

COMPARATIVE MARKET ANALYSIS

2014 Q3 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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JERSEY CITY, NJ 07302

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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

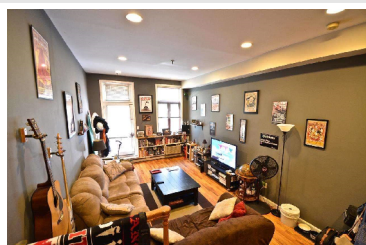
CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,050,000	\$339,000	\$616,687	\$550,000
SP:	\$1,025,000	\$330,000	\$610,407	\$570,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
228 MONROE ST	1	1	720	8/20/2014	67	\$339,000	\$330,000
79 MONROE ST	1	1	754	9/19/2014	85	\$358,900	\$355,000
741 PARK AVE	1	1	600	9/12/2014	43	\$359,000	\$359,000
322 GARDEN ST	1	1	661	9/8/2014	23	\$365,000	\$380,000
74 GARDEN ST	1	1	696	8/22/2014	54	\$399,000	\$396,000
700 1ST ST	1	1	800	9/29/2014	37	\$430,000	\$430,000
307 1ST ST	1	2	861	8/21/2014	13	\$449,000	\$464,700
700 1ST ST	1	1	806	8/15/2014	20	\$449,900	\$465,000
77 RIVER ST	1	1	869	7/8/2014	67	\$484,500	\$473,000
1500 WASHINGTON ST	1	1	735	7/15/2014	45	\$510,000	\$500,000
1025 MAXWELL LANE	1	1	701	7/11/2014	41	\$550,000	\$533,500
2 CONSTITUTION CT	1	1	811	9/29/2014	19	\$549,000	\$550,000
1200 GRAND ST	1	1	1027	9/24/2014	16	\$549,000	\$570,000
151 2ND ST	1	2	1300	9/29/2014	16	\$620,000	\$630,000
1450 WASHINGTON ST	1	1	763	9/3/2014	74	\$689,995	\$650,000
1450 WASHINGTON ST	1	1	803	8/18/2014	44	\$699,990	\$680,000
1125 MAXWELL LANE	1	2	892	8/27/2014	6	\$709,900	\$720,000
1500 WASHINGTON ST	1	2	1100	9/9/2014	16	\$750,000	\$735,000
1500 GARDEN ST	1	1	1138	8/4/2014	27	\$749,000	\$739,000
1125 MAXWELL LANE	1	2	907	7/7/2014	59	\$812,000	\$798,000
1125 MAXWELL LANE	1	2	895	9/29/2014	84	\$825,000	\$810,000
1100 MAXWELL LANE	1	1	926	7/22/2014	16	\$844,995	\$841,995
1125 MAXWELL LANE	1	2	1072	9/15/2014	13	\$875,000	\$850,000
610 CLINTON ST	1	2	1850	9/2/2014	28	\$999,000	\$975,000
1025 MAXWELL LANE	1	2	966	7/1/2014	101	\$1,050,000	\$1,025,000
Total Listings					Avg	Avg	Avg
25					40	\$616,687	\$610,407

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

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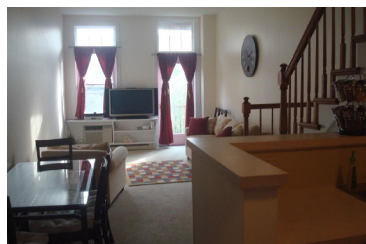
COMPARABLE REPORT



MLS # 140004636
Address 228 MONROE ST
Price \$330,000
Adj Price \$330,000

Address	228 MONROE ST	Days On Market	67
Unit Number	2RS	MoMaintFee	\$427
Sq Feet	720	Taxes	\$3,838
Ask Price	\$339,000		
Sold Price	\$330,000		
Closing Date	8/20/2014		

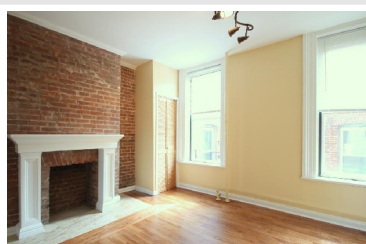
Ad Rmks: Come home to this beautiful top floor sun drenched 1 Bedroom Duplex! Unit features gleaming hardwood floors in the living area with carpeting in the upstairs bedroom. Private deck off living room, which will be being replaced this year with a larger deck! Skylight in the bathroom and custom built loft in the bedroom! Parking available around the corner. Rare find in this price range with extremely low taxes!



MLS # 140003374
Address 79 MONROE ST
Price \$355,000
Adj Price \$355,000

Address	79 MONROE ST	Days On Market	85
Unit Number	2RS	MoMaintFee	\$325
Sq Feet	754	Taxes	\$3,838
Ask Price	\$358,900		
Sold Price	\$355,000		
Closing Date	9/19/2014		

Ad Rmks: Beautiful 25 year young duplex apt. Walking distance to PATH & 3 minutes to NJ Turnpike and RT 1 & 9 (Holland Tunnel). Large apt. with master bedroom suite, walk in closet, spacious master bath, vaulted ceilings, tremendous living room w/balcony & modern kitchen. 12' ceilings is critical for easy commute. Fabulous layout with a lot of storage, very low taxes, Vaulted ceilings quiet block. Large stage area in Basement.



MLS # 140007696
Address 741 PARK AVE
Price \$359,000
Adj Price \$359,000

Address	741 PARK AVE	Days On Market	43
Unit Number	2	MoMaintFee	\$376
Sq Feet	600	Taxes	\$4,469
Ask Price	\$359,000		
Sold Price	\$359,000		
Closing Date	9/12/2014		

Ad Rmks: Come see this fantastic one bedroom condo located on one of the best streets in Hoboken - Park Ave. Newly renovated and ready to move in featuring granite countertops, stainless steel appliances, central air, exposed brick, and plenty of sunlight. Parlor level means just a few steps up the front stoop and you're home.

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COMPARABLE REPORT



MLS # 140008413
Address 322 GARDEN ST
Price \$380,000
Adj Price \$380,000

Address	322 GARDEN ST	Days On Market	23
Unit Number	1	MoMaintFee	\$300
Sq Feet	661	Taxes	\$5,398
Ask Price	\$365,000		
Sold Price	\$380,000		
Closing Date	9/8/2014		

Ad Rmks: Perfect location on downtown tree-lined Garden Street. 1 block to Church Square Park, 2 blocks to Washington St, 8 blocks to PATH. Great layout & spacious living area. Features include period detail wood mantle, stained glass & wainscoting. Upgraded kitchen with granite counters. Hardwood floors, ceiling fans & newer windows. Heat & hot water included in condo fee. Beautiful landscaped shared patio & backyard. Enjoy summer BBQs in the tranquil garden. Condo & building have incurred absolutely no flooding.



MLS # 140005620
Address 74 GARDEN ST
Price \$396,000
Adj Price \$396,000

Address	74 GARDEN ST	Days On Market	54
Unit Number	1S	MoMaintFee	\$347
Sq Feet	696	Taxes	\$5,316
Ask Price	\$399,000		
Sold Price	\$396,000		
Closing Date	8/22/2014		

Ad Rmks: Welcome yourself to this fantastic garden unit in great downtown Garden St location! Besides a well laid-out interior floor plan, this unit has a private rear yard for your outdoor enjoyment. Enjoy an open & spacious layout in the living space, gleaming wood floors, storage closet, kitchen with stainless steel appliances, renovated bathroom with modern vanity, large bedroom & instant hot water heater. Rental parking a few doors down, as well as proximity to PATH, parks & restaurants complete this package.



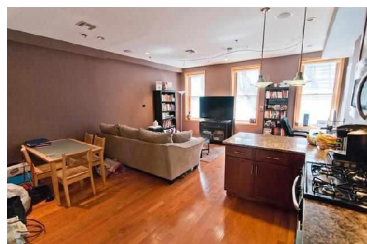
MLS # 140008487
Address 700 1ST ST
Price \$430,000
Adj Price \$430,000

Address	700 1ST ST	Days On Market	37
Unit Number	6B	MoMaintFee	\$315
Sq Feet	800	Taxes	\$4,798
Ask Price	\$430,000		
Sold Price	\$430,000		
Closing Date	9/29/2014		

Ad Rmks: Spacious 800 sq ft one bedroom at the Sky Club with private balcony. Unit features a contemporary kitchen with granite counter tops and stainless steel appliances. Brazilian cherry hardwood floors throughout, recessed lighting w/modern fixtures. Central air, W/D in unit. Doorman building, free shuttle to PATH. Adjacent garage parking available for additional fee.

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COMPARABLE REPORT



MLS # 140006971
Address 307 1ST ST
Price \$464,700
Adj Price \$464,700

Address	307 1ST ST	Days On Market	13
Unit Number	2	MoMaintFee	\$303
Sq Feet	861	Taxes	\$6,314
Ask Price	\$449,000		
Sold Price	\$464,700		
Closing Date	8/21/2014		

Ad Rmks: Close to Path. Almost Brand New oversized 1BR, 1.5 Bth condo, approx. 861 sf. Gorgeous open kitchen, with granite counters, stainless steel appliances, breakfast bar, built-in speakers, built-in iPod/iPhone docking station. Huge windows in LR, high ceilings, sep. dining area and additional space for an office area. MBR with built-in walk-in-closet, Master Bth, Washer/Dryer. Super close to Path and NJ Transit bus. Low maint. Quiet building. All offers with pre-approval letter.



MLS # 140006993
Address 700 1ST ST
Price \$465,000
Adj Price \$465,000

Address	700 1ST ST	Days On Market	20
Unit Number	15U	MoMaintFee	\$318
Sq Feet	806	Taxes	\$5,182
Ask Price	\$449,900		
Sold Price	\$465,000		
Closing Date	8/15/2014		

Ad Rmks: Luxurious 806 SF 1BD/1BA with balcony & sunset views on 15th flr of The Sky Club, a 17-story full-service bldg. Home features a large bedroom, spacious LR & open kitch w/ SS apps & upgraded granite counters. Upgraded bathroom w/ marble vanity, med cabinet. Brazilian Cherry flrs, central HVAC & W/D in unit. Amenities include 24-hr doorman, shuttle to/from PATH, on-site 25k SF health club w/ pool, pkg garage & restaurant. Located next to 2nd St Light Rail & short distance to PATH, restaurants & shopping.



MLS # 140002833
Address 77 RIVER ST
Price \$473,000
Adj Price \$473,000

Address	77 RIVER ST	Days On Market	67
Unit Number	9	MoMaintFee	\$507
Sq Feet	869	Taxes	\$7,873
Ask Price	\$484,500		
Sold Price	\$473,000		
Closing Date	7/8/2014		

Ad Rmks: Seller Says Sell! EXCEPTIONAL Location, Condition, Value! Renovated, impeccably-maintained, corner 1BR/1Bth w/ optimal use of space STEPS TO PATH! Showered w/ brilliant SE light, enjoy sunrise & Downtown NYC vus from peaceful BR. Open, inviting LR w/ soaring ceilings, wd flr, 9 windows w/ custom blinds, Gleaming Chef's Kitchen complete w/ tiled backsplash, granite cntrs, ample cabinetry, SS appliances. Phenomenal storage incl "deep overhead attic space" & closets. Parking in municipal garage.

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COMPARABLE REPORT



MLS # 140004115
Address 1500 WASHINGTON ST
Price \$500,000
Adj Price \$500,000

Address	1500 WASHINGTON ST	Days On Market	45
Unit Number	3H	MoMaintFee	\$411
Sq Feet	735	Taxes	\$6,837
Ask Price	\$510,000		
Sold Price	\$500,000		
Closing Date	7/15/2014		

Ad Rmks: Gorgeous 1 bdrm/1bth in very desirable uptown Hoboken location (the Hudson Tea building)! Dramatic 11x9 foot windows capturing stunning NYC skyline and Hudson River views! Unit features cherry hardwood floors, track lighting, 13ft ceilings and a gourmet kitchen w/ granite countertops and stainless steel appliances. Walking distance to NYC transportation (bus & ferry).



MLS # 140004965
Address 1025 MAXWELL LANE
Price \$533,500
Adj Price \$533,500

Address	1025 MAXWELL LANE	Days On Market	41
Unit Number	517	MoMaintFee	\$430
Sq Feet	701	Taxes	\$6,141
Ask Price	\$550,000		
Sold Price	\$533,500		
Closing Date	7/11/2014		

Ad Rmks: Stunning aprx 701 sqft 1Br/1Ba unit with a great layout in the luxurious Maxwell Place community. 24 hour doorman bldg on the Hudson River. Unparalleled amenities, no expense spared w/beautiful features throughout. One garaged parking spot included. Gym on site, clubhouse, waterfront, rooftop swimming pool w/NYC views. Great restaurants, grocers, wine stores & more right around the corner. Free daily shuttle to PATH & direct access to ferries to NYC.



MLS # 140010434
Address 2 CONSTITUTION CT
Price \$550,000
Adj Price \$550,000

Address	2 CONSTITUTION CT	Days On Market	19
Unit Number	401	MoMaintFee	\$384
Sq Feet	811	Taxes	\$6,817
Ask Price	\$549,000		
Sold Price	\$550,000		
Closing Date	9/29/2014		

Ad Rmks: Waterfront luxury living at it's best. This large one bedroom (plus den) offers granite counter tops, hardwood floors, washer/dryer and great light. It is ideal for entertaining with it's private 400 sf patio complete with NYC view. The building offers 24 hr concierge, children's playground, newly renovated fitness center, seasonal pool (fee) & monthly rental parking nearby. Located one block from the NYC ferry, shopping and restaurants--- it is a must see!

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COMPARABLE REPORT



MLS # 140008395
Address 1200 GRAND ST
Price \$570,000
Adj Price \$570,000

Address	1200 GRAND ST	Days On Market	16
Unit Number	301	MoMaintFee	\$355
Sq Feet	1027	Taxes	\$6,872
Ask Price	\$549,000		
Sold Price	\$570,000		
Closing Date	9/24/2014		

Ad Rmks: Live large! With over 1,000 square feet, this light filled corner home is an entertainer's delight featuring a huge private patio! Open concept living with all the modern necessities, including a SUV sized covered parking spot. Bedroom has an extra space - perfect for an office/den/nursery. High ceilings, hardwood floors, and good closet space, all within a steel & concrete, elevator building. Don't forget the amenities - gym, landscaped courtyard, and community room.



MLS # 140009710
Address 151 2ND ST
Price \$630,000
Adj Price \$630,000

Address	151 2ND ST	Days On Market	16
Unit Number	2-3C	MoMaintFee	\$435
Sq Feet	1300	Taxes	\$9,400
Ask Price	\$620,000		
Sold Price	\$630,000		
Closing Date	9/29/2014		

Ad Rmks: Location location!! Extraordinary 1 bed + den loft home can easily be converted back to a 2 bedroom & works well for buyers that enjoy separation & privacy that only a duplex can provide. Abundance of storage throughout. Half bath can be converted to full bath. Kitchen opens into dining area w/ balcony. 2nd floor has 1 bed + an additional living area that can be used as a bedroom or office. Anderson windows. Garage pkg close by at 28 2nd st for \$235/mo. Elevator bldg.



MLS # 140002638
Address 1450 WASHINGTON ST
Price \$650,000
Adj Price \$650,000

Address	1450 WASHINGTON ST	Days On Market	74
Unit Number	515	MoMaintFee	\$470
Sq Feet	763	Taxes	
Ask Price	\$689,995		
Sold Price	\$650,000		
Closing Date	9/3/2014		

Ad Rmks: Don't miss out. Last home remaining from Developer. Live in Toll Brothers' newest luxury property in uptown Hoboken! This south facing 1br / 1ba features an open floor plan. 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available for separate fee.

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COMPARABLE REPORT



MLS # 140006349
Address 1450 WASHINGTON ST
Price \$680,000
Adj Price \$680,000

Address	1450 WASHINGTON ST	Days On Market	44
Unit Number	902	MoMaintFee	\$477
Sq Feet	803	Taxes	\$8,250
Ask Price	\$699,990		
Sold Price	\$680,000		
Closing Date	8/18/2014		

Ad Rmks: Rare 1 Bedroom w/Southern Exposure & Panoramic Views of Hoboken, NYC, & Downtown Jersey City from ALL Rooms! Ideal layout offers open kitchen, large all marble bath, huge walk-in closet, and private terrace off the living room. Amazing location w/ farmer's market, Pier 13, great shopping/dining, steps to NYC Bus/Ferry. Enjoy Rooftop terrace w/outdoor fireplace & gas grills, 24hr concierge, private shuttle service to PATH, childrens' playroom and fitness center. (Parking available for Sale/Rent)



MLS # 140008218
Address 1125 MAXWELL LANE
Price \$720,000
Adj Price \$720,000

Address	1125 MAXWELL LANE	Days On Market	6
Unit Number	403	MoMaintFee	\$512
Sq Feet	892	Taxes	\$8,041
Ask Price	\$709,900		
Sold Price	\$720,000		
Closing Date	8/27/2014		

Ad Rmks: Hardwood floors, shaker style cabinetry w/granite countertops, stainless steel appliances, deep soaking tub and natural stone floors grace this 1BR/1.5BA with huge private patio right on the courtyard! Enjoy the Maxwell Place lifestyle relaxing in the rooftop pool and 3 rooftop decks, entertain your friends and family in the Residents' Club or private screening room. monthly parking available thru mgmt company, OPEN HOUSE SATURDAY 6/28 1-4PM OPEN HOUSE SUNDAY 6/29 2-4PM



MLS # 140006732
Address 1500 WASHINGTON ST
Price \$735,000
Adj Price \$735,000

Address	1500 WASHINGTON ST	Days On Market	16
Unit Number	8A	MoMaintFee	\$640
Sq Feet	1100	Taxes	\$7,916
Ask Price	\$750,000		
Sold Price	\$735,000		
Closing Date	9/9/2014		

Ad Rmks: Hudson Tea, one of Hoboken's most sought after waterfront community. Rarely available 1100 sqft 1 Br plus den. You will be dazzled by the view straight down Washington St. Southern exposure will flood your home with natural light. Other features include 13ft ceilings and 10ft picture windows. Community features include 24 hour concierge, 2500 SqFt gym, community room and children's playroom. Commuters dream.. Private shuttle to the PATH or ferry located around the corner. Parking included.

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COMPARABLE REPORT



MLS # 140005880
Address 1500 GARDEN ST
Price \$739,000
Adj Price \$739,000

Address	1500 GARDEN ST	Days On Market	27
Unit Number	4I	MoMaintFee	\$651
Sq Feet	1138	Taxes	\$8,060
Ask Price	\$749,000		
Sold Price	\$739,000		
Closing Date	8/4/2014		

Ad Rmks: Live in one of Hoboken's premiere luxury buildings @ Harborside Lofts. Open 1 bedroom with soaring 13 ft ceilings, exposed beams & dramatic oversized picture windows create a fabulous loft-style condo. Gourmet kitchen includes top of the line appliances. Large closets in the bedroom and foyer provide lots of storage. Enjoy common roof top terrace, 24hr concierge, 2 gyms, children's playroom, residence lounge, shuttle to the path, and future pool.



MLS # 140001635
Address 1125 MAXWELL LANE
Price \$798,000
Adj Price \$798,000

Address	1125 MAXWELL LANE	Days On Market	59
Unit Number	608	MoMaintFee	\$546
Sq Feet	907	Taxes	\$10,203
Ask Price	\$812,000		
Sold Price	\$798,000		
Closing Date	7/7/2014		

Ad Rmks: Live like Royalty in Maxwell Place, Hoboken's most desirable waterfront community. This exquisite 1 bedroom has a 25' Terrace to relax while enjoying views of the Hudson River and NYC. Home features include chef's kitchen with granite counters, custom cabinets, and ss appliances. Community features 24 Hr concierge, 2 Community rooms, 2 Pools, 2 Gyms, landscaped rooftop grades with BBQ's, fireplace, and outdoor TV. Parking Included.



MLS # 140007001
Address 1125 MAXWELL LANE
Price \$810,000
Adj Price \$810,000

Address	1125 MAXWELL LANE	Days On Market	84
Unit Number	709	MoMaintFee	\$553
Sq Feet	895	Taxes	\$9,409
Ask Price	\$825,000		
Sold Price	\$810,000		
Closing Date	9/29/2014		

Ad Rmks: Available now-Maxwell Place 1 br w/ a view! Enjoy Hudson River & NYC skyline views from your sofa & bedside in this immaculately cared for 895 sq ft. 1 br & 1 1/2 bath luxury home. Light hardwoods & tile floors are contrasted by custom espresso cabinets in both the kitchen & spa inspired master bath both finished w/ premium solid counter tops. California Closet organizers maximize storage & custom window treatments frame your easily enjoyed water and city views. Tons of amenities! Includes deeded parking.

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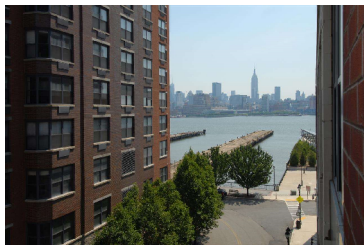
COMPARABLE REPORT



MLS # 130009659
Address 1100 MAXWELL LANE
Price \$841,995
Adj Price \$841,995

Address	1100 MAXWELL LANE	Days On Market	16
Unit Number	605	MoMaintFee	\$534
Sq Feet	926	Taxes	
Ask Price	\$844,995		
Sold Price	\$841,995		
Closing Date	7/22/2014		

Ad Rmks: 1100 MAXWELL PLACE offers an astonishing array of world-class amenities, Rooftop pool&hot tub, Private Residents Lounge, 24hr concierge, Beautifully Landscaped Rooftop Gardens,Sundecks&Courtyards featuring Open Air Fireplace & BBQ's, Fitness Center & Yoga room ,Children's playroom,Shuttle service to PATH, PLUS 1 Deeded Parking space! 1100 Maxwell Place offers more than the "best of both worlds" it promises a brand new sense of place a bold new standard for what luxurious living can and should be!



MLS # 140009107
Address 1125 MAXWELL LANE
Price \$850,000
Adj Price \$850,000

Address	1125 MAXWELL LANE	Days On Market	13
Unit Number	544	MoMaintFee	\$641
Sq Feet	1072	Taxes	\$9,020
Ask Price	\$875,000		
Sold Price	\$850,000		
Closing Date	9/15/2014		

Ad Rmks: Maxwell Place Luxury. Exquisite 1072 SqFt 1 Br plus den has the comforts you deserve. Chef's kitchen has granite counters, ss appliances & custom cabinets including custom pantry & wine refrig. Master Br easily fits king size bed. Walk-in closet plus 2nd closet in master suite have been customized w organizers. Relax on private balcony while looking at NYC & Hudson River. Community features 24 hr concierge, 2 pools, 2 gyms, landscaped rooftops w Direct NYC views, BBQ fireplace & outdoor TV. Deeded parking



MLS # 140005088
Address 610 CLINTON ST
Price \$975,000
Adj Price \$975,000

Address	610 CLINTON ST	Days On Market	28
Unit Number	4B	MoMaintFee	\$532
Sq Feet	1850	Taxes	\$11,995
Ask Price	\$999,000		
Sold Price	\$975,000		
Closing Date	9/2/2014		

Ad Rmks: Soho style living at The Cast Iron in central Hoboken. Spacious 1,850 sq.ft. 1 bedroom condo with 2 additional lofted rooms, which can easily be converted into a 2 bedroom home. Entertainer's dream with large dining area & 200 sq.ft. outdoor patio. Open chef style kitchen with honed granite breakfast bar & ss appliances. Other features include 15' high ceilings, exposed brick wall, wide plank hardwood floors & central air. Private elevator, covered garage parking space, video entry & washer/dryer in unit.

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Address	1025 MAXWELL LANE	Days On Market	101
Unit Number	1100	MoMaintFee	\$584
Sq Feet	966	Taxes	\$11,476
Ask Price	\$1,050,000		
Sold Price	\$1,025,000		
Closing Date	7/1/2014		

MLS # 140000002
 Address 1025 MAXWELL LANE
 Price \$1,025,000
 Adj Price \$1,025,000

Ad Rmks: Direct unobstructed Manhattan Views! Welcome to Maxwell Place, Hoboken's most premier waterfront community. Live the royal life in this oversized 1 Br Chef's kitchen features granite counter tops, ss appliances, custom cabinets. View Manhattan as it is meant to be seen from the second you enter the home. Community features include 24 Hr Concierge, 2 Gyms, 2 Pools, 2 Community rooms, inspected rooftop gardens w/BBQ's, flat screen tv, fireplace. Commuter's dream. Ferry 2 Blocks away or private shuttle to path

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,050,000	\$339,000	\$616,687	\$550,000
SP:	\$1,025,000	\$330,000	\$610,407	\$570,000

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