
From: Jeffrey Epstein <jeevacation@gmail.com>
Sent: Thursday, April 4, 2013 5:15 PM
To: Lesley Groff
Subject: Re: Charles Square Analysis

do we know the price of 601

On Thu, Apr 4, 2013 at 12:56 PM, Lesley Groff <mailto:[REDACTED]> wrote:

Begin forwarded message:

From: Carmela Laurella <mailto:[REDACTED]>

Subject: RE: Charles Square Analysis<=b>

Date: April 4, 2013 12:53:23 PM EDT

To: Lesley Groff <mailto:[REDACTED]>

=span style="font-size:10pt;font-family:Arial,sans-serif;color:blue">#904=just closed for \$1.4M (\$1,390 sq/ft). This was an unrenovated 2 bed, 2 bath with 1,007 and large terrace.

#601=is under agreement with a list price of \$1.5M (\$1,086 sq/ft). This is a= original 2 bed, 2 bath with 1,380 sq/ft. Scheduled to close in early J=ne.

Carmela Laurella <=b> | President=/p>

CL Waterfront Properties, LLC | www.wpboston.com <http://www.wpboston.com/>
"=specializing In Extraordinary Luxury Properties"

<https://www.facebook.com/CLWaterfrontProperties> <http://www.youtube.com/user/clpropertiesboston>

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

From:=span style="font-size:10pt;font-family:Tahoma,sans-serif"> Lesley Groff
<mailto:[REDACTED]> <mailto:[REDACTED]>

Sent: Thursday, April 04, 2013 10:35 AM

To:=span> Carmela Laurella

Subject: Re: Charles Square Analysis

hello Carmella...below is from Jeffrey:

=u>

i thought there was a one bedroom that got sold , on 9 and another on 6 =? recently

On Apr 3, 2013, at 4:58 PM, Carmela Laurella wrote:

The apartment that I sold on 6/1/2010 =or \$4.2 Million was 1008. It is one of the largest units at The Residen=es at Charles Square. 2 direct elevators, magnificent decks. Best, C=rnela.

Carmela Laurella </=pan> | President

=b>CL Waterfro=t Properties, LLC | www.wpboston.com <http://ww=.wpboston.com/>
"=pecializing In Extraordinary Luxury Properties"=/div>

Tel: [REDACTED] <tel:[REDACTED]> | Mob:</=> [REDACTED] <tel:[REDACTED]> | Fax:

<tel:[REDACTED]>

<mailto:[REDACTED]>

113 Lewis Wharf – Boston, MA 02110

<iv style="margin-top:0in;margin-right:0in;margin-left:0in;margin-bottom:0.0001pt;font-size:12pt;font-family:'Times New Roman',serif">

<image001.gif> <image002.png> <http://ww=.networkedbogs.com/blog/cl_waterfront_properties>
<pan style="font-size:10pt;font-family:Arial,sans-serif;text-decoration:n=ne"><image003.png>
<https://www.facebook.com/CLWaterfrontPro=erties> <image004.jpg> =a
href="http://www.youtube.com/user/clpropertiesboston" style="color:b=ue;text-decoration:underline"
target="_blank"><image=05.png>

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

=b>From: =/span>=esley Groff [mailto:[REDACTED]] <mailto:[REDACTED]>

Sent: Wednesday, April 03, 2013 4:06 PM

To:=span> Carmela Laurella

Subject: Re: Char=es Square Analysis

Hello Carmella...below is a question from Jeff=ey:

what happend to the one on the 9th floor

=/div>

<iv>

=n Apr 3, 2013, at 3:53 PM, Carmela Laurella wrote:

Dear Jeffrey =96 It was nice to speak with you today. I have tentative=y marked April 25th as a good day for you to see=the apartment at Charles Square. Please find an analysis below and atta=hed. Let me know if you need any additional information.

=A0

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 h=s 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 h=gh 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.<=span>

#205: 3 bed, 3.5 bath duplex on the lobby level that sold in a biddin= war for \$3.3M (\$1,530 sq/ft). Completely renovated with high ceilings, la=ge patio on living level and deck on bedroom level. Good floorplan.=u>

#504: 4 bed, 5 bath duplex on 5th floor with 3,485 sq/ft that sold fo= \$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 v=ews of the Charles and beyond.

=A0

Carmela Laurella =/b>| President

CL Waterfront Properties, LLC | www.wpboston.com <http://www.wpboston.com/>

"=pecializing In Extraordinary Luxury Properties"=/div>

=/u>

Tel: [REDACTED] <tel: [REDACTED]> Mob: </> [REDACTED] <tel: [REDACTED]> Fax: [REDACTED]

=. [REDACTED]

[REDACTED] <mailto: [REDACTED]>

113 Lewis Wharf – Boston, MA 02110

=div>

=/u>

<image001.gif> <image002.png> <http://www.networkedblogs.co=/blog/cl_waterfront_properties>

=A0 =a href="https://www.facebook.com/CLWaterfrontProperties" style="color:blue;text-decoration:underline"

target="_blank"><image003.png>= <image004.jpg> <image005.png>

<http://www.youtube.com/us=r/clpropertiesboston>

=A0

This e-mail and any attachments may contain privileged or co=fidential information. If you received this e-mail in error, please imm=ediately notify the sender by reply e-mail and permanently delete all copie=.

=A0

<975 Memorial sales history.pdf>

=***

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 <<mailto:jeevacation@gmail.com>> , and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved