

## General Information

<b>Owner</b> PENTAGON RESIDENTIAL I LLC % KIMCO REALTY CORP		<b>Legal Description</b> PHASE A PENTAGON CENTRE MASTER CONDOMINIUM 34,146 SQ FT	
<b>Mailing Address</b> 500 NORTH BROADWAY #201 JERICHO NY 11753		<b>Trade Name</b> THE WITMER	
<b>Year Built</b> 2018	<b>Units</b> 440	<b>EU#</b> 3500402A	
<b>Property Class Code</b> 313-Apartment - High-rise	<b>Zoning</b> C-O-2.5	<b>Lot Size</b> 34146	
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 075-06	<b>Polygon</b> 35004PAB	
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No	
This is the Special District description - National Landing BID Mixed Use			
National Landing BID Mixed Use: This property is part of a special tax district and is taxed accordingly.			
Mixed Use Property: This property has both residential and commercial use and is assessed and taxed accordingly.			

## Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	\$34,883,700	\$195,554,800	\$230,438,500
6/1/2023	05- Review	\$34,883,700	\$189,335,300	\$224,219,000
1/1/2023	01- Annual	\$34,883,700	\$194,354,100	\$229,237,800
1/1/2022	01- Annual	\$34,883,700	\$185,809,900	\$220,693,600
1/1/2021	01- Annual	\$34,883,700	\$171,148,700	\$206,032,400
1/1/2020	01- Annual	\$37,840,000	\$146,680,900	\$184,520,900
7/1/2019	09- New Construction	\$35,614,000	\$76,452,900	\$112,066,900
1/1/2019	01- Annual	\$35,614,000	\$47,400,800	\$83,014,800

## Mixed Use Assessment History

Effective Date	Change Reason	Use	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	Comm	\$631,800	\$0	\$631,800
1/1/2024	01- Annual	Res	\$34,251,900	\$195,554,800	\$229,806,700
6/20/2023	05- Review	Comm	\$631,800	\$0	\$631,800
6/20/2023	05- Review	Res	\$34,251,900	\$189,335,300	\$223,587,200
1/1/2023	01- Annual	Comm	\$631,800	\$0	\$631,800
1/1/2023	01- Annual	Res	\$34,251,900	\$194,354,100	\$228,606,000
1/1/2022	01- Annual	Comm	\$631,800	\$0	\$631,800
1/1/2022	01- Annual	Res	\$34,251,900	\$185,809,900	\$220,061,800
1/1/2021	01- Annual	Comm	\$631,800	\$0	\$631,800
1/1/2021	01- Annual	Res	\$34,251,900	\$171,148,700	\$205,400,600
3/16/2020	05- Review	Comm	\$0	\$0	\$0
3/16/2020	05- Review	Res	\$37,840,000	\$146,680,900	\$184,520,900

## Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
PL PENTAGON LLC	6/29/2018	\$0	D-Resub/Declaration	/	20180100011133
PENTAGON RESIDENTIAL I LLC	6/29/2018	\$0	A-Correction Deed	/	20180100011137
PENTAGON RESIDENTIAL I LLC	6/27/2018	\$0	5-Not Market Sale	/	20180100011136
PENTAGON RESIDENTIAL I LLC	6/27/2018	\$0	4-Multiple RPCs, Not A Coded S	/	20180100011135

## Neighborhood 880000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
35-009-008	400 15th ST S	5/6/2024	\$48,500,000		/	20240100005082
35-001-028	400 11th ST S	2/21/2024	\$0		/	20240100001778
28-006-054	5105 10th PL S	1/8/2024	\$3,583,700		/	20240100000217
32-001-012	1701 S EDGEWOOD ST	1/2/2024	\$2,400,000		/	20240100000029
27-007-109	4201 S FOUR MILE RUN DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-107	4301 16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-108	16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-110	S FOUR MILE RUN DR	12/27/2023	\$0	D-Resub/Declaration	/	20230100014799
31-001-034	17th ST S	12/5/2023	\$0	5-Not Market Sale	/	20230100014060
24-033-001	129 S COURTHOUSE RD	10/16/2023	\$2,170,000		/	20230100012177
22-010-001	S CARLIN SPRINGS RD	9/22/2023	\$49,525,000	J-Property in 2 Jurisdictions	/	20230100011593
32-006-034	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-035	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	
29-003-009	4501 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
29-018-003	4510 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
31-001-034	17th ST S	3/31/2023	\$0	2-Sale or Gift to Relative	/	20230100003331
31-001-034	17th ST S	3/31/2023	\$260,000	L-Land Sale	/	20230100003379
37-027-006	2868 FORT SCOTT DR	3/17/2023	\$5,500,000	5-Not Market Sale	/	20230100002611
38-011-006	2300 25th ST S	12/22/2022	\$20,800,000		/	20220100020932
28-004-212	5500 COLUMBIA PIKE	11/2/2022	\$0	A-Correction Deed	/	20220100018747
35-001-374	1331 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
35-001-376	1221 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
22-014-402	855 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
22-014-403	835 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
32-001-007	1200 S COURTHOUSE RD	4/19/2022	\$91,500,000		/	20220100007716
36-018-014	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
36-018-014	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
35-003-006	1311 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
35-003-007	1301 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
35-003-008	1221 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499

### 35-004-010 1200 FERN ST S ARLINGTON VA 22202

24-031-015	323 S VEITCH ST	1/14/2022	\$2,200,000		/	20220100001221
27-002-001	1100 S THOMAS ST	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-010	4301 16th ST S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-004-003	4419 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-004	4200 COLUMBIA PIKE	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-005	4202 12th RD S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-003-001	4501 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-007-077	4201 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-006	4200 13th RD S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
25-021-037	1957 COLUMBIA PIKE	12/25/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-034	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-035	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-039	1941 COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-044	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-031	911 S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-040	914 S TAFT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-051	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-032	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-033	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-038	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-045	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
34-020-284	2051 S BELL ST	12/2/2021	\$0	D-Resub/Declaration	/	20210100038593
34-020-283	2050 S BELL ST	12/2/2021	\$0	D-Resub/Declaration	/	20210100038593
34-020-282	2050 S BELL ST	11/8/2021	\$0	5-Not Market Sale	/	20210100036390
34-020-282	2050 S BELL ST	10/8/2021	\$0	D-Resub/Declaration	/	20210100031980
34-020-030	320 23rd ST S	9/30/2021	\$0	5-Not Market Sale	/	20210100033009
35-003-003	550 14th RD S	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
35-003-004	1411 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
34-020-253	1515 RICHMOND HWY	9/29/2021	\$0	5-Not Market Sale	/	20210100033020
34-024-457	305 10th ST S	9/29/2021	\$0	5-Not Market Sale	/	20210100033014
35-003-005	1401 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057

### 35-004-010 1200 FERN ST S ARLINGTON VA 22202

25-017-098	2301 COLUMBIA PIKE	8/26/2021	\$80,100,000	/	20210100030403
22-004-015	5309 8th RD S	8/13/2021	\$16,500,000	/	20210100028396
33-006-032	1420 S ROLFE ST	7/14/2021	\$2,300,000	/	20210100025193
36-018-019	S EADS ST	5/5/2021	\$6,996,000	/	20210100017424
33-006-032	1420 S ROLFE ST	4/27/2021	\$0	D-Resub/Declaration	20210100015463
22-011-159	5551 COLUMBIA PIKE	3/31/2021	\$7,500,000	/	20210100012179
36-018-014	550 18TH ST S	12/31/2020	\$376,600,000	/	20210100000724
37-027-006	2868 FORT SCOTT DR	12/18/2020	\$5,000,000	5-Not Market Sale	20200100037236
23-034-152	950 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	20200100024993
23-034-150	948 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	20200100024993
23-034-151	925 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	20200100024993
23-034-149	952 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	20200100024993
32-001-064	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	20200100022478
32-001-065	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	20200100022478
26-001-112	3400 COLUMBIA PIKE	8/11/2020	\$107,800,000	/	20200100020845
35-001-028	400 11th ST S	7/28/2020	\$0	D-Resub/Declaration	20200100018065
34-027-572	RICHMOND HWY	7/16/2020	\$0	D-Resub/Declaration	20200100016810

#### Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B2100410	--	CNEW	\$375,000
B2000147	--	CNEW	\$731,393
B1503398	11/19/2019	CNEW	\$90,000,000

**Note:** Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. \*Cost Estimates are provided by the permit applicants.

#### Properties in Economic Unit # 3500402A

RPC	Property Address
35-004-010	1200 FERN ST S
35-004-017	1200 S FERN ST
35-004-011	1200 S FERN ST

#### Resubdivision

Resubdivision Project Information			
<b>Project Name</b> DECL OF PENTAGON CTR MASTER CONDOMINIUM			
<b>Project Year</b> 2018	<b>Project ID#</b> 1326	<b>Project Type</b> DECLARATION	
<b>Appraiser</b> E BAILEY	<b>Deed Book/Page #</b> N/A	<b>Date Complete</b> 6/29/2018	

**Deed Document ID#**

N/A

**Deleted/Inactive RPC(s)**

35-004-001

**Added RPC(s)**

35-004-010, 35-004-011, 35-004-012, 35-004-013, 35-004-014, 35-004-015, 35-004-016, 35-004-017

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install		New Construction																																																																							
					Due	Status	Due	Status	Due	Status																																																																						
2024	\$230,438,500	\$1.2010	\$1,240,153.99	\$1,250,370.79	\$1,250,370.79 Due	N/A	N/A	N/A																																																																								
<table><tr><th>1st Install</th><th>Tax</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date 6/15/2024</th></tr><tr><td>Levy</td><td>\$1,240,153.99</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$1,240,153.99</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$10,216.80</td><td></td></tr><tr><td>Due</td><td>\$1,240,153.99</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$1,250,370.79</td><td></td></tr></table>											1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2024	Levy	\$1,240,153.99	\$0.00	\$0.00	\$0.00	\$1,240,153.99		SW Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$10,216.80		Due	\$1,240,153.99	\$0.00	\$0.00	\$0.00	\$1,250,370.79																																											
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2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2022																																																																										
Levy	\$1,184,416.02	\$0.00	\$0.00	\$0.00	\$1,184,416.02																																																																											
Payment	-\$1,184,416.02	\$0.00	\$0.00	\$0.00	-\$1,184,416.02																																																																											
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																																																											

**35-004-010 1200 FERN ST S ARLINGTON VA 22202**

2021	\$206,032,400	\$1.1980	\$2,211,517.36	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A	N/A																												
<table><tr><td>1st Install</td><td>Tax</td><td>Penalty</td><td>Interest</td><td>Fees</td><td>Total</td><td>Due date 6/15/2021</td></tr><tr><td>Levy</td><td>\$1,105,758.68</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$1,105,758.68</td><td></td></tr><tr><td>Payment</td><td>-\$1,105,758.68</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$1,105,758.68</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>											1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021	Levy	\$1,105,758.68	\$0.00	\$0.00	\$0.00	\$1,105,758.68		Payment	-\$1,105,758.68	\$0.00	\$0.00	\$0.00	-\$1,105,758.68		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021																																
Levy	\$1,105,758.68	\$0.00	\$0.00	\$0.00	\$1,105,758.68																																	
Payment	-\$1,105,758.68	\$0.00	\$0.00	\$0.00	-\$1,105,758.68																																	
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2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2021																																
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Payment	-\$1,105,758.68	\$0.00	\$0.00	\$0.00	-\$1,105,758.68																																	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																	

2020	\$184,520,900	\$1.1940	\$1,972,528.38	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A	N/A																												
<table><tr><td>1st Install</td><td>Tax</td><td>Penalty</td><td>Interest</td><td>Fees</td><td>Total</td><td>Due date 6/15/2020</td></tr><tr><td>Levy</td><td>\$986,264.19</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$986,264.19</td><td></td></tr><tr><td>Payment</td><td>-\$986,264.19</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$986,264.19</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>											1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2020	Levy	\$986,264.19	\$0.00	\$0.00	\$0.00	\$986,264.19		Payment	-\$986,264.19	\$0.00	\$0.00	\$0.00	-\$986,264.19		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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Payment	-\$986,264.19	\$0.00	\$0.00	\$0.00	-\$986,264.19																																	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																	

2019	\$112,066,900	\$1.1940	\$1,000,768.60	\$0.00	\$0.00	Paid	\$0.00	Paid	\$0.00	Paid																												
<table><tr><td>1st Install</td><td>Tax</td><td>Penalty</td><td>Interest</td><td>Fees</td><td>Total</td><td>Due date 6/15/2019</td></tr><tr><td>Levy</td><td>\$425,865.92</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$425,865.92</td><td></td></tr><tr><td>Payment</td><td>-\$425,865.92</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$425,865.92</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>											1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2019	Levy	\$425,865.92	\$0.00	\$0.00	\$0.00	\$425,865.92		Payment	-\$425,865.92	\$0.00	\$0.00	\$0.00	-\$425,865.92		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2019																																
Levy	\$425,865.92	\$0.00	\$0.00	\$0.00	\$425,865.92																																	
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2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2019																																
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																	
<table><tr><td>New Construction</td><td>Tax</td><td>Penalty</td><td>Interest</td><td>Fees</td><td>Total</td><td>Due date 2/15/2020</td></tr><tr><td>Levy</td><td>\$149,036.76</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$149,036.76</td><td></td></tr><tr><td>Payment</td><td>-\$149,036.76</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$149,036.76</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>											New Construction	Tax	Penalty	Interest	Fees	Total	Due date 2/15/2020	Levy	\$149,036.76	\$0.00	\$0.00	\$0.00	\$149,036.76		Payment	-\$149,036.76	\$0.00	\$0.00	\$0.00	-\$149,036.76		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
New Construction	Tax	Penalty	Interest	Fees	Total	Due date 2/15/2020																																
Levy	\$149,036.76	\$0.00	\$0.00	\$0.00	\$149,036.76																																	
Payment	-\$149,036.76	\$0.00	\$0.00	\$0.00	-\$149,036.76																																	
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