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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, April 3, 2015 7:45 PM  
**To:** jeffrey E.  
**Subject:** Re: 22nd fl

I'll try and figure a few more sold comps. The building is not listing it on the MLS as they should... neaky...

On Apr 2, 2015, at 9:24 PM, Guy Richie <[REDACTED]> wrote:

Here's what I know:

- \* #2307 was purchased in January for \$1,350,000 and doesn't appear to have ever been lived in. Not sure how they're justifying the upcharge except that now it is furnished, (at least for the photos), and it is the penthouse. Good luck to them.
- \* #2204 sold for \$696,000 in January of this year. It does not appear to have ever been lived in. See above re: appreciation.
- \* The only units currently listed for sale are: 801, 1013, 1304, 1412, 2204, 2307
- \* The way I understand it, the floor plan for 2207 should be the same as for 2307, 2107, 2007, etc... Right? Clearly it should be less than the penthouse.
- \* #2107 hasn't yet sold. Neither has 2007, 1907, 1807, 1707, etc... In fact 507 is the highest "07" to sell so far and it sold for \$599K

Guy Richie  
Licensed Real Estate Agent in Kentucky and Tennessee  
Worth Properties, LLC (Tennessee)  
FPM Realtors, LLC (Kentucky)

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