

Claridge House Sales Analysis

Unit #	Transfer Date	Sq. Ft	Unit Type	Sales Price	Seller	Buyer	\$/sq. ft	# Shares	\$/Share	Financing
2022										
111N	1/7/2022	375	Studio	\$159,000	INVESTOR	OWNER	\$424	1,872	\$85	NCB
223N	2/23/2022	359	Studio	\$155,000	INVESTOR	INVESTOR	\$432	1,891	\$82	Cash
104S	3/15/2022	Parking Garage 70		\$16,500	OWNER	OWNER	N/A	468	-	Cash
612N	3/7/2022	602	1 BR	\$230,000	OWNER	OWNER	\$382	3,526	\$65.23	Cash
405N	4/15/2022	551	1 BR	\$265,928	OWNER	OWNER	\$483	3,114	\$85.40	Cash
821N	7/1/2022	562	1 BR	\$250,000	INVESTOR	INVESTOR	\$445	3,189	\$78.39	Seller
212S	7/15/2022	445	Studio	\$162,500	INVESTOR	OWNER	\$365	2,078	\$78.20	NCB
125N & PK 36	7/15/2022	472	Studio	\$150,000	INVESTOR	INVESTOR	\$318	2,527	\$59.36	Cash
610S	8/1/2022	445	Studio	\$220,000	INVESTOR	INVESTOR	\$494	2,215	\$99.32	NCB
710S	8/3/2022	445	Studio	\$180,000	OWNER	INVESTOR	\$404	2,234	\$80.57	Cash
427N	8/25/2022	551	1 BR	\$252,000	INVESTOR	OWNER	\$457	3,114	\$80.92	Cash
504N	8/31/2022	551	1 BR	\$252,000	INVESTOR	INVESTOR	\$457	3,133	\$80.43	Cash
517S & PK 18	12/7/2022	697	1 BR	\$302,000	OWNER	OWNER	\$433	3,195	\$94.52	Cash
2023										
423N	3/6/2023	359	Studio	\$127,000	INVESTOR	INVESTOR	\$354	1,928	\$66	Cash
527N, PK 12 & PK 57	5/31/2023	551	1 BR	\$278,500	INVESTOR	INVESTOR	\$505	4,069	\$68	Cash
1015N	6/22/2023	501	Studio	\$210,000	INVESTOR	OWNER	\$419	2,353	\$89	Cash
1006N	6/23/2023	551	Studio	\$224,900	INVESTOR	OWNER	\$408	2,040	\$110	Cash
605S and PK 48	6/23/2023	445	Studio	\$260,000	INVESTOR	OWNER	\$584	2,621	\$99	Cash
314N and PK 5	6/30/2023	551	1 BR	\$300,000	INVESTOR	OWNER	\$544	3,564	\$84	Cash
421N	7/7/2023	562	1 BR	\$248,750	INVESTOR	OWNER	\$443	3,114	\$80	Cash
301S and PK 28	7/20/2023	445	Studio	\$210,000	INVESTOR	INVESTOR	\$472	2,565	\$82	NCB