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**To:** "[REDACTED]" <[REDACTED]>

**Subject:** Charles Square Analysis

**Date:** Wed, 03 Apr 2013 19:53:07 +0000

**Attachments:** 975\_Memorial\_sales\_history.pdf

**Inline-Images:** image001.gif; image002.png; image003.png; image004.jpg; image005.png

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Dear Jeffrey – It was nice to speak with you today. I have tentatively marked April 25<sup>th</sup> 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

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