



## COMPARATIVE MARKET ANALYSIS

2013 Q4 1 bedroom Luxury Condos Sold in Hoboken

***Prepared for:***

Perspectives

NJ

Thursday, November 13, 2014

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS

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# AGENT RESUME

Dear Perspective Buyers and Sellers,

I am very experienced in condo sales in Jersey City / Hoboken. With great local knowledge of every condo buildings' details, pros and cons, I will be able to help you analyze and make sound decisions.

For your information, I have compiled condos sold data in downtown Jersey City (Zip 07302) on a regular quarterly basis. You will find separate reports on 1br/1bath and 2bd/2bath condos.

**CMA SUMMARY** show all condos sold with contract dates in the reporting quarter.

**COMPARABLE S** show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- contract date
- date on market (DOM)
- monthly fee (HOA)
- recent tax
- description

If you have any questions, feel free to contact me.

Warm regards,

**Alex Bao**

Sales Associate

Weichert Realtos Jersey City Downtown Office

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,000,000	\$275,000	\$543,619	\$475,000
SP:	\$965,000	\$265,000	\$526,929	\$460,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
327 MONROE ST	1	1	600	10/23/2013	11	\$275,000	\$265,000
367 1ST ST	1	1	670	10/29/2013	27	\$389,000	\$355,000
76 JACKSON ST	1	1	896	12/18/2013	26	\$375,000	\$372,500
1000 HUDSON ST	1	1	800	11/25/2013	98	\$435,000	\$410,000
551 OBSERVER HIGHWAY	1	1	806	12/26/2013	49	\$419,000	\$415,000
1500 HUDSON ST	1	1	735	11/22/2013	78	\$445,000	\$430,000
1500 HUDSON ST	1	1	740	12/3/2013	32	\$460,000	\$435,000
80-82 BLOOMFIELD ST	1	1	804	12/9/2013	20	\$445,000	\$442,525
800 JACKSON ST	1	1	812	11/15/2013	81	\$449,000	\$444,000
1500 HUDSON ST	1	1	735	11/6/2013	90	\$459,000	\$445,000
800 JACKSON ST	1	1	786	12/3/2013	49	\$459,000	\$450,000
1000 HUDSON ST	1	1	800	12/23/2013	45	\$469,000	\$460,000
1500 GARDEN ST	1	1	702	11/6/2013	87	\$475,000	\$460,000
1500 WASHINGTON ST	1	1	735	12/30/2013	137	\$555,500	\$495,000
1500 WASHINGTON ST	1	1	735	12/23/2013	26	\$525,000	\$507,000
1200 GRAND ST	1	1	1027	10/7/2013	53	\$515,000	\$510,000
1500 HUDSON ST	1	1	860	10/29/2013	12	\$565,000	\$555,000
1125 MAXWELL LANE	1	1	800	12/27/2013	24	\$609,000	\$575,000
1450 WASHINGTON ST	1	1	771	12/12/2013	51	\$639,995	\$615,000
1125 MAXWELL LANE	1	2	895	10/25/2013	121	\$699,000	\$673,200
1500 GARDEN ST	1	1	1138	11/1/2013	1	\$685,000	\$685,000
1450 WASHINGTON ST	1	1	793	11/14/2013	3	\$689,000	\$689,000
1125 MAXWELL LANE	1	2	895	11/25/2013	21	\$769,000	\$745,000
1125 MAXWELL LANE	1	2	955	11/7/2013	20	\$785,000	\$775,000
1125 MAXWELL LANE	1	2	1464	12/3/2013	126	\$1,000,000	\$965,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>25</b>					<b>51</b>	<b>\$543,619</b>	<b>\$526,929</b>

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 [www.alexbao.com](http://www.alexbao.com)

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## COMPARABLE REPORT



MLS # 130011548  
Address 327 MONROE ST  
Price \$265,000  
Adj Price \$265,000

Address	327 MONROE ST	Days On Market	11
Unit Number	4	MoMaintFee	\$300
Sq Feet	600	Taxes	\$2,700
Ask Price	\$275,000		
Sold Price	\$265,000		
Closing Date	10/23/2013		

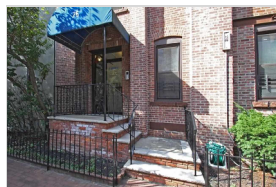
**Ad Rmks:** Cozy 1 bdrm w/ den perfect for a office/nursery/dressing Rm. This home features a fully renovated kitchen w/ granite, backsplash, SS appl, tiled flrs and space for dining. Bath is fully tiled with a wide stand up shower. Bedroom has exposed bricks, Hardwood floors, large bay windows extending out to fill the space w/ natural light. Heat & Hot water and Common Yard are included in the low HOA Fees. Storage units and Laundry Room located in basement. Great starter Home or investment.



MLS # 130010026  
Address 367 1ST ST  
Price \$355,000  
Adj Price \$355,000

Address	367 1ST ST	Days On Market	27
Unit Number	3	MoMaintFee	\$300
Sq Feet	670	Taxes	\$4,275
Ask Price	\$389,000		
Sold Price	\$355,000		
Closing Date	10/29/2013		

**Ad Rmks:** This charming 1 bedroom/1bath is perfectly situated and in close proximity to all Hoboken has to offer. It features hardwood floors throughout, updated kitchen & bath, fireplace and much more. The kitchen boasts stainless steel appliances, expanded cabinets, tile backsplash, modern cabinets and dishwasher. Enjoy the warmth and comfort of the functioning fireplace, as well as, the natural light flooding through the large windows. This property is close to NYC transportation, including the PATH.



MLS # 130012311  
Address 76 JACKSON ST  
Price \$372,500  
Adj Price \$372,500

Address	76 JACKSON ST	Days On Market	26
Unit Number	3F	MoMaintFee	\$335
Sq Feet	896	Taxes	\$5,249
Ask Price	\$375,000		
Sold Price	\$372,500		
Closing Date	12/18/2013		

**Ad Rmks:** Spectacular SOHO loft style brand new beautifully renovated condo. Spacious corner unit with high ceilings, sun drenched featuring brand new windows all around...Stainless steel appliance package, granite counter tops & breakfast island. In home washer/dryer...gleaming refinished hardwood floors throughout...exposed brick... restored vertical solid wood beams...3rd floor unit...2 flights up. Deeded parking included. Direct

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## COMPARABLE REPORT



MLS # 130009804  
Address 1000 HUDSON ST  
Price \$410,000  
Adj Price \$410,000

Address	1000 HUDSON ST	Days On Market	98
Unit Number	102	MoMaintFee	\$319
Sq Feet	800	Taxes	\$6,887
Ask Price	\$435,000		
Sold Price	\$410,000		
Closing Date	11/25/2013		

**Ad Rmks:** Living is all about location. Fantastic one bedroom located on Hudson St across from Elysian park. Very spacious with large living area. Waterfront walkway within walking distance. Parking available to rent couple blocks away.



MLS # 130011046  
Address 551 OBSERVER HIGHWAY  
Price \$415,000  
Adj Price \$415,000

Address	551 OBSERVER HIGHWAY	Days On Market	49
Unit Number	12-H	MoMaintFee	\$582
Sq Feet	806	Taxes	\$5,900
Ask Price	\$419,000		
Sold Price	\$415,000		
Closing Date	12/26/2013		

**Ad Rmks:** 1 Bed Plus Office/Nursery! Chef's Kitchen. NO SANDY DAMAGE /ASSMNTS HUGE balcony NYC River views. Renovated in 2010. Valet parking,gym,lobby concierge & Shuttle to Path incl.High-end finishes and upgrades throughout. This designer home features an open layout with a custom center island 4 entertaining. Spacious Spa bath, new hardwood floors, ss appliances custom closets. New Laundry Rooms steps away from unit on each floor. Upgrade list in Assoc docs. Common area to be renovated in 2013-14<<



MLS # 130009648  
Address 1500 HUDSON ST  
Price \$430,000  
Adj Price \$430,000

Address	1500 HUDSON ST	Days On Market	78
Unit Number	11S	MoMaintFee	\$410
Sq Feet	735	Taxes	\$5,866
Ask Price	\$445,000		
Sold Price	\$430,000		
Closing Date	11/22/2013		

**Ad Rmks:** Spacious studio loft at the Hudson Tea Building that has been converted into a 1 bedroom + home office/2nd bedroom. Upgraded layout features high ceilings, maple hardwood floors, updated kitchen with granite counters & 42" cabinetry & new washer/dryer in unit. Layout feels much larger than square footage. Two separate rooms allow for bedroom area & guest room or home office. Enjoy all of the Hudson Tea amenities including 24 hr. concierge, gym, resident's lounge & shuttle to PATH. Rental parking nearby.

## COMPARABLE REPORT



Address	1500 HUDSON ST	Days On Market	32
Unit Number	10a	MoMaintFee	\$414
Sq Feet	740	Taxes	\$5,866
Ask Price	\$460,000		
Sold Price	\$435,000		
Closing Date	12/3/2013		

MLS # 130012580  
Address 1500 HUDSON ST  
Price \$435,000  
Adj Price \$435,000

**Ad Rmks:** You will love the large open feel when you enter this beautiful loft style home located in Toll Brothers sought after Hudson Tea building. The impressive 13ft ceilings and picture windows allow for great natural light. The kitchen has been renovated with granite counters and stainless steel appliances. Owner has put up a wall up to make a separate bedroom. The building amenities include a 24hr concierge service, luxury residence lounge, 2700sqft health club, playroom & PATH shuttle.



Address	80-82 BLOOMFIELD ST	Days On Market	20
Unit Number	2B	MoMaintFee	\$391
Sq Feet	804	Taxes	\$5,462
Ask Price	\$445,000		
Sold Price	\$442,525		
Closing Date	12/9/2013		

MLS # 130012651  
Address 80-82 BLOOMFIELD ST  
Price \$442,525  
Adj Price \$442,525

**Ad Rmks:** Location, Location, Location! Beautifully renovated large 1 bedroom on Hoboken's best block! Bright corner home with high ceilings, wood burning fireplace & private patio. Hardwood floors throughout & amazing closet space. Kitchen features ss appliances, espresso shaker style wood cabinets, Caesarstone counters & subway tile backsplash. French doors lead to a spacious bedroom with walk in closet, outfitted with custom shelving. W/D in building, as well as extra storage & common yard!



Address	800 JACKSON ST	Days On Market	81
Unit Number	411	MoMaintFee	\$356
Sq Feet	812	Taxes	\$6,212
Ask Price	\$449,000		
Sold Price	\$444,000		
Closing Date	11/15/2013		

MLS # 130008090  
Address 800 JACKSON ST  
Price \$444,000  
Adj Price \$444,000

**Ad Rmks:** Spacious 1br w/deeded parking. This stunning home offers over 800 sqft of living space, additional sound proofing and energy efficiency installed on all windows by CityQuiet, walnut hwd floors, open kitchen w/granite counters, Kitchen Aid SS appliances and a large breakfast bar, Bosch w/d and a Jacuzzi tub in the bath. This luxury steel and concrete building features a full gym, community room, roof deck with NYC views and a

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## COMPARABLE REPORT



MLS # 130008536  
Address 1500 HUDSON ST  
Price \$445,000  
Adj Price \$445,000

Address	1500 HUDSON ST	Days On Market	90
Unit Number	3t	MoMaintFee	\$411
Sq Feet	735	Taxes	\$5,320
Ask Price	\$459,000		
Sold Price	\$445,000		
Closing Date	11/6/2013		

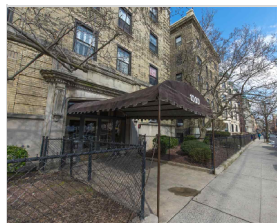
**Ad Rmks:** Hudson Tea, one of Hoboken's most sought after waterfront communities. True one bedroom! This studio has been converted to a one bedroom including a separate heat pump. Home features 13' ceilings, 10' picture windows, hardwood floors and ss appliances. Community features include 24 hr concierge, 2500 sqft gym, and community room. Commuter's dream. Take private shuttle to the park or ferry located few blocks away. Parking included.



MLS # 130010255  
Address 800 JACKSON ST  
Price \$450,000  
Adj Price \$450,000

Address	800 JACKSON ST	Days On Market	49
Unit Number	612	MoMaintFee	\$345
Sq Feet	786	Taxes	\$5,652
Ask Price	\$459,000		
Sold Price	\$450,000		
Closing Date	12/3/2013		

**Ad Rmks:** With the light rail at your door this home is a commuter's dream. Featuring 9'6" ceilings and oversized windows this home features unparalleled finishes including Walnut flooring, a kitchen with Cherry shaker-style cabinets, granite counters w/Italian Ceramic backsplash. The bath boasts Maple cabinetry w/marble vanity, limestone floors & Italian porcelain wall tiles. Community amenities incld a common roof deck, fitness center, community room, & a cyberdoorman w/video surveillance & a package delivery room.



MLS # 130011607  
Address 1000 HUDSON ST  
Price \$460,000  
Adj Price \$460,000

Address	1000 HUDSON ST	Days On Market	45
Unit Number	502	MoMaintFee	\$438
Sq Feet	800	Taxes	\$6,084
Ask Price	\$469,000		
Sold Price	\$460,000		
Closing Date	12/23/2013		

**Ad Rmks:** Elegant and impeccably maintained building directly across from Elysian Park! This spacious top floor one BR condo offers modern conveniences and real classic detail in one of Hoboken's most desired Pre-War elevator buildings. Features include: Granite Counters, HWD Floors, W/D (in unit), DW, Microwave, detailed moldings throughout and custom closets. Maintenance includes Heat & Hot Water.

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## COMPARABLE REPORT



Address	1500 GARDEN ST	Days On Market	87
Unit Number	7J	MoMaintFee	\$402
Sq Feet	702	Taxes	\$5,700
Ask Price	\$475,000		
Sold Price	\$460,000		
Closing Date	11/6/2013		

MLS # 130008413  
Address 1500 GARDEN ST  
Price \$460,000  
Adj Price \$460,000

**Ad Rmks:** Unique uptown toll brother professionally converted 1 bedroom overlooking park in Harborside Lofts! Features kitchen w/granite counters, island, tile backsplash, top of the line stainless steel appliances, full bath w/upgraded shower doors, bosch washer/dryer in unit, walk-in closet, hardwood floors, recessed lights & 10-13" ceilings! Building amenities: shuttle to path, 24 hr concierge, 2 fitness centers, common rooftop deck w/bbq, resident lounge, close to bus/ferry!



Address	1500 WASHINGTON ST	Days On Market	137
Unit Number	5T	MoMaintFee	\$397
Sq Feet	735	Taxes	\$5,686
Ask Price	\$555,500		
Sold Price	\$495,000		
Closing Date	12/30/2013		

MLS # 130007432  
Address 1500 WASHINGTON ST  
Price \$495,000  
Adj Price \$495,000

**Ad Rmks:** Your dream home awaits you. This stunning renovation took every detail in consideration - from the beautiful & dramatic drapery to the custom technology, this fully furnished home has it all. Your iPad will set the tone for any mood - lighting, music, window treatments & beyond. Enjoy relaxing or entertaining on your custom furniture imported from Italy. Modern Kitchen, upgraded bathroom, designer lighting, wide plank Mocha Maple flooring, 6" decorative molding, 24 hr video monitoring & tons more.



Address	1500 WASHINGTON ST	Days On Market	26
Unit Number	7H	MoMaintFee	\$401
Sq Feet	735	Taxes	\$6,768
Ask Price	\$525,000		
Sold Price	\$507,000		
Closing Date	12/23/2013		

MLS # 130013587  
Address 1500 WASHINGTON ST  
Price \$507,000  
Adj Price \$507,000

**Ad Rmks:** Hudson Tea Luxury with NYC and Hudson River views. Fantastic studio has been transformed into a true one bedroom. Home features vaulted ceilings, wooden floors, 10' Picture windows allowing for views from midtown NY to George Washington Bridge. Community features 24HR Concierge, 2500 sqft state of the art gym, community, and waterfront promenade. Commuter's dream..private shuttle to path and ferry a few blocks

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## COMPARABLE REPORT



MLS # 130007152  
Address 1200 GRAND ST  
Price \$510,000  
Adj Price \$510,000

Address	1200 GRAND ST	Days On Market	53
Unit Number	401	MoMaintFee	\$345
Sq Feet	1027	Taxes	\$6,876
Ask Price	\$515,000		
Sold Price	\$510,000		
Closing Date	10/7/2013		

**Ad Rmks:** Upper Grand Luxury. Southern exposure will flood your new home with natural light. Chef's kitchen features granite counters, SS appliances, and 42" custom cabinets. Large master bedroom w/ bay window suitable for king size bed. Custom cabinetry in bedroom will give you all the storage you need. Bonus 7x10 room off bedroom can be used as office or nursery. Building is steel and concrete. Deeded parking included.



MLS # 130009977  
Address 1500 HUDSON ST  
Price \$555,000  
Adj Price \$555,000

Address	1500 HUDSON ST	Days On Market	12
Unit Number	2C	MoMaintFee	\$485
Sq Feet	860	Taxes	\$7,490
Ask Price	\$565,000		
Sold Price	\$555,000		
Closing Date	10/29/2013		

**Ad Rmks:** Stunning 1 Bedroom 1 Bath condo with covered parking! Unit features gleaming hardwood floors throughout, High Vaulted Ceilings, and views of Hudson River! Gourmet Kitchen boasts stainless steel appliances, Granite counter tops, and beautiful mosaic back splash! Huge Double Walk-in closets in Bedroom. Includes 1 car covered parking and Washer/ Dryer. Elevator Building features 24hr Concierge, community room, play area, and exercise room! Close to all NYC transportation. Near all local parks, and schools!



MLS # 130013876  
Address 1125 MAXWELL LANE  
Price \$575,000

Address	1125 MAXWELL LANE	Days On Market	24
Unit Number	569	MoMaintFee	\$457
Sq Feet	800	Taxes	\$6,736
Ask Price	\$609,000		
Sold Price	\$575,000		
Closing Date	12/27/2013		

**Ad Rmks:** Hoboken's most desirable waterfront community. This exquisite 1 bedroom boasts 10.5' ceilings with tons of natural light. Home features custom cabinets, granite

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## COMPARABLE REPORT



Address	1450 WASHINGTON ST	Days On Market	51
Unit Number	214	MoMaintFee	\$475
Sq Feet	771	Taxes	\$7,053
Ask Price	\$639,995		
Sold Price	\$615,000		
Closing Date	12/12/2013		

MLS # 130010250

Address 1450 WASHINGTON ST

Price \$615,000

Adj Price \$615,000

**Ad Rmks:** New Construction: Large 1 bedroom in desirable 1450 Washington St. Toll Brothers newest building! Home features wide planked expresso hardwood floors throughout, modern cabinetry, white Caesar stone counter tops, Kitchen Aid & Bosch SS appliances, large closets, marble bathroom, W/D, and custom shades. Amenities: 24 hr doorman, shuttle service to PATH, gym, children's playroom, courtyard, and spectacular rooftop deck with BBQ grills, fire pit & NYC View!



Address	1125 MAXWELL LANE	Days On Market	121
Unit Number	647	MoMaintFee	\$513
Sq Feet	895	Taxes	\$8,958
Ask Price	\$699,000		
Sold Price	\$673,200		
Closing Date	10/25/2013		

MLS # 130007125

Address 1125 MAXWELL LANE

Price \$673,200

Adj Price \$673,200

**Ad Rmks:** Beautiful Maxwell Place residence. One bedroom, 1.5 baths. Southern exposure and NYC view. Just steps to the ferry. Free shuttle to Path from Maxwell Place. Luxury community features fabulous amenities. 24 HR doorman, rooftop pool, lounge, gym and more.



Address	1500 GARDEN ST	Days On Market	1
Unit Number	101	MoMaintFee	\$655
Sq Feet	1138	Taxes	\$8,636
Ask Price	\$685,000		
Sold Price	\$685,000		
Closing Date	11/1/2013		

MLS # 130013661

Address 1500 GARDEN ST

Price \$685,000

Adj Price \$685,000

**Ad Rmks:** HAVE IT ALL IN THIS COVETED, SWANKY UPSCALE BOUTIQUE-STYLE DOORMAN BUILDING AT TOLL'S HARBORSIDE LOFTS. 1138 SQUARE FEET, SUN DRENCHED, DRAMATIC LOFTED ONE BEDROOM WITH HARDWOOD THROUGHOUT. TOP OF THE LINE CHEF'S KITCHEN, INCLUSIVE OF VIKING AND BOSCH STAINLESS, GRANITE BREAKFAST BAR, CUSTOM BACKSPLASH. COMMON ROOFTOP TERRACE, 24 HOURS CONCIERGE, FITNESS CENTER, RESIDENCE LOUNGE, SHUTTLE TO PATH, ADJACENT TO NEW PARK AND FUTURE POOL.

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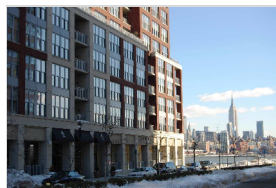
## COMPARABLE REPORT



MLS # 130011467  
Address 1450 WASHINGTON ST  
Price \$689,000  
Adj Price \$689,000

Address	1450 WASHINGTON ST	Days On Market	3
Unit Number	1201	MoMaintFee	\$463
Sq Feet	793	Taxes	\$8,300
Ask Price	\$689,000		
Sold Price	\$689,000		
Closing Date	11/14/2013		

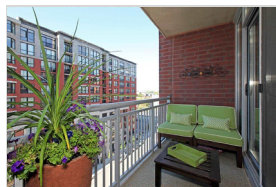
**Ad Rmks:** Elegant new construction in uptown Hoboken. Penthouse 1BR/1 BA with open floor plan, gourmet kitchen, hardwood floors and custom surround sound speaker system. 24 hour concierge, shuttle to Path, children's playroom and fitness center.



MLS # 130011594  
Address 1125 MAXWELL LANE  
Price \$745,000  
Adj Price \$745,000

Address	1125 MAXWELL LANE	Days On Market	21
Unit Number	447	MoMaintFee	\$535
Sq Feet	895	Taxes	\$8,758
Ask Price	\$769,000		
Sold Price	\$745,000		
Closing Date	11/25/2013		

**Ad Rmks:** AN IMMACULATE 1 BDRM, 1.5 BTHRM "GEM". POSITIONED ON AN INTERIOR CORNER OF THE SOUGHT AFTER COURTYRD LOCATION. UNIT FEATURES GOOD STORAGE/CLOSET SPACE, REMOTE HUNTER DOUGLAS "ALUSTRA" WINDOW TREATMENTS, WOOD FLOORING THROUGHOUT & LARGE CHEF'S KITCHEN W/STAINLESS APPLIANCES, GRANITE COUNTER TOPS AND DESIGNED CABINETRY. FACING SOUTH, YOU'LL ENJOY ALL DAY SUNSHINE ON YOUR PRIVATE OUTSIDE 350 SQ FT LANDSCAPED PATIO SPACE. CLOSE TO EVERYTHING, WALKING DISTANCE TO TRANSPORTATION, PARKS, PLAYGROUNDS & RESTAURANTS.



MLS # 130009896  
Address 1125 MAXWELL LANE  
Price \$775,000  
Adj Price \$775,000

Address	1125 MAXWELL LANE	Days On Market	20
Unit Number	802	MoMaintFee	\$557
Sq Feet	955	Taxes	\$9,367
Ask Price	\$785,000		
Sold Price	\$775,000		
Closing Date	11/7/2013		

**Ad Rmks:** The ultimate one bedroom in Maxwell Place, located one unit in from south east corner with downtown and NYC river views! Chef's kitchen features custom cabinets, granite counters, island, ss appliances, and custom back splash. Br easily fits king size bed and has two closets. Come home and relax on your private balcony. Community features 24 Hr Concierge, 2 Pools, 2 gyms, 2 Community rooms, and exquisite landscaped roof decks with NYC views. BRN's fireplace and TV parking included.

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## COMPARABLE REPORT



Address	1125 MAXWELL LANE	Days On Market	126
Unit Number	559	MoMaintFee	\$866
Sq Feet	1464	Taxes	\$11,381
Ask Price	\$1,000,000		
Sold Price	\$965,000		
Closing Date	12/3/2013		

MLS # 130007751

Address 1125 MAXWELL LANE

Price \$965,000

Adj Price \$965,000

**Ad Rmks:** Maxwell Place, Hoboken's most sought after community. This 1 BR plus den is the easiest conversion 2 Br + Den you will ever see. Features include chef's kitchen with granite counters, ss appliances, and custom cabinets. Den comfortably fits queen size bed. Community features 24hr concierge, 2 Pools, 2 gyms, Community Room with direct NYC views. Exquisite landscaped roof top gardens with BBQ's, tv, and fireplace. Commuter's Dream...ferry couple blocks away or take private shuttle to path. Deeded Parking.

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,000,000	\$275,000	\$543,619	\$475,000
SP:	\$965,000	\$265,000	\$526,929	\$460,000

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