

To: Jeffrey Epstein[jeevacation@gmail.com]
From: [REDACTED]
Sent: Wed 4/3/2013 8:36:00 PM
Subject: Re: Charles Square Analysis

Carmella is asking if you could please call her re the below question....she is not sure what you are talking about.

[REDACTED]

On Apr 3, 2013, at 4:04 PM, Jeffrey Epstein wrote:

what happend to the one on the 9th floor

On Wed, Apr 3, 2013 at 3:55 PM, [REDACTED] wrote:

Begin forwarded message:

From: Carmela Laurella <[REDACTED]>
Subject: Charles Square Analysis
Date: April 3, 2013 3:53:07 PM EDT
To: [REDACTED]

Dear Jeffrey – It was nice to speak with you today. I have tentatively marked April 25th as a good day for you to see the apartment at Charles Square. Please find an analysis below and attached. Let me know if you need any additional information. Best regards, Carmela.

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 the unit we discussed, #1008. The building average (above \$2M) during this period has been \$3.250M (\$1,205 sq/ft).

Below is a description of each sale over \$3M in the past 4 years:
#212: 2 bed, 2.5 bath duplex on the lobby level with 2,736 sq/ft sold for \$3.150M (\$1,151 sq/ft). This was a beautifully renovated duplex with high ceilings, large front and rear patios on the living level. The upstairs, however, was oddly configured and felt more like a 1 bedroom plus study.

#205: 3 bed, 3.5 bath duplex 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 deck on bedroom level. Good floorplan.

#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 larger 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 unobstructed views of the Charles and beyond.

Carmela Laurella | President

CL Waterfront Properties, LLC | www.wpboston.com

"Specializing In Extraordinary Luxury Properties"

Tel: [REDACTED] Mob: [REDACTED] | Fax: [REDACTED]

[REDACTED]
[REDACTED] - Boston, MA 02110

This e-mail and any attachments may contain privileged or confidential information. If you received this e-mail in error, please immediately notify the sender by reply e-mail and permanently delete all copies.

--

The information contained in this communication is confidential, may be attorney-client privileged, may

constitute inside information, and is intended only for the use of the addressee. It is the property of Jeffrey Epstein

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to jeevacation@gmail.com, and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved