

## REDUCED PRICES

**John Ross**

### Lofts

Type	Home	Sq Ft	Previous Price	Current Price	Adjustment	% Adjustment	HOAs	View	Notes
B-NW	1602	637	<del>\$284,000</del>	\$229,000	(\$55,000)	-19%	\$228	NW	
B-NE	1207	638	<del>\$299,000</del>	\$229,000	(\$70,000)	-23%	\$226	NE	
B-SW	2116	639	<del>\$299,000</del>	\$234,000	(\$65,000)	-22%	\$228	SW	B
B-NW	2202	639	<del>\$329,000</del>	\$249,000	(\$80,000)	-24%	\$228	NW	
D-NE	1406	773	<del>\$369,000</del>	\$254,000	(\$115,000)	-31%	\$269	NE	B
C-NW	1304	788	<del>\$379,000</del>	\$259,000	(\$120,000)	-32%	\$273	NW	B
C-NW	1504	791	<del>\$369,000</del>	\$279,000	(\$90,000)	-24%	\$275	NW	B
C-SW	2114	793	<del>\$389,000</del>	\$279,000	(\$110,000)	-28%	\$279	SW	B
C-NW	1804	791	<del>\$354,000</del>	\$289,000	(\$65,000)	-18%	\$273	NW	B
D-NE	2006	845	<del>\$399,000</del>	\$294,000	(\$105,000)	-26%	\$293	NE	B
J	319	1,061	<del>\$349,000</del>	\$329,000	(\$20,000)	-6%	\$362	N	

### One Bedroom Study

Type	Home	Sq Ft	Previous Price	Current Price	Reduction	% Adjustment	HOAs	View	Notes
A-SE	610	1,207	<del>\$554,000</del>	\$389,000	(\$165,000)	-30%	\$408	SE	B
A-NE	708	1,207	<del>\$549,000</del>	\$389,000	(\$160,000)	-29%	\$408	NE	B
A-SW	1018	1,205	<del>\$484,000</del>	\$399,000	(\$85,000)	-18%	\$408	SW	B
A-NW	1100	1,205	<del>\$549,000</del>	\$399,000	(\$150,000)	-27%	\$408	NW	B
A-SW	1418	1,207	<del>\$494,000</del>	\$419,000	(\$75,000)	-15%	\$408	SW	B
A-SE	1110	1,207	<del>\$594,000</del>	\$429,000	(\$165,000)	-28%	\$408	SE	B
A-SW	1518	1,207	<del>\$539,000</del>	\$429,000	(\$110,000)	-20%	\$408	SW	B
A-SW	1718	1,207	<del>\$554,000</del>	\$434,000	(\$120,000)	-22%	\$408	SW	B
A-SW	2018	1,209	<del>\$569,000</del>	\$449,000	(\$120,000)	-21%	\$409	SW	B
A-SE	1510	1,207	<del>\$634,000</del>	\$449,000	(\$185,000)	-29%	\$408	SE	B
A-NE	1308	1,207	<del>\$654,000</del>	\$479,000	(\$175,000)	-27%	\$408	NE	
A-SW	2618	1,210	<del>\$599,000</del>	\$479,000	(\$120,000)	-20%	\$410	SW	B
A-NW	2600	1,210	<del>\$599,000</del>	\$479,000	(\$120,000)	-20%	\$409	NW	B
BC-NW	2502	1,429	<del>\$719,000</del>	\$579,000	(\$140,000)	-19%	\$516	NW	P, B

### Two Bedroom Den/Study

Type	Home	Sq Ft	Previous Price	Current Price	Reduction	% Adjustment	HOAs	View	Notes
A-SE	1310	1,207	<del>\$644,000</del>	\$479,000	(\$135,000)	-22%	\$410	SE	Model, B
B	303	1,873	<del>\$749,000</del>	\$599,000	(\$150,000)	-20%	\$645	SE	Model, P, B
E-2	211	2,133	<del>\$799,000</del>	\$649,000	(\$150,000)	-19%	\$728	NE	Model, P, B
E-SE	1810	1,826	<del>\$899,000</del>	\$649,000	(\$250,000)	-28%	\$645	SE	P, S, B
F	213	2,269	<del>\$874,000</del>	\$674,000	(\$200,000)	-23%	\$783	NW	P, S, B
D	207	2,267	<del>\$859,000</del>	\$679,000	(\$180,000)	-21%	\$784	SW	P, S, B
N-1	409	1,928	<del>\$829,000</del>	\$699,000	(\$130,000)	-16%	\$680	W	P, S
N-2	411	1,928	<del>\$829,000</del>	\$699,000	(\$130,000)	-16%	\$671	W	P, S, B
E-SE	2110	1,831	<del>\$949,000</del>	\$709,000	(\$240,000)	-25%	\$641	SE	P, S, B
E-NE	2008	1,831	<del>\$939,000</del>	\$729,000	(\$210,000)	-22%	\$643	NE	P, S, B
E-NE	2208	1,831	<del>\$959,000</del>	\$739,000	(\$220,000)	-23%	\$641	NE	P, S, B
E-NE	2508	1,831	<del>\$989,000</del>	\$759,000	(\$230,000)	-23%	\$640	NE	Model, P, S, B
E-NE	2608	1,833	<del>\$999,000</del>	\$769,000	(\$230,000)	-23%	\$645	NE	P, S, B

### Penthouse Homes (include Tandem Parking)

Type	Home	Sq Ft	Previous Price	Current Price	Reduction	% Adjustment	HOAs	View	Notes
H-NW	2901	1,894	<del>\$1,069,000</del>	\$819,000	(\$250,000)	-23%	\$670	NW	Model, S, B
FT-SW	2707	1,938	<del>\$1,099,000</del>	\$819,000	(\$280,000)	-25%	\$684	SW	S, B
G-SE	2905	2,700	<del>\$1,699,000</del>	\$1,499,000	(\$200,000)	-12%	\$972	SE	S, B
GT-NE	2703	2,700	<del>\$1,799,000</del>	\$1,599,000	(\$200,000)	-11%	\$972	NE	S, B
J-S	3003	3,456	<del>\$2,449,000</del>	\$1,999,000	(\$450,000)	-18%	\$1,212	S	S, B

All units include at least one deeded parking space.

<sup>S</sup> Denotes storage unit included.

<sup>P</sup> Denotes premium unit and includes a tandem parking space.

<sup>B</sup> Denotes Balcony.

HOA fees include the majority of heating and cooling, water, hot water, sewer, garbage & recycling, gas, interior & exterior maintenance, building insurance, concierge service, management fees & reserves.