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**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, L=sley 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 =ath 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 Pr=erties, LLC | www.wpboston.com <http://www.wpb=ston.com/>  
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<=span>

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

[REDACTED] <mailto:[REDACTED]>  
113 Lewis Wharf – Boston, MA 02110

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<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>

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=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>

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=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 =quare. 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

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

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[REDACTED] <mailto: [REDACTED]>

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

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=A0

<975 Memorial sales history.pdf>

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