
From: Jeffrey Epstein <jeevacation@gmail.com>
Sent: Thursday, April 4, 2013 5:36 PM
To: Lesley Groff
Subject: Re: Charles Square Analysis

\please ask as i was told that it went for above asking ,=A0 i thought that was odd

On Thu, Apr 4, 2013 at 1:25 PM, Lesley Groff [REDACTED] <mailto:[REDACTED]> wrote:

Begin forwarded message:

From: Carmela Laurella [REDACTED] <mailto:[REDACTED]>

Subject: RE: Charles Square Analysis<=b>

Date: April 4, 2013 1:23:55 PM EDT

To: Lesley Groff [REDACTED] <mailto:[REDACTED]>

=span style="font-size:11pt;font-family:Calibri,sans-serif;color:rgb(31,7=,125)">Pretty close to asking since it was on for such a short period of t=me.

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

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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 1:20 PM

To:<=pan> Carmela Laurella

Subject: Re: Charl=s Square Analysis

Below from Jeffrey:

do we know the price of 601

On Apr 4, 2013, at 12:53 PM, Carmela Laurella wrote:

#904 just closed for \$1.4M (\$1,390 sq/ft). =his 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 </=pan> | President

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

<tel:[REDACTED]> <mailto:[REDACTED]>

113 Lewis Wharf – Boston, MA 02110

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=b>From: =/span>=esley 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

<=iv>

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

The apartment that I sold on 6/1/2010 for \$4.2 Million was 1008. =It is one of the largest units at The Residences at Charles Square. 2 d=rect elevators, magnificent decks. Best, Carmela.<=div>

Carmela Laurella | President

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

Tel: [REDACTED] <tel:[REDACTED]> | Mob:</> [REDACTED] <tel:[REDACTED]> | Fax:
<tel:[REDACTED]> [REDACTED] <mailto:[REDACTED]> <=span>
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From:[REDACTED]
Sent: Wednesday, April 03, 2013 4:06 PM
To: Carmela Laurella
Subject: Re: Charles Square Analysis
<div>

Hello Carmella...below is a question from Jeffrey:

what happened to the=one on the 9th floor

On Apr 3, 2013, at 3:53 PM, Carmela Laurella wrote:

Dear Jeffrey – It =as 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 total sold for \$3.1M (\$889 sq/ft). One of the larger units in the building built 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

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

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Tel: | Mob: <=/> | Fax:

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<975 Memorial sales history.pdf></=iv>

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Jeffrey Epstein

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