

IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
Civil Division

DISTRICT OF COLUMBIA,
a municipal corporation,
441 Fourth Street, N.W.
Washington, D.C. 20001,

Plaintiff,

v.

THE BURRELLO GROUP, LLC D/B/A
BURRELLO INVESTMENT GROUP,
3443 Annandale Road
Falls Church, VA 22042,

Serve on:

José Burrello
Registered Agent
3443 Annandale Road
Falls Church, VA 22042,

JOSÉ BURRELLO,
Independent Broker I.D. #IB100646
3443 Annandale Road
Falls Church, VA 22042,

Defendants.

Case No.:

COMPLAINT

Plaintiff the District of Columbia (the District) brings this action against defendants The Burrello Group, LLC, d/b/a Burrello Investment Group, and José Burrello, a District-licensed real estate broker and agent of The Burrello Group, LLC. Defendants are liable for discriminatory practices that limit affordable housing and

violate the District of Columbia Human Rights Act (DCHRA), D.C. Code §§ 2-1401.01, *et seq.* In support of its claims, the District states as follows.

INTRODUCTION

1. The District of Columbia faces a housing crisis. Affordable housing stock has trended downward while rents have trended upward, squeezing out low-income tenants. Housing-assistance programs that subsidize rent are a core pillar of the District's response to these pressures. By subsidizing rent, housing assistance programs help the District's lowest-income populations avoid homelessness and maintain a foothold in private housing. This assistance is critical in the District, where many tenants spend more than half of their monthly income on rent.

2. The District brings this action against a District licensed real estate brokerage who posted multiple advertisements that stated that housing assistance would not be accepted as rental payment for a property in the District.

3. Although housing discrimination is problematic in any form, it is even more concerning when perpetuated by the real estate profession. Real estate professionals—including brokers, salespersons and property managers—play an integral role in connecting customers to housing, including low-income tenants seeking an affordable place to live. They may dispense advice to property owners on how to market properties, and they act as gatekeepers for renters and buyers. When a broker discriminates against potential tenants who use housing assistance programs, he not only violates his professional licensing standards but lends dangerous credibility to discriminatory practices.

4. Defendants' discriminatory online advertisements for rental housing lend professional credence to the idea that turning away tenants based on their source of income is not only acceptable but lawful. In the District, it is neither. Instead, it is a DCHRA violation that is prohibited not only as source-of-income discrimination but, because of the large number of African Americans enrolled in housing assistance programs, as racial discrimination as well.

5. Consequently, the District seeks declaratory and injunctive relief, damages, civil penalties and costs and attorney's fees to prevent and deter defendants from engaging in discriminatory practices that mislead District residents and limit access to housing for vulnerable District residents.

JURISDICTION

6. The Attorney General for the District of Columbia brings this action on behalf of the District of Columbia to uphold the public interest and enforce District law—here, the DCHRA. *See, e.g., District of Columbia v. ExxonMobil Oil Corp.*, 172 A.3d 412 (D.C. 2017); D.C. Code § 1-301.81(a)(1) (“The Attorney General for the District of Columbia ... shall be responsible for upholding the public interest.”).

7. This Court has subject matter jurisdiction over the claims and allegations in the Complaint. *See* D.C. Code § 11-921(a) (2001).

8. This Court has personal jurisdiction over the defendants because the defendants are owners within the meaning of the DCHRA, conducted transactions in real property in the District and had the actual or perceived right to rent or lease 131 R Street, N.E., Washington, D.C. 20002 (the property). D.C. Code § 2-1402.23; *see* §

2-1401.02(20) (identifying “owners” to include managing agents or other persons having the right of ownership or possession of, or the right to sell, rent or lease any real property); *see also* § 2-1401.02(30) (defining a “transaction in real property” as the “advertising ... [of] any interest in real property”). This Court also has personal jurisdiction over the defendants because the defendants have caused tortious injury in the District and transact business in the District of Columbia. § 13-423.

PARTIES

9. Plaintiff the District of Columbia, a municipal corporation, is the local government for the territory constituting the permanent seat of the government of the United States. The District is represented by and through its chief legal officer, the Attorney General for the District of Columbia. The Attorney General conducts the District’s legal business and is responsible for upholding the public interest. D.C. Code § 1-301.81(a)(1); *District of Columbia v. ExxonMobil Oil Corp.*, 172 A.3d 412 (D.C. 2017).

10. Defendant José Burrello is a District-licensed broker who leases residential real estate in the District and surrounding areas. Mr. Burrello also maintains broker licensures in Virginia and Maryland.

11. Defendant The Burrello Group, LLC is a business operating in the District, Virginia, and Maryland, whose primary business address is 3443 Annandale Road, Falls Church, VA 22042.

FACTS

Housing Assistance and the Rental Housing Market in the District

12. The ability to access affordable housing free from discrimination is District residents' top civil rights concern. Office of the Attorney General for the District of Columbia, *Community Voices: Perspectives on Civil Rights in the District of Columbia* 4 (2019) <https://oag.dc.gov/sites/default/files/2019-11/Civil-Rights-Report.pdf>. In 2018, more than 23% of the District's tenant households spent more than half of their monthly income on rent. Tom Acitelli, *Nearly half of D.C.-area renter households 'cost-burdened,' report says*, Curbed (Oct. 15, 2019), <https://dc.curbed.com/2019/10/15/20915332/dc-renter-households-burdened>. In recent years, the District's rental housing market has become more expensive while the availability of affordable rental housing has plunged. WES RIVERS, DC FISCAL POLICY INSTITUTE, *GOING, GOING, GONE: DC'S VANISHING AFFORDABLE HOUSING* (2015), <https://www.dcfpi.org/wp-content/uploads/2015/03/Going-Going-Gone-Rent-Burden-Final-3-6-15format-v2-3-10-15.pdf>. Housing-assistance programs are a core pillar of the District's response to the growing affordable-housing crisis.

13. Housing assistance programs, including subsidized rent programs, are particularly crucial in the District, where high rents consume a disproportionate share of household expenditures. D.C. Housing Authority, *Housing Choice Voucher Program*, <https://www.dchousing.org/topic.aspx?topid=2&AspxAutoDetectCookieSupport=1> (last visited June 18, 2020). These programs are therefore increasingly important to

low-income District tenants seeking to obtain affordable housing and navigate the city's high cost of living.

14. Housing vouchers are one form of housing assistance available to low-income residents, referred to here as housing voucher holders, and are available through multiple District and District-area agencies and organizations. Housing voucher holders may use their voucher to pay all or part of their monthly rent to subsidize housing costs consistent with their housing voucher programs' requirements. District housing voucher programs include Housing Choice (commonly referred to as Section 8) and Rapid Re-Housing, among others. When discussing housing vouchers, housing providers and advocates often refer to them simply as "vouchers."

15. In the District, over 90 percent of housing voucher holders are African American, although they only account for 48 percent of the total population. *See* Aastha Uprety and Kate Scott, "In the District, Source of Income Discrimination is Race Discrimination Too," *Equal Rights Center* (Oct. 12, 2018) <https://equalrightscenter.org/source-of-income-and-race-discrimination-dc/> (last visited June 2, 2020). Given the disproportionate number of African Americans using Housing Choice Vouchers in the District, any discrimination based on source of income is 71 times more likely to discriminate against an African American renter rather than a white renter in the District. *Id.*

**Real Estate Professionals Face Myriad
Licensing Requirements to Protect Consumers from Discrimination**

16. Tenants use many sources to identify affordable housing in the District, including real estate agents and online housing resources. A real estate broker is a firm or person who offers properties for sale, lease or rent. Brokers have responsibility for the actions of any real estate salespersons hired to undertake these activities. *See* D.C. Code § 47-2853.161.

17. A real estate salesperson is someone employed by a licensed real estate broker to offer properties for sale, lease or rent. *See* D.C. Code § 47-2853.171.

18. Recognizing the critical role that real estate professionals play in the housing market, including the market for affordable housing, the District of Columbia Regulatory Affairs' Real Estate Commission requires these professionals to adhere to standards that mandate equitable treatment of housing consumers. *See, e.g.*, D.C. Code § 47-2853.02(d)(1) (requiring a license to “protect the public”); 17 DCMR 2609.1 (“A licensee shall not discriminate or assist any party in discriminating in the sale, rental, leasing, exchange, or transfer of property.”)

19. Real estate professionals are reminded of the District's non-discrimination laws and their obligations during the fair housing training they must take every two years to maintain their licenses. *See* D.C. Code § 47-2853.13.

20. Under their licensing standards, a real estate broker who violates the DCHRA may have her real estate license revoked and face civil—or even criminal—penalties. *See* D.C. Code §§ 47-2843.01, *et seq.*

Discriminatory Advertising

21. Many tenants in the District—including those who receive housing assistance—rely on online housing advertisements to locate rental housing. An apartment-industry survey showed that at least 83 percent of apartment hunters used an online resource to search for housing. J Turner Research, *The Internet Adventure: The Influence of Online Ratings on a Prospect's Decision Making 3* (2016), https://www.jturnerresearch.com/hubfs/Docs/J_Turner_Research-The_Internet_Adventure_Nov2016.pdf. Among the most popular online resources is Craigslist, a website where housing providers can list available units. Approximately 17 percent of all tenants rely on Craigslist to find an apartment. J Turner Research, *Marketing to Different Generations: Emerging Online, Language, and Lifestyle Trends 12* (2015), <https://www.jturnerresearch.com/courting-the-baby-boomers>. Online internet platforms, such as Craigslist, act as a third-party website where housing providers can post listings at no or low cost.

22. More prospective tenants turning to online advertising has led to new opportunities for discriminatory advertising. In 2017 alone, more than 120 advertisements contained language suggesting that the housing provider discriminated based on source of income in the District. Equal Rights Center, *The Equal Rights Center Annual Report 2018 6* (2018), <https://equalrightscenter.org/wp-content/uploads/6.20.19-annual-report-2018-final.pdf>.

23. Discriminatory postings and advertisements create permanent barriers in the rental market each day the advertisements are visible. Unlike temporary

restrictions such as “no one-bedroom units available,” warnings like “no vouchers accepted” send a lasting message to voucher holders and are likely to permanently discourage them from pursuing that housing opportunity. *Cf.* John M. Yinger et al., *The Status of Research into Racial Discrimination and Segregation in American Housing Markets*, 6 OCCASIONAL PAPERS IN HOUSING AND COMMUNITY AFF. 60 (1979), <https://tinyurl.com/housingresearchagenda> (describing discrimination that discourages housing seekers from considering certain areas).

Defendants’ Discriminatory Practices

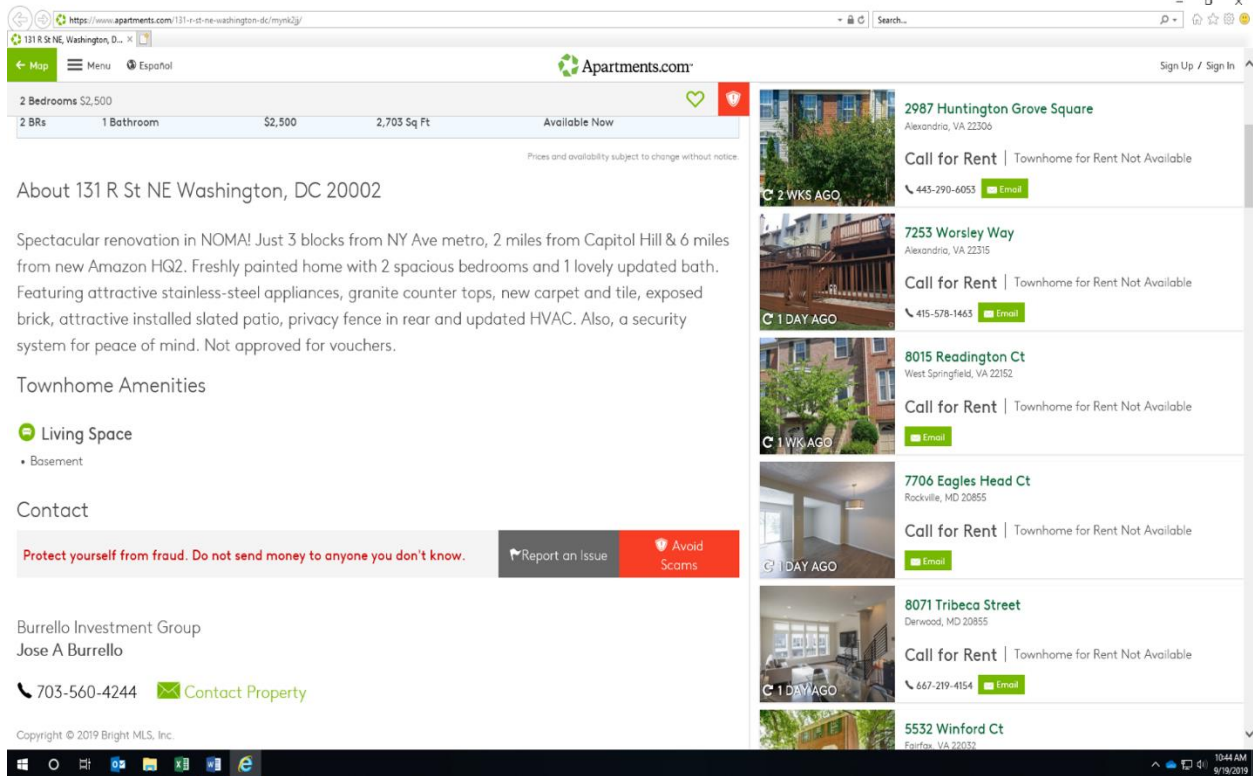
24. Defendants are a real estate broker and his related company. Upon information and belief, Mr. Burrello is the sole real estate broker at The Burrello Group.

25. Beginning on or about September 19, 2019, defendants began advertising for the property, in which there are two rental units, Unit A and Unit B.

26. Defendants used an online listing service to ensure their advertisements for the property were far-reaching. Advertisements for the property were posted on at least seven online platforms between September and November 2019: ColdwellBanksHomes.com, ForRent.com, Apartments.com, Trulia.com, Hotpads.com, Zumper.com and MarylandRealEstateSearch.com. Screenshots of those advertisements are included as Exhibit A.

27. The property’s advertisements listed defendants as the point of contact for the property. In each of these advertisements, defendants stated the property was

“Not approved for vouchers.” A screenshot of one of the advertisements with the discriminatory language is included below.



28. At least one of the property’s rental units remained available through at least February 2020, and discriminatory advertisements for the property using the same “Not approved for vouchers” language appeared on at least five online platforms through February 2020: ColdwellBankerHomes.com, ApartmentList.com, Apartments.com, Compass.com and ForRent.com. Screenshots of these advertisements are attached as Exhibit B.

29. Defendants are aware of their obligations to comply with District and federal anti-discrimination laws.

30. As part of his real estate licensing requirements, Mr. Burrello participated in mandatory fair housing training.

31. Defendants violated the DCHRA each time they posted a discriminatory advertisement. Defendants' discriminatory advertisements discourage potential tenants of the property based on their source of income.

COUNTS I-IX
DISCRIMINATORY ADVERTISEMENT IN VIOLATION OF THE DCHRA
(Against All Defendants)

32. Paragraphs 1–31 are incorporated here as if repeated in full.

33. Defendant José Burrello, a District-licensed real estate broker and agent of The Burrello Group, LLC, and defendant The Burrello Group, LLC both are responsible for the discriminatory advertisements posted for the property.

34. Defendants posted discriminatory advertisements for the property on at least the following nine online platforms: ColdwellBanksHomes.com, ForRent.com, Apartments.com, Trulia.com, Hotpads.com, Zumper.com, MarylandRealEstateSearch.com, ApartmentList.com and Compass.com.

35. Under the DCHRA it is an “unlawful discriminatory practice” to make “any ... statement, or advertisement, with respect to a transaction, or proposed transaction, in real property ... [that] unlawfully indicates or attempts unlawfully to indicate any preference, limitation, or discrimination based on ... source of income ... of any individual.” D.C. Code § 2-1402.21(a)(5).

36. Rental payment from a housing voucher is a source of income under the DCHRA. *See* OHR Guidance No. 16-01 (stating that source of income includes “short- and long-term rental subsidies” such as “Housing Choice Vouchers”); *see also* D.C. Code § 2-1402.21(e) (the DCHRA expressly defines “source of income” broadly to

encompass income from all legal sources, including funding from “section 8 of the United States Housing Act of 1937[.]”; D.C. Code § 2-1402.21(29) (expressly defining “source of income” to include “federal payments”).

37. Defendants’ statements on the online platforms identified in paragraph 34 of this Complaint that the units in the property were “Not approved for vouchers” are discriminatory advertisements based on the actual or perceived source of income of individuals in violation of D.C. Code § 2-1402.21(a)(5).

38. Defendants violated the DCHRA each time they posted a discriminatory advertisement. Defendants’ discriminatory advertisements discourage potential tenants of the property based on their source of income.

COUNTS X-XIX
DISPARATE IMPACT BASED ON RACE IN VIOLATION OF THE DCHRA
(Against All Defendants)

39. Paragraphs 1-38 are incorporated here.

40. Defendants posted discriminatory advertisements on at least nine online platforms: ColdwellBanksHomes.com, ForRent.com, Apartments.com, Trulia.com, Hotpads.com, Zumper.com, MarylandRealEstateSearch.com, ApartmentList.com and Compass.com.

41. Under the DCHRA, it is an “unlawful discriminatory practice” to “refuse or fail to initiate or conduct any transaction in real property” where such refusal or failure is “wholly or partially ... based on the actual or perceived ... race ... of any individual.” D.C Code § 2-1402.21(a)-(a)(1).

42. Over 90 percent of voucher holders in the District are African American. Defendants' refusal to accept voucher holders also is a discriminatory practice against African Americans.

43. Defendants' policy to discriminate against voucher holders disparately impacts African Americans in the District and is a violation of D.C. Code § 2-1402.21(a)-(a)(1).

44. Defendants violated the DCHRA each time they posted a discriminatory advertisement.

COUNTS XX-XXIX
ACTS OF DISCRIMINATION BY A REAL ESTATE BROKER IN VIOLATION OF
THE DCHRA
(Against Defendant Burrello)

45. Paragraphs 1-44 are incorporated here.

46. Defendant Burrello is a licensed real estate broker in the District of Columbia who posted and acted as the point of contact for discriminatory advertisements for the property.

47. The discriminatory language was published on at least nine online platforms: ColdwellBanksHomes.com, ForRent.com, Apartments.com, Trulia.com, Hotpads.com, Zumper.com, MarylandRealEstateSearch.com, ApartmentList.com and Compass.com.

48. It is an "unlawful discriminatory practice" to make "any ... statement, or advertisement, with respect to a transaction, or proposed transaction, in real property ... [that] unlawfully indicates or attempts unlawfully to indicate any preference, limitation, or discrimination based on ... source of income ... of any

individual.” D.C. Code § 2-1402.21(a)(5). *See* D.C. Code § 2-1402.23 (identifying any real estate broker who violates the discrimination provisions of the DCHRA as a danger to the public interest).

49. Defendant Burrello violated the DCHRA at least nine times when he posted advertisements with discriminatory language on the online platforms identified in paragraph 47 of this Complaint. The advertisements violated the DCHRA on the basis of source of income and race.

50. As a registered real estate broker, defendant Burrello’s discriminatory acts violate the DCHRA and therefore have endangered the public interest.

51. Defendant Burrello’s violations of the DCHRA also violate D.C. Code § 2-1402.23.

COUNTS XXX-XXXIX
ACTS OF DISCRIMINATION BY A
REAL ESTATE BROKER IN VIOLATION OF THE DCHRA
(Against Defendant The Burrello Group, LLC)

52. Paragraphs 1-51 are incorporated here.

53. Defendant The Burrello Group, LLC is a real estate firm, and through its agent defendant Burrello, posted discriminatory advertisements for the property.

54. The discriminatory language was published on at least nine online platforms: ColdwellBanksHomes.com, ForRent.com, Apartments.com, Trulia.com, Hotpads.com, Zumper.com, MarylandRealEstateSearch.com, ApartmentList.com and Compass.com.

55. It is an “unlawful discriminatory practice” to make “any ... statement, or advertisement, with respect to a transaction, or proposed transaction, in real

property ... [that] unlawfully indicates or attempts unlawfully to indicate any preference, limitation, or discrimination based on ... source of income ... of any individual.” D.C. Code § 2-1402.21(a)(5). *See* D.C. Code § 2-1402.23 (identifying any real estate broker who violates the discrimination provisions of the DCHRA as a danger to the public interest).

56. Defendant The Burrello Group, LLC violated the DCHRA at least nine times when its agent defendant Burrello posted advertisements with discriminatory language on the online platforms identified in paragraph 54 of this Complaint. The advertisements violated the DCHRA on the basis of source of income and race.

57. As a real estate brokerage, defendant The Burrello Group, LLC’s discriminatory acts violate the DCHRA and therefore have endangered the public interest.

58. Defendant The Burrello Group, LLC’s violations of the DCHRA also violate D.C. Code § 2-1402.23.

PRAYER FOR RELIEF

WHEREFORE, the District requests this Court enter judgment in its favor and grant relief against Defendants as follows:

- (a) Injunctive and declaratory relief;
- (b) Damages;
- (c) Civil penalties;
- (d) The District’s reasonable attorney’s fees and costs and

(e) Such other and further relief as this Court deems appropriate based on the facts and applicable law.

JURY DEMAND

The District of Columbia demands a jury trial by the maximum number of jurors permitted by law.

Dated: July 1, 2020.

Respectfully submitted,

KARL A. RACINE
Attorney General for the District of Columbia

TONI MICHELLE JACKSON
Deputy Attorney General
Public Interest Division

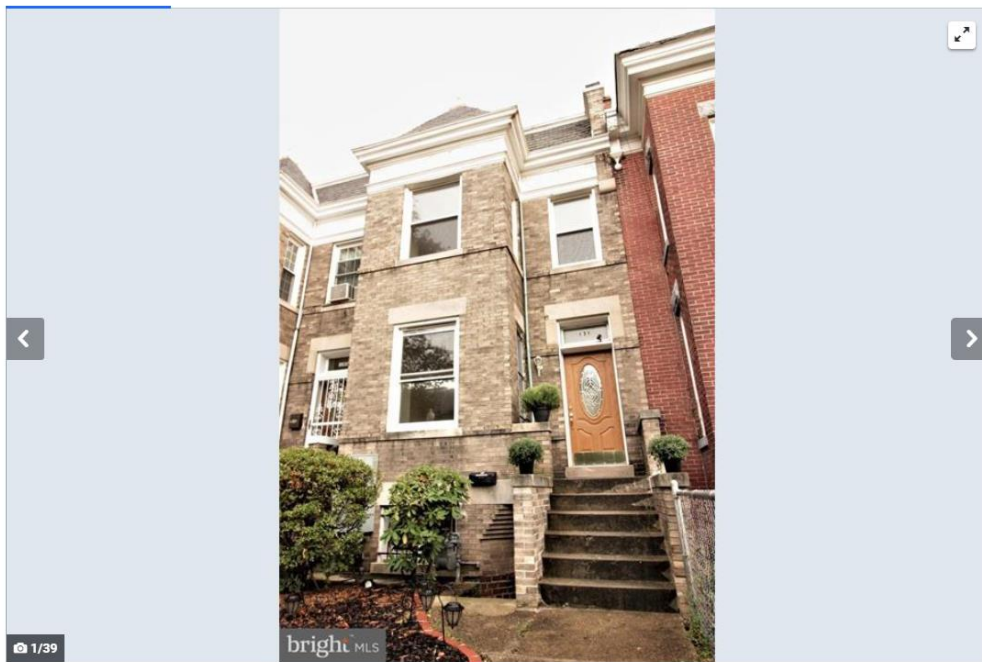
/s/ Michelle D. Thomas
MICHELLE D. THOMAS [993514]
Chief, Civil Rights Section
Public Interest Division

/s/ Kate L. Vlach
KATE L. VLACH [1671390]
Assistant Attorney General
441 Fourth Street, N.W., Suite 630 South
Washington, D.C. 20001
Tel: (202) 724-6617
Fax: (202) 759-0854
Email: kate.vlach@dc.gov

Counsel for the District of Columbia

EXHIBIT A

39 Photos | Map & Location | Street View



Quickly Find Out More

Full Name

Email Address

Phone Number *optional*

See this property in person

Comment *optional*

SUBMIT

We Value Your Privacy

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.



131 R St NE Townhome

131 R St NE, Washington, DC 20002 - Map - H Street/NoMa

Last Updated: 1 Day Ago

Avoid Scams

Monthly Rent: \$4,000
Bedrooms: 3 Beds
Bathrooms: 3 Baths

Details and Pricing

Beds	Baths	Rent	Available
3 Bedrooms	3 Bathrooms	\$4,000	Available Now

Prices and availability subject to change without notice.

Contact

Protect yourself from fraud. Do not send money to anyone you don't know.

[Avoid Scams](#) [Report An Issue](#)

Townhome Features

- Dishwasher
- Fireplace

(703) 560-4244

First Name* Last Name*

Email* Phone

Move-in Date
12/ 01/ 2019

Message

[Email Property](#)

Email me listings and apartment related info.

Airport

Living in NoMa provides easy access to Ronald Reagan Washington National, located just 15 minutes from 131 R St NE Townhome. Other nearby airports include Baltimore-Washington International, located 30.3 miles away, and Washington Dulles International, located 31.5 miles away.

Military Bases

There are 3 military bases near Washington, DC including US Soldiers & Airmens Home, Marine Corps Barracks and Washington Navy Yard. The closest is US Soldiers & Airmens Home which is 2.1 miles away from 131 R St NE Townhome.

Schools

Public Schools Private Schools

Attendance Zone Nearby Property Identified

Langley Elementary School

Grades PK-5
284 Students
(202) 724-4223
2 out of 10

Mckinley Middle School

Grades 6-8
202 Students
(202) 281-3950
4 out of 10

Dunbar High School

Grades 9-12
653 Students
(202) 698-3762
3 out of 10

Property Details

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

131 R St NE Townhome is located in Washington, District of Columbia in the 20002 zip code.

Contact Information and Hours

(703) 560-4244

First Name* Last Name*

Email* Phone

Move-in Date
12/01/2019

Message

Email Property

Email me listings and apartment related info.

3 Bedrooms \$4,000




Beds	Baths	Rent	Sq Ft	Available
3 BRs	3 Bathrooms	\$4,000		Available Now

Prices and availability subject to change without notice.


About 131 R St NE Washington, DC 20002

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.


Townhome Amenities

- 


\$3,300 | Townhome for Rent Available Now
 6 DAYS AGO 855-621-9145 [Email](#)

- 


3314 Theodore R Hagans Dr NE
 Washington, DC 20018
\$3,095 | Townhome for Rent Available Now
 5 DAYS AGO [Email](#)

- 


503 42nd St NE
 Washington, DC 20019
\$2,250 | Townhome for Rent Available Now
 5 DAYS AGO [Email](#)

- 

3403 Fessenden St NW
 Washington, DC 20008
\$4,995 | Townhome for Rent Available Now
 1 WK AGO [Email](#)

- 

1757 Potomac Greens Dr
 Alexandria, VA 22314
\$4,200 | Townhome for Rent Available Now
 NEW 667-777-7094 [Email](#)

- 

10281 Green Holly Terrace
 Silver Spring, MD 20902
\$2,200 | Townhome for Rent Available 01/01/20

2 Bedrooms \$2,500




Beds	Baths	Rent	Sq Ft	Available
2 BRs	1 Bathroom	\$2,500	2,703 Sq Ft	Available Now

Prices and availability subject to change without notice.


About 131 R St NE Washington, DC 20002

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.


Townhome Amenities

- 


\$3,300 | Townhome for Rent Available Now
 6 DAYS AGO 855-621-9145 [Email](#)

- 


3314 Theodore R Hagans Dr NE
 Washington, DC 20018
\$3,095 | Townhome for Rent Available Now
 5 DAYS AGO [Email](#)

- 


503 42nd St NE
 Washington, DC 20019
\$2,250 | Townhome for Rent Available Now
 5 DAYS AGO [Email](#)

- 

3403 Fessenden St NW
 Washington, DC 20008
\$4,995 | Townhome for Rent Available Now
 1 WK AGO [Email](#)

- 

1510 S Edgewood St
 Arlington, VA 22204
\$2,100 | Townhome for Rent Available Now
 1 WK AGO [Email](#)

- 

1757 Potomac Greens Dr
 Alexandria, VA 22314
\$4,200 | Townhome for Rent Available Now

2 Bedrooms \$2,500  
2 BRs 1 Bathroom \$2,500 2,703 Sq Ft Available Now

Prices and availability subject to change without notice.

About 131 R St NE Washington, DC 20002

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

Townhome Amenities

-  Living Space
 - Basement

Contact



Protect yourself from fraud. Do not send money to anyone you don't know.  Report an Issue  Avoid Scams


Burrello Investment Group
Jose A Burrello

703-560-4244  Contact Property



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 **2987 Huntington Grove Square**
Alexandria, VA 22306
Call for Rent | Townhome for Rent Not Available
443-290-6053 

 **7253 Worsley Way**
Alexandria, VA 22315
Call for Rent | Townhome for Rent Not Available
415-578-1463 

 **8015 Readington Ct**
West Springfield, VA 22152
Call for Rent | Townhome for Rent Not Available


 **7706 Eagles Head Ct**
Rockville, MD 20855
Call for Rent | Townhome for Rent Not Available


 **8071 Tribeca Street**
Derwood, MD 20855
Call for Rent | Townhome for Rent Not Available
667-219-4154 

 **5532 Winford Ct**
Fairfax, VA 22032

← Back to Search For Rent > DC > Washington > 20002 > 131 R St NE #B



131 R St NE #B

Washington, DC 20002 Eckington

2 Beds 1 Bath 901 sqft

\$2,500/mo

Taking Applications

Apply Now



Contact This Property

Jose Burrello
(703) 850-3215

Your Name

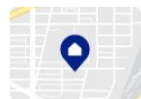
Your Phone Nu

Your Email Address

I am interested in this rental and would like to schedule a viewing. Please let me know

Enable 1-Click Request

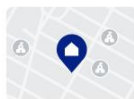
Local Information



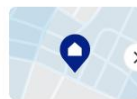
Map View



Street View



Schools



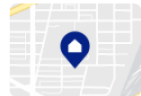
Crime

131 R St NE #B
Washington, DC 20002

\$2,500/mo
Taking Applications

Apply Now Request Info

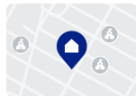
Local Information



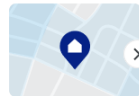
Map View
Explore the area around 131 R St NE #B.



Street View
Take a virtual walk around the neighborhood.



Schools
1 Elementary School
1 Middle School
1 High School



Crime
Lowest crime relative to the rest of District of Columbia county.

Description

(703) 850-3215

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring state attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers. Please hurry, won't last!

Lease Details: Owner pays for trash, sewer and water. Tenant pays \$35 per person for credit check.

Details for 131 R St NE #B

- Multi Family
- No pets allowed
- 5 Days on Trulia
- Rent Includes: Sewage, Garbage, Water
- Deposit: \$2,500
- Laundry: In Unit
- Cable TV Ready
- Stainless steel appliances
- Granite countertop

Your Name Your Phone Nu

Your Email Address

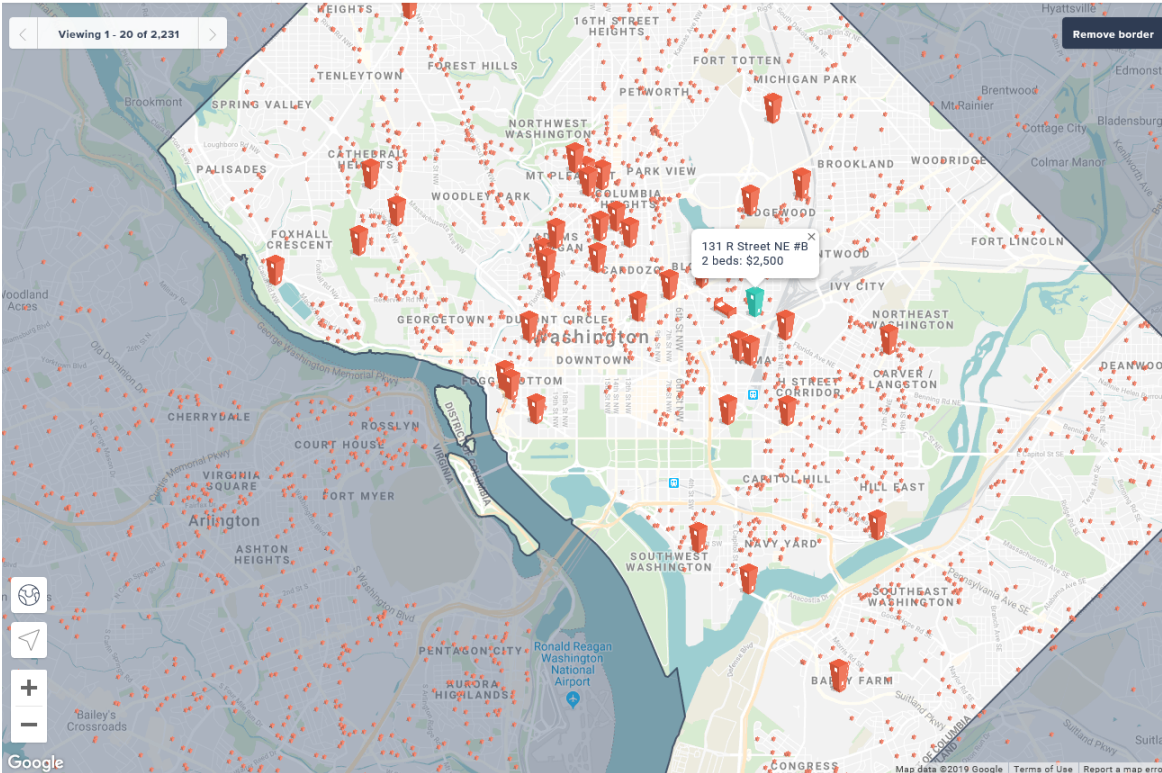
I am interested in this rental and would like to schedule a viewing. Please let me know

Enable 1-Click Request

Check Availability

You agree to Trulia's Terms of Use & Privacy Policy By choosing to contact a property, you also agree that Zillow Group, landlords, and property managers may call or text you about any inquiries you submit through our services, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of renting any property, or buying any other goods or services. Message/data rates may apply.

Washington, DC All filters Any price All beds, all baths Pets Get alerts



Close > < Remove border

About 131 R Street NE #B

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Apartment amenities

Property amenities

- Air Conditioning
- Cable TV Ready
- Dishwasher
- Dryer
- Fenced Yard
- Garbage Disposal
- Garbage included in rent
- Heating: Other

Unit amenities

- Alarm
- Granite countertop
- Range/Oven
- Stainless steel appliances

Show more

Competition for this rental

- Viewed 26 times this past week.
- No one has contacted this listing. **Be the FIRST!**

Terms at 131 R Street NE #B

Owner pays for trash, sewer and water. Tenant pays \$35 per person for credit check.

131 R Street NE , A
 WASHINGTON, DC 20002
\$4,000/MO. STATUS: ACTIVE ON SITE: 4 DAYS ID#: DCDC442422
RENTAL
 UPDATED: 16 min ago

[Go See It](#) [Start an Offer](#)
[Share](#) [Map](#) [Favorite](#)



BEDS	BATHS	SQFT
2	1	1,802
	1/2 BATHS	
Neighborhood:		Eckington
Type:		Rentals
Built:		1907
County:		Washington

School Ratings & Info
School District: District Of Columbia Public Schools
[Visit GreatSchools.org](#)

BUYER SPECIALIST

Megan Fielder Cristello
 Office: 4106389555
[Contact Megan](#)

Description

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

Exterior Features

Interior Features

Property Features



About 131 R Street Ne #B



- 2 Beds
- 1 Bathroom
- 2,703 ft²
- No pets
- 3 Days Ago

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.
Office Phone: (703) 560-4244
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Provided by [ListHub](#)

✓ VERIFIED

\$2,665+ 2 Beds
1201 South Joyce Street Suite C-1
Aurora Highlands

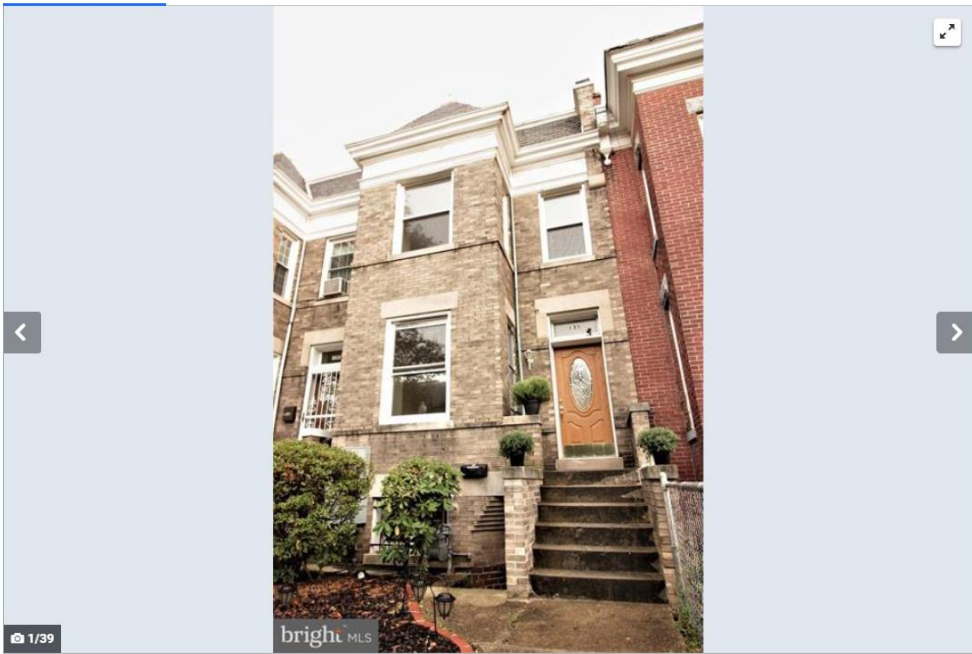
✓ VERIFIED

\$1,685+ 2 Beds
2600 Queens Chapel Rd
Chillum

✓ VERIFIED

EXHIBIT B

39 Photos | Map & Location | Street View



Quickly Find Out More

Full Name

Email Address

Mobile Phone Number

See this property in person

Comment *optional*

SUBMIT

We Value Your Privacy

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

- Overview
- Location
- Price
- Amenities
- Nitty Gritty
- Neighborhood

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 3 spacious bedrooms and 2.5 lovely updated baths. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, gleaming original hardwood floors, exposed brick, warm fireplace, attractive newly painted deck, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

Nitty Gritty

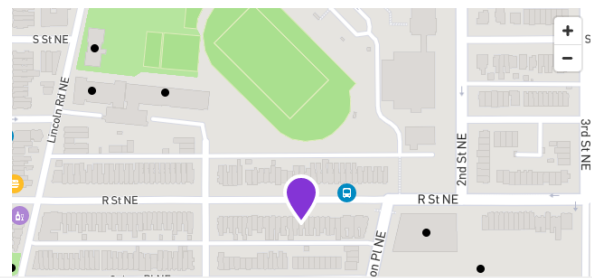
Income Requirement: Must have 3x the rent in total household income (before taxes, include income from all adults)

Utilities: Renter responsible for all utilities

Pets not allowed

Parking Details: None.

Explore the Neighborhood



Have a question for 131 R STREET NE?

What are you most curious about?

Price & Availability Dining Schools Total Move-In Cost Schedule a Tour Rent Specials

How would you like them to get back to you?

Full Name

Email Address

Phone Move-in Date

Check Availability

You agree to Apartment List's Terms of Use & Privacy Policy and to be contacted by us or third parties. By registering, you give us your express written consent to deliver automated text messages to you at the phone number provided. Consent is not a condition of purchase. Your registration acts as your binding electronic signature.

2 Bedrooms \$2,400

Townhomes / District of Columbia / Washington / 131 R St NE Today



Beds	Baths	Rent	Sq Ft	Available
2 BRs	1 Bathroom	\$2,400	2,703 Sq Ft	Available Now

Prices and availability subject to change without notice.

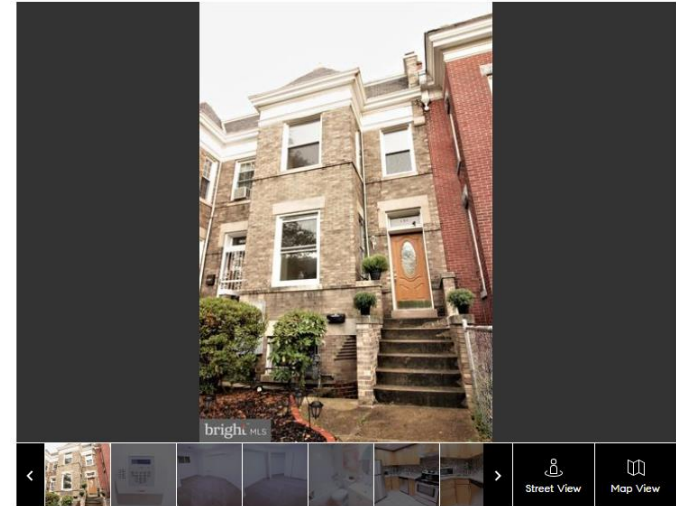
About 131 R St NE Washington, DC 20002

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

- 104 E Reed Ave**
 Alexandria, VA 22305
\$2,300 | Townhome for Rent Available Now
 Email Apply
 4 DAYS AGO
- 14004 Silver Teal Way**
 Upper Marlboro, MD 20774
\$2,350 | Townhome for Rent Available 04/01/20
 240-249-5994
 Email Apply
 4 DAYS AGO
- 9607 Glendower Ct**
 Laurel, MD 20723
\$2,000 | Townhome for Rent Available Now
 240-241-0236
 Email Apply
 6 HRS AGO
- 589 Raven Ave**
 Gaithersburg, MD 20877
\$2,490 | Townhome for Rent Available Now
 619-830-5445
 Email Apply
 3 DAYS AGO
- 1537 Woodcrest Dr**
 Reston, VA 20194
\$2,100 | Townhome for Rent Available Now

131 R Street Northeast, Unit B
 Washington, DC 20002 \$2,400 Price 2 Beds 1 Bath 2,703 Sq. Ft. \$11 / Sq. Ft. [Save](#) [Share](#)

Location Property Info Property History Schools



Status	Active
MLS #	DCDC442438
Year Built	1907
DOM	164
Compass Type	Rental
MLS Type	Residential Lease / Other
Furnished	-
Available Date	11/09/2019
Lease Term	-
Rental Incentives	-
County	District of Columbia

Listing Agent
 **Jose A Burrello**
 The Burrello Group
 jose@theburrellogroup.com
 P: 703.850.3215

CONTACT AGENT(S)

Name

Email

Phone

I would like more information about 131 R Street Northeast, Unit B.

Spectacular renovation in NOMA! Just 3 blocks from NY Ave metro, 2 miles from Capitol Hill & 6 miles from new Amazon HQ2. Freshly painted home with 2 spacious bedrooms and 1 lovely updated bath. Featuring attractive stainless-steel appliances, granite counter tops, new carpet and tile, exposed brick, attractive installed slated patio, privacy fence in rear and updated HVAC. Also, a security system for peace of mind. Not approved for vouchers.

Moving to NoMa, Washington, DC

Commuting
With a TransitScore of 75, 131 R St NE Townhome has excellent transit, including 1 transit stop within 1.7 miles. Transit options include Union Station. Pedestrians can reach Union Station with a walk.

Military Bases
There are 3 military bases near Washington, DC including US Soldiers & Airmens Home, Marine Corps Barracks and Washington Navy Yard. The closest is US Soldiers & Airmens Home which is 2.1 miles away from 131 R St NE Townhome.

Schools

Public Schools Private Schools

Attendance Zone Nearby Property Identified

Dunbar High School
Grades 9-12
617 Students
(202) 698-3762
3 out of 10

Mckinley Middle School
Grades 6-8
241 Students
(202) 281-3950
4 out of 10

Langley Elementary School
Grades PK-5
284 Students
(202) 724-4223
2 out of 10

School data provided by GreatSchools

Property Details

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131 R St NE Townhome is located in Washington, District of Columbia in the 20002 zip code.

(703) 560-4244

First Name*	Last Name*
Email*	Phone
Move-in Date 03/ 01/ 2020	
Message	

Email Property

Email me listings and apartment related info.