



Filing ID #10081236

FINANCIAL DISCLOSURE REPORT

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FILER INFORMATION

Name: Hon. Donald Sternoff Beyer Jr
Status: Member
State/District: VA08

FILING INFORMATION

Filing Type: Amendment Report
Filing Year: 2024
Filing Date: 07/08/2026

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Bank accounts ⇒ Burke & Herbert CD [BA] DESCRIPTION: CD purchased in 2023	JT	\$50,001 - \$100,000	Interest	\$201 - \$1,000	☐
Bank accounts ⇒ Burke & Herbert Don [BA] DESCRIPTION: I pay all of our bills, and receive my paycheck, in this account. Myriad transactions over \$1,000.	JT	\$1,001 - \$15,000	None		☐
Bank accounts ⇒ Burke & Herbert Megan [BA] DESCRIPTION: Megan's checking account -- myriad transactions in and out.	JT	\$15,001 - \$50,000	None		☐
Bank accounts ⇒ Truist #2891 [BA] DESCRIPTION: personal bank account, used to escrow funds for quarterly tax payments	JT	\$100,001 - \$250,000	None		☐
Bank accounts ⇒ Truist #8270 [BA] DESCRIPTION: personal bank account, primarily for real estate income	JT	\$100,001 - \$250,000	None		☐
Bank accounts ⇒ Truist #Megan [BA] DESCRIPTION: personal account for spouse's payroll income	JT	\$100,001 - \$250,000	None		☐

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Bank accounts ⇒ Truist CD #45168 [BA]	JT	\$100,001 - \$250,000	Interest	\$5,001 - \$15,000	☒
DESCRIPTION: purchase on May 20, 2024; 4.00%					
Bank accounts ⇒ Vanguard Money Market Reserves Federal Money Market Fund (VMFXX) [BA]	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Morgan Stanley IRA ⇒ Clearbridge Special Inv Tr C (LMASX) [MF]	SP	\$250,001 - \$500,000	Tax-Deferred		☐
DESCRIPTION: Clearbridge Special InvTr C (LMASX) -- a mutual fund -- this represents 100% of the investments in this IRA. 7,760.004 shares COMMENTS: This is my wife's IRA, from her days as a reporter for Media General in the 1980's. She has no control over the investments.					
Pioneer II IRA ⇒ Pioneer Core Equity Fund A [MF]	JT	\$100,001 - \$250,000	Tax-Deferred		☐
DESCRIPTION: PIOTX 9,265.837 shares IRA! Shares purchased in the early 1980s -- held for more than 40 years.					
Real estate investments ⇒ 105 S Morris Street, Oxford Md [RP]	JT	\$1,000,001 - \$5,000,000	None		☐
LOCATION: Talbot County, MD, US DESCRIPTION: second home, Town of Oxford, Talbot County, Maryland; No rent in 2014, 2015,2016					
Real estate investments ⇒ Beyer 1 LLC [RP]	JT	\$1,000,001 - \$5,000,000	Rent	\$15,001 - \$50,000	☐
LOCATION: Falls Church City, VA, US DESCRIPTION: 9.00% share of LLC interest; rental property, 1231 West Broad Street, Falls Church, VA 22046 COMMENTS: lessee is Don Beyer Motors Inc.					
Real estate investments ⇒ Broad Street LLC [RP]	JT	\$1,000,001 - \$5,000,000	Rent	\$50,001 - \$100,000	☐
LOCATION: Falls Church City, VA, US DESCRIPTION: 50% share of LLC interest; rental property, 1123 and 1125 West Broad Street, Falls Church, VA 22046 COMMENTS: lessee is Don Beyer Motors Inc					
Real estate investments ⇒ Brotherly Love LLC [RP]	JT	\$1,000,001 - \$5,000,000	Rent	\$50,001 - \$100,000	☐
LOCATION: Falls Church, VA, US					
Real estate investments ⇒ Duke Street LLC [RP]	JT	\$1,000,001 - \$5,000,000	None		☐
LOCATION: Alexandria, VA, US DESCRIPTION: 50% share of LLC interest COMMENTS: land and building sold December 2024, only asset is receivable from Swallow LLC					

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Real estate investments ⇒ Duke Street LLC [RP] LOCATION: Alexandria, VA, US DESCRIPTION: Sold in December 2024	JT	None	Rent	None	☒
Real estate investments ⇒ Garden of Eden LLC [RP] LOCATION: Frederick, VA, US DESCRIPTION: SOLD September 2024	JT	None	Rent	None	☒
Real estate investments ⇒ Love's Wasteland LLC [RP] LOCATION: Falls Church, VA, US DESCRIPTION: new Volvo showroom Broad Street Falls Church VA COMMENTS: this is total asset value, NOT net of the two mortgages	JT	\$5,000,001 - \$25,000,000	Rent	\$50,001 - \$100,000	☐
Real estate investments ⇒ Old Brown LLC [RP] LOCATION: Fairfax County, VA, US DESCRIPTION: 40% share of LLC interest; rental property, 7416 Richmond Highway, Alexandria, Virginia 22306 COMMENTS: lessee is Gum Springs LLC	JT	\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	☐
Real estate investments ⇒ Pacific Boulevard LLC [RP] LOCATION: Loudoun, VA, US DESCRIPTION: 50% share of LLC interest; rental property, Dulles, Virginia COMMENTS: lessee is Prospect Hill LLC	JT	\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	☐
Real estate investments ⇒ Pownal LLC [RP] LOCATION: Prince William County, VA, US DESCRIPTION: 40% share of LLC interest COMMENTS: 4.5 acres of undeveloped land, wooded, situated along Route 29-211, in Gainesville, Virginia, Prince William County. 14921 Lee Highway, Gainesville, Virginia. Purchased with the intent of building an auto dealership on the land.	JT	\$1,000,001 - \$5,000,000	Dividends	None	☐
Real estate investments ⇒ Quonset Hut LLC [RP] LOCATION: Falls Church City, VA, US DESCRIPTION: Brotherly Love LLC owns 55% of LLC shares of Quonset Hut LLC; Amazing Appreciation LLC owns 22.5% of Quonset Hut LLC. Rental property, 1117 West Broad Street, Falls Church, VA 22046 COMMENTS: Don Beyer Motors is lessee of Quonset Hut	JT	\$5,000,001 - \$25,000,000	Rent	None	☐
Real estate investments ⇒ Swallow LLC [RP] LOCATION: Alexandria City, VA, US DESCRIPTION: 40% share of LLC interest; rental property, Alexandria, Virginia	JT	\$5,000,001 - \$25,000,000	Rent	\$15,001 - \$50,000	☐

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
COMMENTS: lessee is The Great Experiment LLC					
Real estate investments ⇒ The Sting LLC [RP]	JT	\$1,000,001 - \$5,000,000	Rent	\$15,001 - \$50,000	☐
LOCATION: Falls Church, VA, US DESCRIPTION: purchase of land and building at 1243 West Broad Street, Falls Church, Virginia 22046 COMMENTS: We have virtually no equity in this property, which is why the Value of the Asset is so minimal. We financed 100% of the purchase price.					
Real estate investments ⇒ Wild Leap LLC [RP]	JT	\$1,000,001 - \$5,000,000	Rent	\$15,001 - \$50,000	☐
LOCATION: Falls Church City, VA, US DESCRIPTION: 50% share of LLC interest; rental property COMMENTS: lessee is Smokey's Garage LLC					
Stocks, Bonds, & Mutual Funds ⇒ Aiken Cnty SC Cons Sch 4.00% 04/01/37 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ Ariel Appreciation [MF]	JT	\$1,001 - \$15,000	Capital Gains, Dividends	\$201 - \$1,000	☐
DESCRIPTION: 167.692 shares					
Stocks, Bonds, & Mutual Funds ⇒ Blackrock Liq FDS FedFund TFDXX [CS]	JT	\$500,001 - \$1,000,000	Interest	\$15,001 - \$50,000	☐
DESCRIPTION: liquid investments in Blackrock Liq FDS FedFunds COMMENTS: Many transactions in and out during 2023, but I am informed that since this is just a cash clearing account, the individual transactions do not have to posted.					
Stocks, Bonds, & Mutual Funds ⇒ California St Various Purp 5.00% 04/01/37 [GS]	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
DESCRIPTION: 20,000 shares; CUSIP: 13063DLV8					
Stocks, Bonds, & Mutual Funds ⇒ CCT Thematic Equity Fund (THMEX) [ST]	JT	\$1,000,001 - \$5,000,000	Dividends, Interest	\$5,001 - \$15,000	☒
DESCRIPTION: mutual fund holding the bulk of our liquid assets after sale of dealership interests					
Stocks, Bonds, & Mutual Funds ⇒ Chicago Ill OHare 4.00% 01/01/36 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ Clark Cnty Nev Limited 3.00% 06/01/37 [GS]	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds ⇒	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Clark Cnty Nev Sch 4.00% 06/15/37 [GS] DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds => Delaware Valley Pa 4.00% 03/01/33 [GS] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
Stocks, Bonds, & Mutual Funds => Des Moines Iowa GO Bds 2.00% 06/01/33 [GS] DESCRIPTION: 30,000 units; CUSIP 25009XSP1	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds => Fidelity 500 Index Fund (FXAIX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fidelity Balanced Fund (FBALX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fidelity Covington Trust Women's Leadership ETF [MF] DESCRIPTION: investment from sale of stocks in 2022	JT	\$15,001 - \$50,000	Dividends	\$1 - \$200	☐
Stocks, Bonds, & Mutual Funds => Fidelity Growth Discovery Fund (FDSVX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fidelity Investment Grade Bond Fund (FBNDX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fidelity Select Insurance Portfolio (FSPCX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fidelity Select Semiconductors Portfolio (FSELX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds => Fontana Calif Uni Sch 3.00% 08/01/38 [GS]	JT	\$1,001 - \$15,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds => FSU Finl Assistance Inc FLA Ed Rev 5.00% [GS]	JT	\$50,001 - \$100,000	Interest	\$1,001 - \$2,500	☐

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
DESCRIPTION: 50,000 units FSU Finl Assistance Inc FLA Ed Rev; CUSIP: 302644FN4					
Stocks, Bonds, & Mutual Funds ⇒ Hanover Insurance Group Inc (THG) [ST]	JT	\$1,001 - \$15,000	Dividends	\$1 - \$200	☐
DESCRIPTION: 28 Shares					
Stocks, Bonds, & Mutual Funds ⇒ Jefferson Cnt KY 4.00% 09/01/36 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ King Cnty Wash Ltd Go Ref 4.00% 12/01/32 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☐
DESCRIPTION: 35,000 shares; CUSIP: 49474FPF1					
Stocks, Bonds, & Mutual Funds ⇒ Long Is Pwr Auth NY 5.00% 09/01/37 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ Maine St Hsg Auth Mtg 3.65% 11/15/30 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ Massachusetts St GO BDS 5.00% 09/01/37 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☐
Stocks, Bonds, & Mutual Funds ⇒ Metropolitan Wash DC 5.00% 10/01/31 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ New Jersey St 5.00% 6/15/33 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ North Allegheny PA Sch Dist Go Bds 5.00% 05/01/30 [GS]	JT	\$50,001 - \$100,000	Interest	\$1,001 - \$2,500	☐
DESCRIPTION: 50,000 units North Allegheny PA Sch Dist Go Bds; CUSIP: 656678UL1					
Stocks, Bonds, & Mutual Funds ⇒ North Carolina Tpk 4.00% 01/01/33 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds ⇒ North Las Vegas Nev 4.00% 06/01/36 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: 2024 purchase- see Schedule B					

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Stocks, Bonds, & Mutual Funds ⇒ Oklahoma Cnty OK Indep 3.00% 07/01/25 [GS] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
Stocks, Bonds, & Mutual Funds ⇒ Oregon St Hsg & Cmnty Var 01/010/48 [GS] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
Stocks, Bonds, & Mutual Funds ⇒ Pershing Government Account [BA]	JT	\$1,001 - \$15,000	None		☐
Stocks, Bonds, & Mutual Funds ⇒ Philadelphia PA GO MultiVar 08/01/31 [GS]	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds ⇒ Pittsburgh Pa Sch 3.00% 09/01/33 [GS] DESCRIPTION: 30,000 units; CUSIP 725277RA7	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds ⇒ Regional Transn Dist Colo CFTS 5.00% 06/01/29 [GS] DESCRIPTION: 20,000 shares; CUSIP: 75913TKJ2	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
Stocks, Bonds, & Mutual Funds ⇒ SPDR S&P 500 (SPY) [ST] DESCRIPTION: One time purchase in 2022 after selling all individual stocks -- will not show up on Schedule B because mutual fund transactions are not required to be reported. COMMENTS: detailed as CCT Thematic Equity Fund on Chevy Chase Trust statements	JT	\$500,001 - \$1,000,000	None		☐
Stocks, Bonds, & Mutual Funds ⇒ Vanguard Consumer Discretionary Index Fund Admiral Shs (VCDAX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds ⇒ Vanguard Consumer Staples Index Fd Admiral Shs (VCSAX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$50,001 - \$100,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds ⇒ Vanguard Diversified Equity Fund Investor Shares (VDEQX) [MF] DESCRIPTION: 2024 purchase- see Schedule B	JT	\$100,001 - \$250,000	Dividends	\$5,001 - \$15,000	☒
Stocks, Bonds, & Mutual Funds ⇒ Vanguard Equity Income Fund Admiral Shares (VEIRX)	JT	\$50,001 - \$100,000	Dividends	\$5,001 - \$15,000	☒

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
[MF] DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds => Vanguard Specialized Portfolios Energy Fund (VGENX) [MF]	JT	\$50,001 - \$100,000	Dividends	\$5,001 - \$15,000	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds => Vanguard VFIAX [MF]	JT	\$100,001 - \$250,000	Dividends	\$2,501 - \$5,000	☐
DESCRIPTION: transactions on mutual funds are not disclosed on Schedule B??					
Stocks, Bonds, & Mutual Funds => Vanguard VTSAX [MF]	JT	\$1,001 - \$15,000	Dividends	\$201 - \$1,000	☐
DESCRIPTION: mutual fund transactions not required to be listed on Schedule B?					
Stocks, Bonds, & Mutual Funds => Virginia Comwlth Transn Brd Tr Cap 5.00% 05/15/33 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☐
DESCRIPTION: 25,000 shares; CUSIP: 927793E39					
Stocks, Bonds, & Mutual Funds => Virginia Retirement System [PE]	JT	\$15,001 - \$50,000	Tax-Deferred		☐
DESCRIPTION: \$35,462.22 at 12/31/2020 COMMENTS: There have been no distributions from this retirement account, ever.					
Stocks, Bonds, & Mutual Funds => Virginia St Hsg Dev 3.4% 07/01/29 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: purchase in 2024 -- see schedule B					
Stocks, Bonds, & Mutual Funds => Virginia St Hsg Dev 3.5% 07/01/30 [GS]	JT	\$15,001 - \$50,000	Interest	\$1,001 - \$2,500	☒
DESCRIPTION: see Schedule B					
Stocks, Bonds, & Mutual Funds => Virginia St Hsg Dev 3.65% 04/01/33 [GS]	JT	\$15,001 - \$50,000	Interest	\$2,501 - \$5,000	☒
DESCRIPTION: 2024 purchase- see Schedule B					
Stocks, Bonds, & Mutual Funds => Wells Fargo [BA]	JT	\$1,001 - \$15,000	None		☐
Stocks, Bonds, & Mutual Funds => Wise County Virginia Indl 11/01/2040 [GS]	JT	\$15,001 - \$50,000	Interest	\$201 - \$1,000	☐
DESCRIPTION: 25,000 shares; CUSIP: 977228AD7					

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE B: TRANSACTIONS

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Stocks, Bonds, & Mutual Funds ⇒ Virginia St Hsg Dev 3.65% 04/01/33 [GS] DESCRIPTION: 20,000 units of Virginia State Housing Development bond, 3.65%, 04/01/33	JT	03/28/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Metropolitan Wash DC 5.00% 10/01/31 [GS] DESCRIPTION: 20,000 units of Metropolitan Washington DC 5.00% 10/01/31 bonds	JT	05/02/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Putnam Cnty WVA Brd Ed 1.123% 05/01/24 [GS] DESCRIPTION: Putnam County, WVA Brd Ed 1.123% bonds reached maturity 05/01/24	JT	05/23/2024	S	\$15,001 - \$50,000	☐
Stocks, Bonds, & Mutual Funds ⇒ Wise Cnty VA V-A 1.875% 11-01-40 [GS] DESCRIPTION: Called security; 25,000 units	JT	05/31/2024	S	\$15,001 - \$50,000	☐
Stocks, Bonds, & Mutual Funds ⇒ Wise Cnty VA Indl Var 11-01-40 [GS] DESCRIPTION: 25,000 units of Wise County Virginia Indl Var bonds, due 11-01-40	JT	05/31/2024	P	\$15,001 - \$50,000	
Real estate investments ⇒ Garden of Eden LLC, 40% Interest [OI] DESCRIPTION: sale of land and buildings, Frederick County Virginia	JT	08/30/2024	S	\$5,000,001 - \$25,000,000	☒
Stocks, Bonds, & Mutual Funds ⇒ Aiken Cnty SC Cons Sch 4.00% 04/01/37 [GS] DESCRIPTION: 25,000 units of Aiken County, SC Cons Sch bonds, 4.00%, maturing 04/01/37	JT	10/16/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Chicago Ill O'Hare 4.00% 01/01/36 [GS] DESCRIPTION: 30,000 units of Chicago, Illinois O'Hare bonds, 4.00%, maturing 01/01/36	JT	10/09/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Clark Cnty Nev Sch 4.00% 06/15/37 [GS] DESCRIPTION: 35,000 units of Clark County, Nevada School bonds, 4.00%, maturing 06/15/37	JT	10/03/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Delaware Valley PA 4.00% 03/01/33 [GS] DESCRIPTION: 35,000 units of Delaware Valley, PA bonds, 4.00%, maturing 03/01/33	JT	10/29/2024	P	\$15,001 - \$50,000	

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Stocks, Bonds, & Mutual Funds ⇒ District Columbia Go 5.00% 06/01/35 [GS] DESCRIPTION: tender cash receipt	JT	10/02/2024	E	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Jefferson Cnty KY 4.00% 09/01/36 [GS] DESCRIPTION: 35,000 units of Jefferson County, KY bonds, 4.00%, maturing 09/01/36	JT	10/02/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Long Island Power Authority NY 5.00% 09/01/37 [GS] DESCRIPTION: 35,000 units of Long Island Power Authority, NY bonds, 5.00%, maturing 09/01/37	JT	10/24/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ New Jersey State 5.00% 06/15/33 [GS] DESCRIPTION: 40,000 units of New Jersey State bonds, 5.00%, maturing 06/15/33	JT	10/18/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ North Carolina TPK 4.00% 01/01/33 [GS] DESCRIPTION: 35,000 units of North Carolina Turnpike bonds, 4.00%, maturing 01/01/33	JT	10/28/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ North Las Vegas Nev 4.00% 06/01/36 [GS] DESCRIPTION: 35,000 units of North Las Vegas Nevada bonds, 4.00%, maturing 06/01/36	JT	10/09/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Oregon State Housing & Community Var 01/10/48 [GS] DESCRIPTION: 35,000 shares	JT	11/14/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Virginia State Housing Development 3.5% 07/01/30 [GS] DESCRIPTION: 40,000 shares	JT	11/21/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Virginia State Housing Development 3.4% 07/01/29 [GS] DESCRIPTION: 40,000 Shares	JT	11/21/2024	P	\$15,001 - \$50,000	
Stocks, Bonds, & Mutual Funds ⇒ Dallas Tex Area Rapid 5.00% 12/01/25 [GS] DESCRIPTION: Called Security	JT	12/02/2024	E	\$1,001 - \$15,000	
Stocks, Bonds, & Mutual Funds ⇒ Oklahoma Cnty OK Indep 3.00% 07.01.25 [GS] DESCRIPTION: 15,000 units Oklahoma County, OK, Indep 3.00% 07/01/25	JT	12/04/2024	P	\$1,001 - \$15,000	

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Stocks, Bonds, & Mutual Funds ⇒ Oklahoma Cnty OK Indep 3.00% 07.01.25 [GS]	JT	12/04/2024	P	\$1,001 - \$15,000	
DESCRIPTION: 5,000 units Oklahoma County, OK, Indep 3.00% 07/01/25					
Real estate investments ⇒ Duke Street LLC, 50% Interest [OI]	JT	12/23/2024	S	\$5,000,001 - \$25,000,000	☒
DESCRIPTION: sale of 2712 Duke Street, Alexandria, Virginia					

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE C: EARNED INCOME

None disclosed.

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
JT	Burke & Herbert Bank & Trust	May 2003	mortgage on second home	\$15,001 - \$50,000
COMMENTS: 105 North Morris Street, Oxford MD 21654. Paid in Full, July 2023				
JT	American Express	over many years	credit card debt	\$15,001 - \$50,000
COMMENTS: largely paid off				
JT	Bank of Montreal	March 2018; December 2019	mortgage on Love's Wasteland LLC property	\$1,000,001 - \$5,000,000
COMMENTS: \$5,831,520 at 12/31/2020, 50% my responsibility				
JT	Bank of Montreal	March 2018	mortgage on Sting LLC property	\$500,001 - \$1,000,000
COMMENTS: \$1,236,616 at 12/31/2020, 50% my responsibility				
JT	Bank of Montreal	June 2019	mortgage on Wild Leap LLC property	\$250,001 - \$500,000
COMMENTS: \$674,166 at 12/31/2020, 50% my responsibility				
JT	Bank of Montreal	March 2018	mortgage on Pownal LLC property	\$250,001 - \$500,000
COMMENTS: \$967,765 at 12/31/2020, 40% my responsibility				
JT	Bank of Montreal	March 2018	mortgage on Garden of Eden LLC property	\$1,000,001 - \$5,000,000
COMMENTS: \$4,529,979 at 12/31/2020, 40% my responsibility				

Owner	Creditor	Date Incurred	Type	Amount of Liability
JT	Bank of Montreal	March 2018	mortgage on Swallow LLC property	\$1,000,001 - \$5,000,000
	COMMENTS: \$2,335,193 at 12/31/2020, 45% my responsibility			
JT	Bank of Montreal	March 2018	mortgage on Pacific Boulevard LLC property	\$1,000,001 - \$5,000,000
	COMMENTS: \$6,543,859 at 12/31/2020, 50% my responsibility			
JT	Bank of Montreal	March 2018	mortgage on Old Brown LLC property	\$1,000,001 - \$5,000,000
	COMMENTS: \$7,465,599 12/31/2020, 45% my responsibility			
JT	Bank of Montreal	March 2018	mortgage on Duke Street LLC property	\$1,000,001 - \$5,000,000
	COMMENTS: \$3,540,455 at 12/31/2020, 50% my responsibility			
JT	Bank of Montreal	March 2018	mortgage on Quonset Hut LLC property	\$1,000,001 - \$5,000,000
	COMMENTS: \$5,854,905 at 12/31/2020; 21% my responsibility through Brotherly Love LLC 55% ownership of Quonset Hut.			
JT	Bank of Montreal	March 2018	mortgage on Broad Street LLC property	\$500,001 - \$1,000,000
	COMMENTS: \$1,725,515 at 12/31/2020, 50% my responsibility			

SCHEDULE E: POSITIONS

Position	Name of Organization
Board Member	Jobs for America's Graduates
COMMENTS: nation's largest high school dropout prevention program; non-profit. No income or any other reimbursements of any kind.	
President & Director	Friends of Don Beyer, Inc
COMMENTS: This is the ongoing campaign operation. Lawyers recommended that we incorporate the campaign. Other directors are my wife, Megan Beyer, and adult daughter, Clara Beyer. Assets include only cash in bank, an ever-fluctuating amount, which is not owned by us personally. uncompensated	

SCHEDULE F: AGREEMENTS

None disclosed.

SCHEDULE G: GIFTS

None disclosed.

SCHEDULE H: TRAVEL PAYMENTS AND REIMBURSEMENTS

None disclosed.

SCHEDULE I: PAYMENTS MADE TO CHARITY IN LIEU OF HONORARIA

None disclosed.

SCHEDULE A AND B INVESTMENT VEHICLE DETAILS

- Real estate investments (Owner: JT)
LOCATION: VA, US
- Stocks, Bonds, & Mutual Funds (Owner: JT)
LOCATION: VA, US
- Bank accounts (Owner: JT)
LOCATION: VA, US
- Morgan Stanley IRA (Owner: SP)
DESCRIPTION: Morgan Stanley IRA Retirement Account, from Megan Beyer's employment at Media General 1980s
- Pioneer II IRA (Owner: JT)
DESCRIPTION: The original IRA begun in 1980 or so, owned by Donald S Beyer Jr. Only asset is Pioneer PIOTX shares

EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

IPO: Did you purchase any shares that were allocated as a part of an Initial Public Offering?

☐ Yes ☒ No

Trusts: Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?

☐ Yes ☒ No

Exemption: Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?

☐ Yes ☒ No

COMMENTS

CERTIFICATION AND SIGNATURE

☒ I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

Digitally Signed: Hon. Donald Sternoff Beyer Jr, 07/08/2026