Mclean, VA 22102	7408 Windy Hill CT Mclean, VA 22102	8401 Sparger ST Mclean, VA 22102	912 Rail CT Mclean, VA 22102	8107 Touchstone TER Mclean, VA 22102
<b>Status</b>	 Subject Property	 Distressed	 Distressed	 Distressed	 Distressed
<b>Estimated Value</b>	\$1,783,880	\$1,518,890	\$1,041,990	\$1,099,200	\$865,170
<b>Amount</b>	–	\$1,518,890 Est. Value	\$1,041,990 Est. Value	\$1,099,200 Est. Value	\$865,170 Est. Value
<b>Past Due Amt.</b>	–	–	–	–	–
<b>Recording Date</b>	5/22/2014	5/19/2003	–	–	–
<b>Days in RPR</b>	–	–	–	–	–
<b>Price Per Sq. Ft.</b>	\$356	\$346	\$372	\$460	\$439
<b>Bedrooms</b>	4	6	4	4	4
<b>Total Baths</b>	6	6	4	4	3
<b>Partial Baths</b>	1	1	1	2	–
<b>Total Rooms</b>	–	–	–	–	–
<b>Living Area</b>	5,082	4,387	2,800	2,388	1,970
<b>Lot Size</b>	1.36 acres	18233 SF	1.412 AC	20229 SF	15276 SF
<b>Year Built</b>	1994	1988	1966	1966	1965
<b>Living Area Range (low)</b>	–	–	–	–	–
<b>Living Area Range (high)</b>	–	–	–	–	–
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Single Family	Single Family	Single Family	Single Family
<b>MLS ID</b>	–	–	–	–	–
<b>Listing Broker</b>	–	–	–	–	–
<b>Description</b>					

Highlighted fields were changed by agent to reflect knowledge of this property.



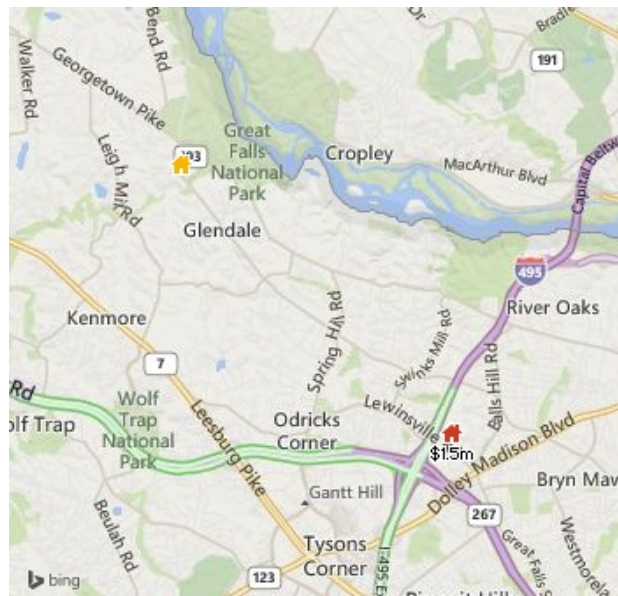
**DISTRESSED**

## Distressed

	Photo not available		Photo not available		
<b>Address</b>	9012 Old Dominion DR, #A Mclean, VA 22102	1034 Founders Ridge Ln Mclean, VA 22102	7849 Westmont LN Mclean, VA 22102	966 Spencer RD Mclean, VA 22102	8341 Springhaven Garden LN Mclean, VA 22102
<b>Status</b>	Subject Property	Distressed	Distressed	Distressed	Distressed
<b>Estimated Value</b>	\$1,783,880	\$3,414,170	\$3,243,930	\$906,490	\$2,313,760
<b>Amount</b>	–	\$3,414,170 Est. Value	\$3,243,930 Est. Value	\$906,490 Est. Value	\$2,250,000 List Amount
<b>Past Due Amt.</b>	–	–	–	–	–
<b>Recording Date</b>	5/22/2014	3/7/2003	3/31/2006	11/22/1999	–
<b>Days in RPR</b>	–	–	–	–	1,249
<b>Price Per Sq. Ft.</b>	\$356	\$411	\$360	\$493	\$368
<b>Bedrooms</b>	4	4	5	3	6
<b>Total Baths</b>	6	7	8	3	7
<b>Partial Baths</b>	1	4	2	–	2
<b>Total Rooms</b>	–	–	–	–	6
<b>Living Area</b>	5,082	8,312	9,010	1,840	6,107
<b>Lot Size</b>	1.36 acres	1.3 acres	1.340 AC	38032 SF	1.22 acres
<b>Year Built</b>	1994	2004	2006	1959	2005
<b>Living Area Range (low)</b>	–	–	–	–	–
<b>Living Area Range (high)</b>	–	–	–	–	–
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Single Family	Single Family	Single Family	Detached
<b>MLS ID</b>	–	–	–	–	FX7673476
<b>Listing Broker</b>	–	–	–	–	–
<b>Description</b>					

Highlighted fields were changed by agent to reflect knowledge of this property.

# 7408 Windy Hill CT, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$1,518,890**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$1,397,379 – \$1,640,401**

RVM® Confidence:  
★★★★★

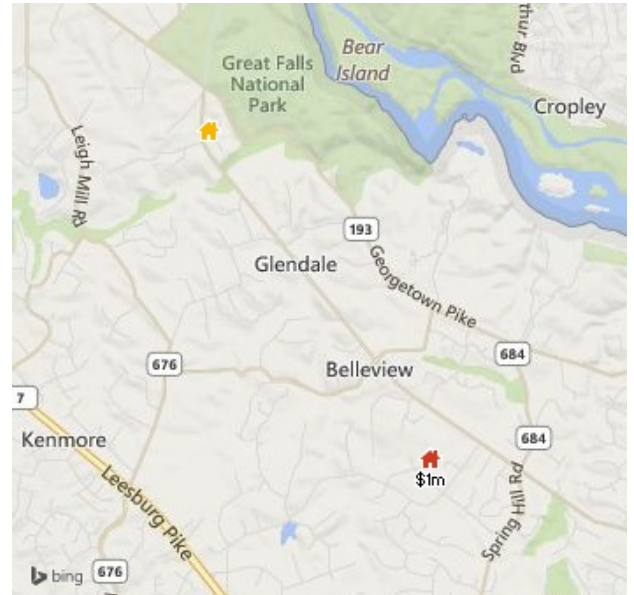
📉 RVM® Change  
Last 1 Month: **-\$63,040**

📈 RVM® Change  
Last 12 Months: **1.53%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	-
Property Subtype	<b>Single Family</b>	-
Bedrooms	<b>6</b>	-
Total Baths	<b>6</b>	-
Full Baths	<b>5</b>	-
Partial Baths	<b>1</b>	-
Living Area (sq ft)	<b>4,387</b>	-
Lot Dimensions	<b>18233 SF</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>2</b>	-
Year Built	<b>1988</b>	-
Roofing	<b>Composition Shingle</b>	-
Heating	<b>Forced air unit</b>	-
Cooling	<b>Yes</b>	-
Fireplaces	<b>3</b>	-
Basement	<b>Full Basement</b>	-
Construction	<b>Frame</b>	-
Exterior Walls	<b>Brick</b>	-
Number of Buildings	<b>0</b>	-
Number of Stories	<b>2 story with basement</b>	-

# 8401 Sparger ST, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$1,041,990**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$906,532 – \$1,177,448**

RVM® Confidence:  
★★★★☆

➡ RVM® Change  
Last 1 Month: –

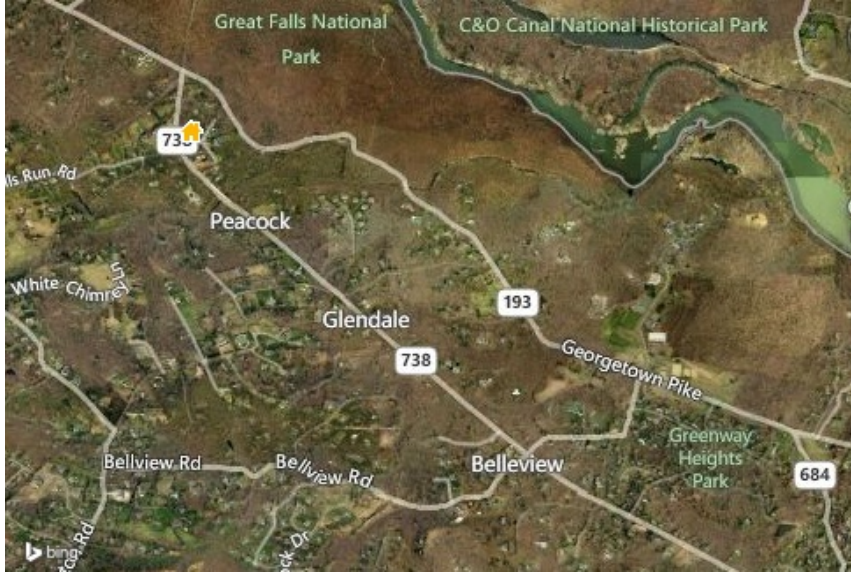
⬇️ RVM® Change  
Last 12 Months: **-17.17%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	–
Property Subtype	<b>Single Family</b>	–
Bedrooms	<b>4</b>	–
Total Baths	<b>4</b>	–
Full Baths	<b>3</b>	–
Partial Baths	<b>1</b>	–
Living Area (sq ft)	<b>2,800</b>	–
Lot Dimensions	<b>1.412 AC</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>2</b>	–
Year Built	<b>1966</b>	–
Roofing	<b>Composition Shingle</b>	–
Heating	<b>Forced air unit</b>	–
Cooling	<b>Yes</b>	–
Fireplaces	<b>2</b>	–
Basement	<b>Full Basement</b>	–
Construction	<b>Concrete Block</b>	–
Exterior Walls	<b>Brick</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2 story with basement</b>	–



# 912 Rail CT, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$1,099,200**

Last RVM® Update: 12/30/2014

RVM® Est. Range:

**\$989,280 – \$1,209,120**

RVM® Confidence:



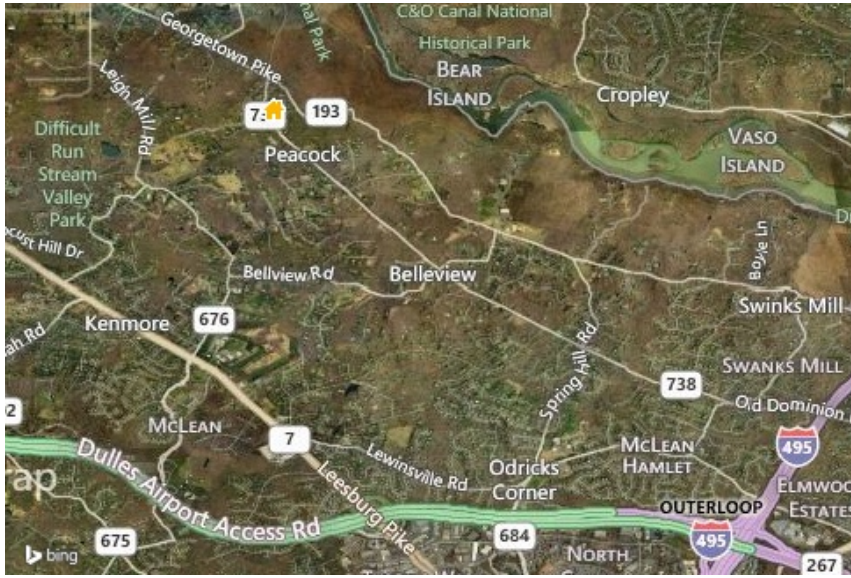
📉 RVM® Change  
Last 1 Month: **-\$80,170**

📉 RVM® Change  
Last 12 Months: **-1.59%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	-
Property Subtype	<b>Single Family</b>	-
Bedrooms	<b>4</b>	-
Total Baths	<b>4</b>	-
Full Baths	<b>2</b>	-
Partial Baths	<b>2</b>	-
Living Area (sq ft)	<b>2,388</b>	-
Lot Dimensions	<b>20229 SF</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>2</b>	-
Year Built	<b>1966</b>	-
Roofing	<b>Asbestos</b>	-
Heating	<b>Forced air unit</b>	-
Cooling	<b>Yes</b>	-
Fireplaces	<b>2</b>	-
Basement	<b>Full Basement</b>	-
Construction	<b>Brick</b>	-
Exterior Walls	<b>Brick</b>	-
Number of Buildings	<b>0</b>	-
Number of Stories	<b>2 story with basement</b>	-

# 8107 Touchstone TER, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$865,170**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$787,305 – \$943,035**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$61,720**

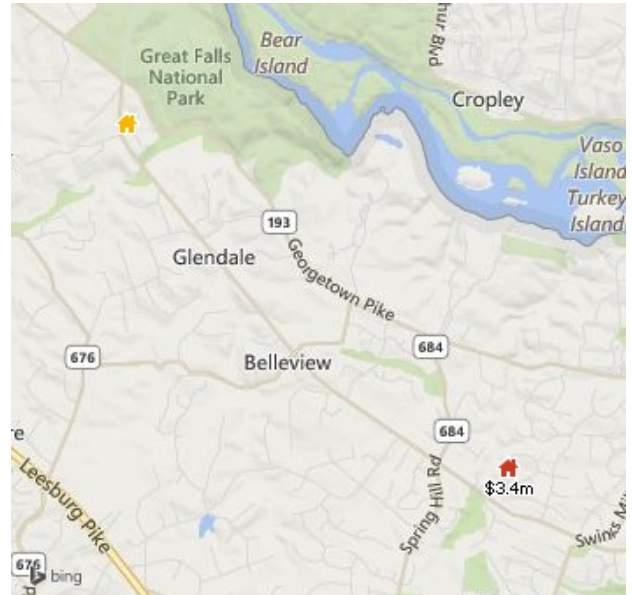
📉 RVM® Change  
Last 12 Months: **-8.35%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	-
Property Subtype	<b>Single Family</b>	-
Bedrooms	<b>4</b>	-
Total Baths	<b>3</b>	-
Full Baths	<b>3</b>	-
Living Area (sq ft)	<b>1,970</b>	-
Lot Dimensions	<b>15276 SF</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>2</b>	-
Year Built	<b>1965</b>	-
Roofing	<b>Composition Shingle</b>	-
Heating	<b>Forced air unit</b>	-
Cooling	<b>Yes</b>	-
Fireplaces	<b>2</b>	-
Basement	<b>Partial Basement</b>	-
Construction	<b>Brick</b>	-
Exterior Walls	<b>Brick</b>	-
Number of Buildings	<b>0</b>	-
Number of Stories	<b>1 story with basement</b>	-



# 1034 Founders Ridge Ln, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$3,414,170**

Last RVM® Update: 12/30/2014

RVM® Est. Range:

**\$3,038,612 – \$3,789,728**

RVM® Confidence:



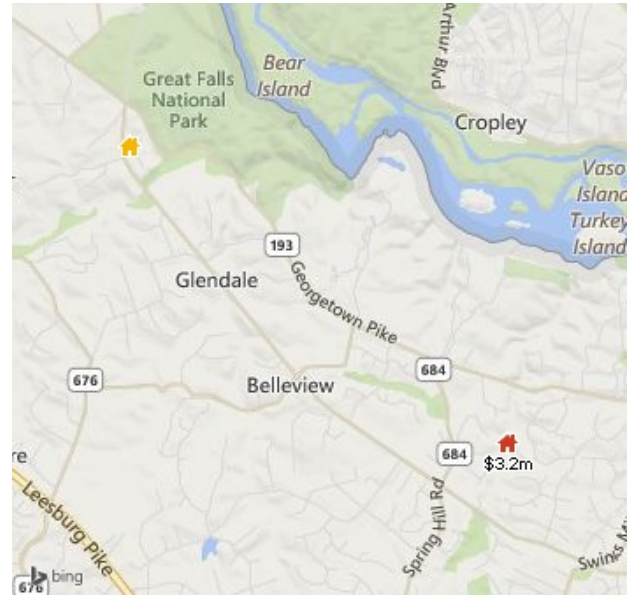
📉 RVM® Change  
Last 1 Month: **-\$104,710**

📉 RVM® Change  
Last 12 Months: **-7.99%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>4</b>	—
Total Baths	<b>7</b>	—
Full Baths	<b>3</b>	—
Partial Baths	<b>4</b>	—
Living Area (sq ft)	<b>8,312</b>	—
Lot Size	<b>1.3 acres</b>	—
Lot Dimensions	<b>1.303 AC</b>	—
Year Built	<b>2004</b>	—
Roofing	<b>Wood Shake/ Shingles</b>	—
Heating	<b>Forced air unit</b>	—
Cooling	<b>Yes</b>	—
Fireplaces	<b>4</b>	—
Basement	<b>Full Basement</b>	—
Exterior Walls	<b>Brick</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>2+AB</b>	—

# 7849 Westmont LN, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$3,243,930**

Last RVM® Update: 12/30/2014

RVM® Est. Range:

**\$2,757,341 – \$3,730,519**

RVM® Confidence:



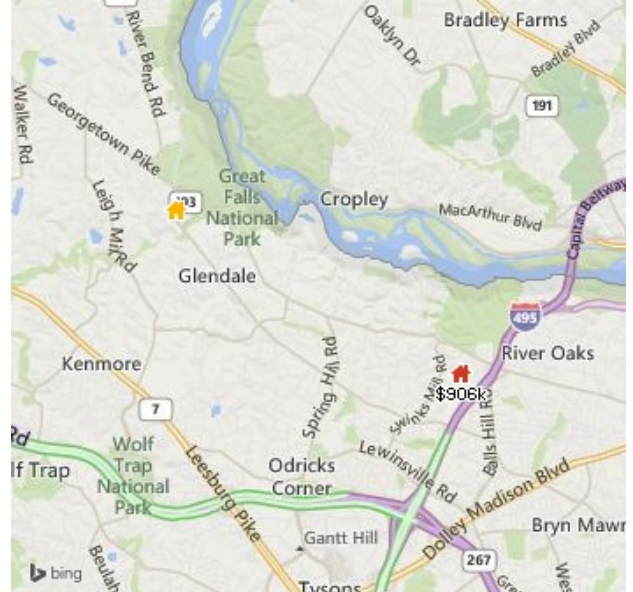
📉 RVM® Change  
Last 1 Month: **-\$146,370**

📉 RVM® Change  
Last 12 Months: **-5.64%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	-
Property Subtype	<b>Single Family</b>	-
Bedrooms	<b>5</b>	-
Total Baths	<b>8</b>	-
Full Baths	<b>6</b>	-
Partial Baths	<b>2</b>	-
Living Area (sq ft)	<b>9,010</b>	-
Lot Dimensions	<b>1.340 AC</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>4</b>	-
Year Built	<b>2006</b>	-
Roofing	<b>Composition Shingle</b>	-
Heating	<b>Forced air unit</b>	-
Cooling	<b>Yes</b>	-
Fireplaces	<b>3</b>	-
Basement	<b>Full Basement</b>	-
Exterior Walls	<b>Other</b>	-
Number of Buildings	<b>0</b>	-
Number of Stories	<b>2 story with basement</b>	-

# 966 Spencer RD, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Sale/NF updated with NOS Information

Current Estimated Value

**\$906,490**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$815,841 – \$997,139**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$40,970**

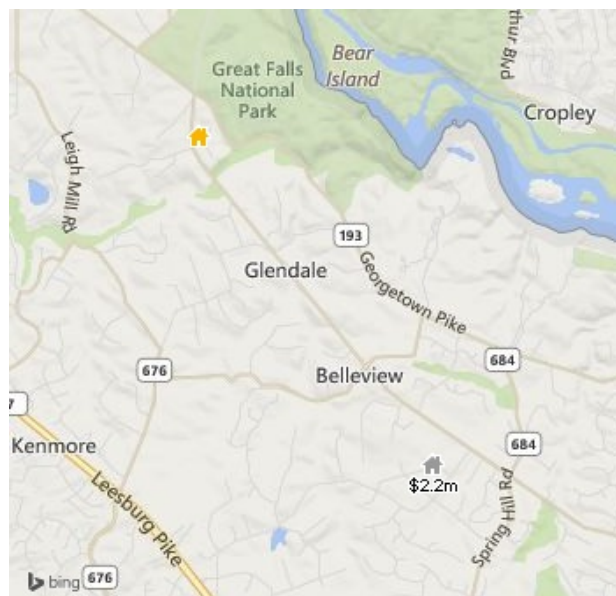
📈 RVM® Change  
Last 12 Months: **3.59%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>3</b>	—
Full Baths	<b>3</b>	—
Living Area (sq ft)	<b>1,840</b>	—
Lot Dimensions	<b>38032 SF</b>	—
Garage (spaces)	<b>2</b>	—
Year Built	<b>1959</b>	—
Roofing	<b>Composition Shingle</b>	—
Heating	<b>Forced air unit</b>	—
Cooling	<b>Yes</b>	—
Fireplaces	<b>2</b>	—
Basement	<b>Partial Basement</b>	—
Construction	<b>Brick</b>	—
Exterior Walls	<b>Brick</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>1 story with basement</b>	—



# 8341 Springhaven Garden LN, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏠 This Property

**WITHDRAWN**

\* Withdm-Core  
\* MLS listing FX7673476, 8/17/2011

**Current Estimated Value**

**\$2,313,760**

Last RVM® Update: 12/30/2014

RVM® Est. Range:  
**\$2,036,109 – \$2,591,411**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$92,940**

📉 RVM® Change  
Last 12 Months: **-13.56%**

**Home Facts**

**Public Facts**

**Listing Facts**

	<b>Single Family Residence</b>	<b>Single Family Residence</b>
	<b>Single Family</b>	<b>Detached</b>
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	—	6
Total Baths	5	7
Full Baths	3	5
Partial Baths	2	2
Living Area (sq ft)	6,107	—
Lot Size	—	1.22 acres
Lot Dimensions	1.223 AC	—
Garage	Yes	—
Garage (spaces)	3	3
Year Built	2005	2005
Total Rooms	—	6
Style	—	Colonial
Roofing	Composition Shingle	Shingle/Architect
Heating	Forced air unit	Forced Air, Zoned
Cooling	Yes	Central Air Conditioning, Zoned
Fireplaces	2	3
Basement	Full Basement	Full, Fully Finished, Rear Entry
Construction	—	Brick, Shingle
Number of Buildings	0	—
Number of Stories	2 story with basement	3



EXPIRED LISTING

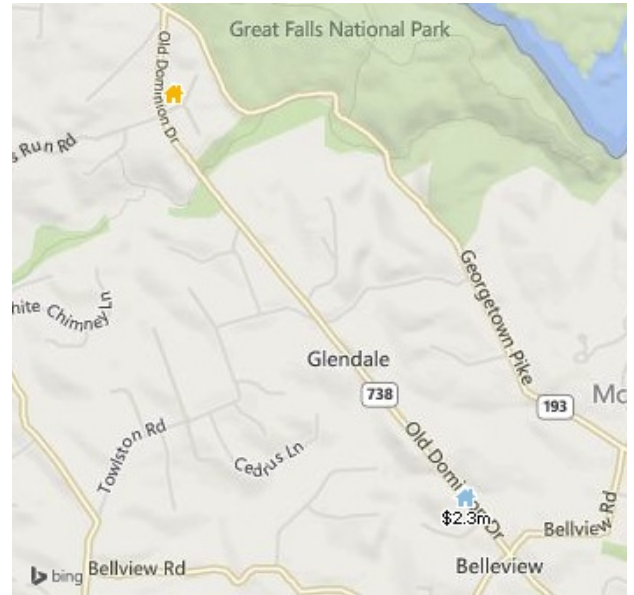
## Expired



Address	9012 Old Dominion DR, #A Mclean, VA 22102	8547 Old Dominion Dr Mclean, VA 22102	879 Spring Hill Rd Mclean, VA 22102	1005 Founders Ridge Ln Mclean, VA 22102
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired
Amount	–	\$2,300,000 List Amount	\$3,875,000 List Amount	\$12,900,000 List Amount
Listing Date	–	6/24/2014	6/27/2014	4/9/2014
Days in RPR	–	207	204	283
Price Per Sq. Ft.	\$356	\$491	\$413	\$645
Bedrooms	4	4	5	6
Total Baths	6	6	8	12
Partial Baths	1	2	1	3
Total Rooms	–	4	5	6
Living Area	5,082	4,688	9,382	20,000
Lot Size	1.36 acres	3.17 acres	2.33 acres	1.26 acres
Year Built	1994	1986	2014	2008
Living Area Range (low)	–	–	–	–
Living Area Range (high)	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached
MLS ID	–	<i>FX8386846</i>	<i>FX8389410</i>	<i>FX8314096</i>
Listing Broker	–	<i>Courtesy of Keller Williams Realty</i>	<i>Courtesy of Keller Williams Realty</i>	<i>Courtesy of Northern Virginia Homes</i>
Description				

Highlighted fields were changed by agent to reflect knowledge of this property.

# 8547 Old Dominion Dr, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired-Core
- \* MLS listing FX8386846, 6/24/2014

**Current Estimated Value**  
**\$2,709,000**

Last AVM Update: 12/30/2014  
Days in RPR: 207

AVM Est. Range:  
**\$1,950,480 – \$3,467,520**

AVM Confidence:  
★☆☆☆☆

📈 AVM Change  
Last 1 Month: **\$432,000**

📈 AVM Change  
Last 12 Months: **13.58%**

**Home Facts**

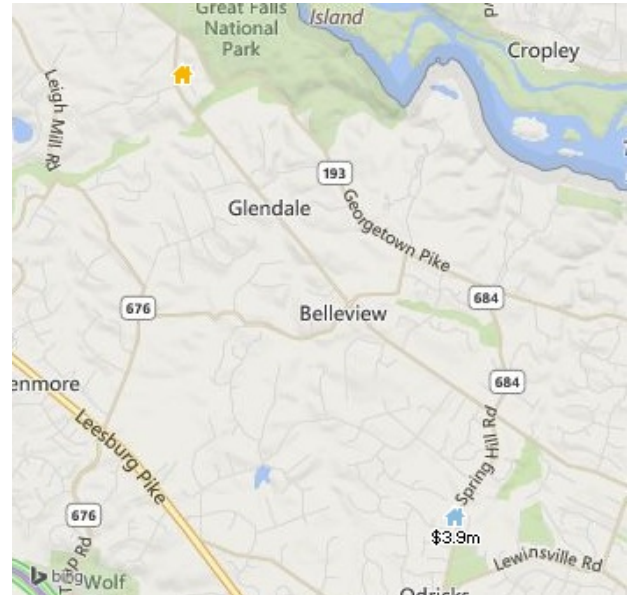
**Public Facts**

**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	5	4
Total Baths	5	6
Full Baths	4	4
Partial Baths	1	2
Living Area (sq ft)	4,688	–
Lot Size	–	3.17 acres
Lot Dimensions	3.175 AC	–
Garage	Yes	–
Garage (spaces)	4	2
Year Built	1986	1986
Total Rooms	–	4
Style	–	Colonial
Roofing	Slate	–
Heating	Heat Pump	Heat Pump, Zoned
Cooling	Yes	Central Air Conditioning, Ceiling Fans, Zoned
Fireplaces	5	5
Basement	Full Basement	–
Construction	Frame	Brick
Exterior Walls	Brick	–
Number of Buildings	0	–
Number of Stories	1.5+B	3

Courtesy of Keller Williams Realty

# 879 Spring Hill Rd, Mclean, VA 22102



LEGEND: Subject Property This Property

**RECENTLY EXPIRED**

\* Expired-Core  
\* MLS listing FX8389410, 6/27/2014

Current Estimated Value  
**\$3,800,440**

Last RVM® Update: 12/30/2014  
Days in RPR: 204

RVM® Est. Range:  
**\$3,344,388 – \$4,256,492**

RVM® Confidence:  
★★★★☆

RVM® Change  
Last 1 Month: **\$13,330**

RVM® Change  
Last 12 Months: –

**Home Facts**

Public Facts

Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	8	5
Total Baths	9	8
Full Baths	7	7
Partial Baths	2	1
Living Area (sq ft)	9,631	9,382
Lot Size	–	2.33 acres
Lot Dimensions	2.334 AC	–
Garage	Yes	–
Garage (spaces)	5	6
Pool	–	Yes
Year Built	2013	2014
Total Rooms	–	5
Style	–	Colonial
Roofing	Composition Shingle	Shingle/Architect
Heating	Forced air unit	Central, Programmable Thermostat, Zoned
Cooling	Yes	Central Air Conditioning, Programmable Thermostat, Zoned
Fireplaces	1	3
Basement	Full Basement	Connecting Stairway, Full, Fully Finished, Improved, Outside Entrance, Space For Rooms, Walkout Stairs, Sump Pump
Construction	–	Brick, Stone
Exterior Walls	Brick	–

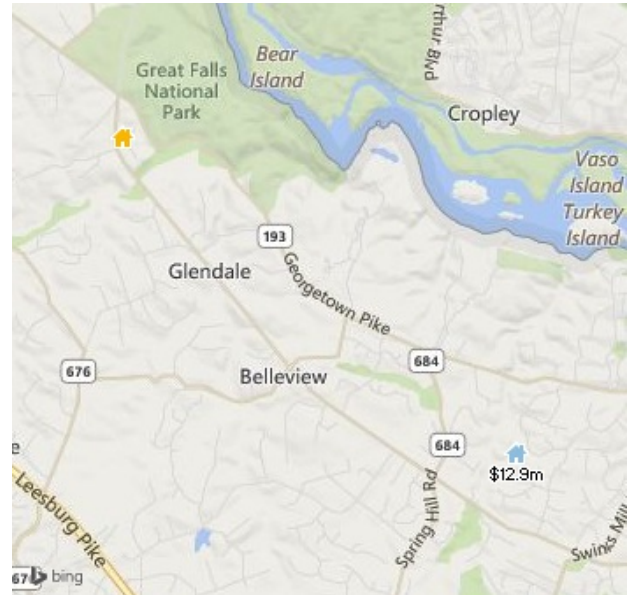
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Number of Buildings	0	-
Number of Stories	<b>2 story with basement</b>	<b>3</b>

*Courtesy of Keller Williams Realty*



# 1005 Founders Ridge Ln, Mclean, VA 22102



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

\* Expired-Core  
\* MLS listing FX8314096, 4/9/2014

**Current Estimated Value**  
**\$3,159,000**

Last AVM Update: 12/30/2014  
Days in RPR: 283

AVM Est. Range:  
**\$1,958,580 – \$4,359,420**

AVM Confidence:  
★☆☆☆☆

📉 AVM Change  
Last 1 Month: **-\$96,000**

➡ AVM Change  
Last 12 Months: **-**

## Home Facts

### Public Facts

### Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	7	6
Total Baths	13	12
Full Baths	9	9
Partial Baths	4	3
Living Area (sq ft)	9,627	20,000
Lot Size	1.26 acres	1.26 acres
Lot Dimensions	1.260 AC	-
Garage	Yes	-
Garage (spaces)	6	-
Pool	Yes	Yes
Year Built	2007	2008
Total Rooms	-	6
Style	-	French Provincial
Roofing	Slate	Metal, Slate
Heating	Forced air unit	Forced Air
Cooling	Yes	Attic Fan, Central Air Conditioning, Heat Pump(S)
Fireplaces	5	5
Basement	Full Basement	Fully Finished, Outside Entrance, Rear Entry, Side Entrance, Walkout Level, Sump Pump
Construction	-	Brick, Concrete Block
Exterior Walls	Brick	-
Number of Buildings	0	-
Number of Stories	2 story with basement	3

*Courtesy of Northern Virginia Homes*



# Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

Seller

date