
From: [REDACTED]
Sent: Wednesday, April 3, 2013 9:05 PM
To: Epstein Jeffrey
Subject: Fwd: Charles Square Analysis

Sent from my iPhone
Begin forwarded message:

From: [REDACTED]
Date: April 3, 2013, 4:52:26 PM EDT
To: [REDACTED]
Subject: RE: Charles Square Analysis

The apartment that I sold on 6/1/2010 for \$4.2 Million was 1008. It is one of the largest units at The Residence at Charles Square. 2 direct elevators, magnificent decks. Best, Carmela.

Carmela Laurella | President

CL Waterfront Properties, LLC | www.wpboston.com <<http://www.wpboston.com/>>
"Specializing in Extraordinary Luxury Properties"

[REDACTED]
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13 Lewis Wharf – Boston, MA 02110 <:p>

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<=>From: Lesley Groff [mailto:lesley.jee@gmail.com <mailto:les=ey.jee@gmail.com>]
Sent: Wednesday, April 03, 2013 4:06 PM
To: Carmela Laurella
Subject: Re: Charles Square Analysis

Hello Carmella...below is a question from Jeffrey:

&n=sp;

what happened to the one=on the 9th floor

I have tentatively marked April 25th

Please find attached a sales history for the past 4 years at=Charles Square. The largest unit sold in the building during this time was t=e unit we discussed, #1008. The building average (above \$2M) during this pe=iod has been \$3.250M (\$1,205 sq/ft).= /p>

=/p>

Below is a description of e=ch sale over \$3M in the past 4 years:

#212: 2 bed, 2.5 bath duplex=ex on the lobby level with 2,736 sq/ft sold for \$3.150M (\$1,151 sq/ft). Thi= was a beautifully renovated duplex with high ceilings, large front and rea= patios on the living level. The upstairs, however, was oddly configured an= felt more like a 1 bedroom plus study.

#205: 3 bed, 3.5 bath d=plex on the lobby level that sold in a bidding war for \$3.3M (\$1,530 sq/ft)= Completely renovated with high ceilings, large patio on living level and d=ck on bedroom level. Good floorplan.= /p>

=/p>

#504: 4 bed, 5 bath duplex=on 5th floor with 3,485 sq/ft that sold for \$3.1M (\$889 sq/ft). One of the l=rger units in the building but in mostly original condition and 8' ceilings=

PH1105: 3 bed, 3.5 bath penthouse with 2,275 sq/ft sold for \$3=450M (\$1,516 sq/ft). Fully renovated penthouse with large deck and unobstru=ted views of the Charles and beyond.= /p>

=/p>

Carmela Laurella </=pan> | President

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113 Lewis Wharf – Boston, MA 02110</=pan>

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