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REAL ESTATE • AUCTIONEERS

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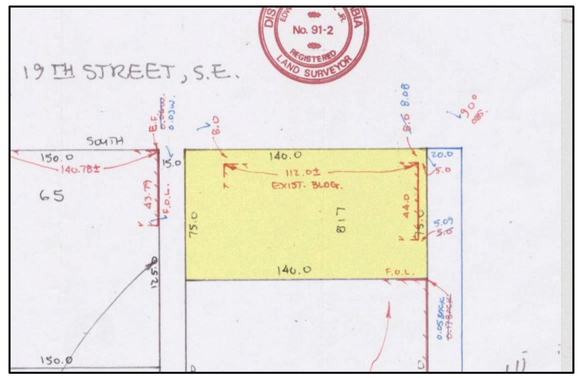
SUBSTITUTE TRUSTEES' SALE

– ANACOSTIA –
GARDEN APARTMENT BUILDING

Currently Being Expanded to Contain
28 – Two and Three-Bedroom Units

Known As
1525 19TH STREET SE
Washington, DC 20020

Sale On Premises
WEDNESDAY, OCTOBER 14, 2026
AT 11:30 A.M.



Under and by virtue of the power of sale contained in a certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") from The 1525 19th Street Flats LLC to the Trustee therein, dated August 27, 2024 and recorded on September 5, 2024, as Instrument No. 2024083896, as amended by that certain First Amendment to Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 21, 2025 and recorded on July 21, 2025, as Instrument No. 2025072189, said instruments recorded with the District of Columbia Recorder of Deeds (the "Recorder"), the holder of the indebtedness secured thereby having appointed the undersigned to act as Substitute Trustees, in place and stead of the aforementioned Trustee, by instrument duly executed, acknowledged and recorded aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Substitute Trustees will offer for sale at public auction, the real property as follows:

All those fee simple lots of ground being known and designated as Lots numbered One (1), Two (2) and Three (3), in Block numbered Thirteen (13), in the subdivision made by the National Safe Deposit Savings and Trust Company, Trustee, known as "Randle Heights", as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber County 18 at folio 36; said Block numbered Thirteen (13) being assessed for taxation as Square numbered Fifty-five Hundred Seventy-two (5572). Note: At the date hereof, the above-described property is known for purposes of assessment and taxation as Square 5525 Lot 0817. Lot size 75' x 140', more or less.

The property is believed to comprise a three story brick garden apartment building, planned to contain 8 two-bedroom and bath units and 20 three-bedroom and bath units, of which 3 will be IZ, affordable housing units. Unit sizes are believed to range from 445 to 572 square feet. According to public tax records, the building was constructed as two stories in 1936 and contained 12,462 square feet of gross living area, comprising 16 two-bedroom and bath units. A recent third floor addition plans to increase the building to 18,336 square feet (13,554 square feet of rentable area) with 8 parking spaces. Information provided indicates that each unit will be separately metered and there will be a central laundry room.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

TERMS OF SALE: A deposit of $100,000, payable by cashiers check, will be required of the purchaser at time and place of sale. Within two (2) business days after the date of the sale, the purchaser of the Property shall deliver a certified or cashier's check to the Trustees to increase the purchaser's deposit to an amount that is equal to ten percent (10%) of the full amount bid by such purchaser at the sale. The balance of the purchase price, together with interest thereon at the rate of six percent (6%) per annum from the date of sale to the date of settlement, shall be due from the purchaser by wire transfer or certified check within thirty (30) calendar days from the date of sale, unless such closing deadline is extended in writing by the Trustees. Time is of the essence. If settlement is delayed for any reason, there shall be no abatement of interest on the unpaid purchase price. Settlement shall be held at such place as may be agreed to by the Trustees. In the event the Noteholder, or an affiliate or subsidiary thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money.

The Trustees reserve the right to withdraw the Property from sale, to reject any and all bids at the sale, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition, use or description of the Property or the improvements thereon. The Property is also being sold subject to: (a) existing zoning, building, housing, fire and safety code violations; (b) critical area and wetland violations; (c) environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property; (d) senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations, rights of redemption and covenants which are not extinguished as a matter of law by the foreclosure sale; and (e) such state of facts that an accurate survey or physical inspection of the Property might disclose. The purchaser is responsible for conducting its own due diligence regarding the Property.

All senior liens, real estate taxes, water charges and municipal charges and assessments owed against the Property which are not extinguished as a matter of law by the foreclosure sale shall be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, document preparation costs, title examination costs and other costs associated with conveying the Property to the purchaser shall also be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property after the closing. The purchaser shall not be entitled to receive any rent relating to the Property until the Purchaser pays the entire purchase price and closes on its purchase of the Property.

In the event the purchaser fails to go to settlement and pay the entire purchase price as required herein or fails to deliver the entire deposit as referenced herein, in addition to any other legal or equitable remedies available to the Trustees and the Noteholder, the Trustees may declare the aforementioned deposit forfeited by the purchaser and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting purchaser, the defaulting purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the resale proceeds or a return of any portion of the purchaser's forfeited deposit.

If the Trustees are unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to a refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser as aforesaid, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the sale of the Property.

The parties' respective rights and obligations regarding the terms and conduct of the sale shall be governed by the laws of the District of Columbia.

Authority to cancel this sale rests solely with the Substitute Trustees and/or the Auctioneer. Prospective buyers should disregard all other statements and comments made by any other person or entity regarding minimum bids, pricing and cancellations of the sale. Additional terms may be announced at the time of sale. The Substitute Trustees reserve: (1) the right to accept or reject any or all bids; (2) the right to modify or waive the requirements for bidders' deposits and terms of sale and/or settlement; (3) the right to withdraw the Property from the sale before acceptance of the final bid; and (4) the right to cancel or postpone the sale.

Michael E. Blumenfeld and Timothy M. Hurley,
Substitute Trustees

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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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