

Elle Pricing Matrix
21-Feb-12 11:59 AM

		Exposure Floorplan Type SqFt Suite Legal	SW 17 3 Bed 1190 "01" 1	NW 18 2+Den(O) 1020 "02" 2	N 19 2+Den 930 "03" 3	NE 20 2+Den(O) 895 "05" 4	E 21 1 Bed 610 "06" 5	SE 22 2 Bed 935 "07" 6	S 23 2+Den 1025 "08" 7										
Level 31		36	\$489,900	\$431,900	\$395,900	\$388,900	\$206,900	\$319,900	\$408,900	\$2,539,480 \$2,642,300									
Level 30		35	\$461,900	\$346,900	\$367,900	\$350,900	\$201,900	\$308,900	\$380,900	\$2,335,320 \$2,419,300									
Level 29		33	\$460,900	\$341,900	\$356,900	\$351,900	\$245,900	\$307,900	\$379,900	\$2,361,127 \$2,445,300									
		Exposure Floorplan Type SqFt Suite Legal	SW 17T 3 Bed 1190 "01" 1	NW 18T 2+Den(O) 1020 "02" 2	N 19T 2+Den 930 "03" 3	NE 20T 2+Den(O) 895 "05" 4	E 21T 1 Bed 610 "06" 5	SE 22 2 Bed 935 "07" 6	S 23 2+Den 1025 "08" 7										
Level 28		32	\$447,900	\$394,900	\$301,900	\$302,900	\$232,900	\$301,900	\$365,900	\$2,266,662 \$2,348,300									
		Exposure Floorplan Type SqFt Suite Legal	S 1 1+Den 680 "01" 1	SW 2 2 Bed 880 "02" 2	W 3 1+Den 665 "03" 3	W 5 1 Bed 555 "05" 4	NW 6 1+Den 650 "06" 5	N 7 1+Den 670 "07" 6	N 8 2+Den 815 "08" 7	NE 9 2 Bed(1bth) 755 "09" 8	E 10 1 Bed 565 "10" 9	SE 11 2 Bed(1bth) 730 "11" 10	S 12 1 Bed 600 "12" 11						
Level 27		31	\$300,900	\$271,900	\$229,900	\$195,400	\$259,900	\$299,900	\$255,400	\$241,400	\$193,900	\$235,900	\$193,900	\$2,595,349 \$2,678,400					
Level 26		30	\$268,900	\$279,400	\$268,900	\$194,900	\$295,900	\$299,900	\$254,900	\$240,900	\$193,400	\$243,400	\$198,900	\$2,654,457 \$2,739,400					
Level 25		29	\$268,900	\$282,400	\$268,900	\$194,400	\$295,900	\$299,900	\$254,400	\$240,400	\$188,900	\$234,900	\$198,400	\$2,642,829 \$2,727,400					
Level 24		28	\$273,900	\$281,900	\$234,900	\$189,900	\$292,900	\$295,900	\$259,900	\$244,900	\$188,400	\$242,400	\$197,900	\$2,619,089 \$2,702,900					
Level 23		27	\$278,900	\$281,400	\$267,900	\$189,400	\$287,900	\$292,900	\$265,400	\$239,400	\$182,400	\$233,900	\$197,400	\$2,632,655 \$2,716,900					
Level 22		26	\$268,900	\$277,400	\$262,900	\$188,900	\$292,900	\$292,900	\$264,900	\$238,900	\$187,400	\$241,400	\$196,900	\$2,629,264 \$2,713,400					
Level 21		25	\$273,900	\$276,900	\$297,900	\$192,400	\$255,000	\$292,900	\$264,400	\$243,400	\$186,900	\$240,900	\$196,400	\$2,636,628 \$2,721,000					
Level 20		23	\$232,100	\$268,400	\$190,000	\$181,900	\$255,000	\$287,900	\$263,900	\$237,900	\$186,400	\$240,400	\$195,900	\$2,461,047 \$2,539,800					
Level 19		22	\$226,100	\$275,900	\$185,000	\$187,400	\$255,000	\$287,900	\$263,400	\$242,400	\$185,900	\$239,900	\$195,400	\$2,465,407 \$2,544,300					
Level 18		21	\$217,600	\$349,900	\$225,400	\$180,900	\$255,000	\$287,900	\$262,900	\$236,900	\$185,400	\$239,400	\$189,400	\$2,549,128 \$2,630,700					
Level 17		20	\$225,100	\$266,900	\$224,900	\$180,400	\$272,900	\$287,900	\$262,400	\$245,400	\$184,900	\$230,900	\$188,900	\$2,490,891 \$2,570,600					
Level 16		19	\$216,600	\$274,400	\$224,400	\$179,900	\$282,900	\$287,900	\$261,900	\$244,900	\$184,400	\$230,400	\$254,900	\$2,560,659 \$2,642,600					
Level 15		18	\$227,600	\$277,400	\$223,900	\$185,400	\$282,900	\$282,900	\$261,400	\$244,400	\$183,900	\$237,900	\$193,400	\$2,520,446 \$2,601,100					
Level 14		17	\$285,900	\$276,900	\$223,400	\$178,900	\$250,900	\$282,900	\$248,900	\$239,900	\$183,400	\$229,400	\$187,400	\$2,507,655 \$2,587,900					
Level 13		16	\$254,900	\$264,900	\$222,900	\$178,400	\$282,900	\$282,900	\$248,400	\$239,400	\$177,400	\$228,900	\$186,900	\$2,488,275 \$2,567,900					
Level 12		15	\$222,600	\$272,400	\$218,900	\$177,900	\$220,900	\$282,900	\$253,900	\$238,900	\$182,400	\$236,400	\$191,900	\$2,421,609 \$2,499,100					
Level 11		12	\$254,900	\$277,400	\$218,400	\$177,400	\$222,400	\$282,900	\$259,400	\$242,400	\$181,900	\$239,900	\$185,900	\$2,464,050 \$2,542,900					
Level 10		11	\$213,600	\$276,900	\$217,900	\$176,900	\$217,400	\$282,900	\$258,900	\$243,900	\$175,900	\$227,400	\$185,400	\$2,400,291 \$2,477,100					
Level 9		10	\$224,600	\$274,400	\$217,400	\$182,400	\$244,900	\$272,900	\$252,400	\$237,400	\$180,900	\$234,900	\$190,400	\$2,434,690 \$2,512,600					
Level 8		9	\$220,600	\$273,900	\$216,900	\$175,900	\$245,900	\$272,900	\$257,900	\$236,900	\$174,900	\$238,400	\$184,400	\$2,421,124 \$2,498,600					
Level 7		8	\$220,100	\$280,900	\$219,900	\$175,400	\$244,900	\$272,900	\$245,400	\$236,400	\$174,400	\$275,900	\$183,900	\$2,451,647 \$2,530,100					
Level 6		7	\$225,100	\$332,900	\$215,900	\$180,900	\$217,900	\$272,900	\$250,900	\$235,900	\$179,400	\$302,900	\$188,900	\$2,522,868 \$2,603,600					
Level 5		6	\$249,900	\$309,900	\$215,400	\$174,400	\$217,400	\$272,900	\$244,400	\$235,400	\$173,400	\$236,900	\$182,900	\$2,434,981 \$2,512,900					
		Exposure Floorplan Type SqFt Suite Legal	S 15T 1+Den 735 "01" 1	SW 16T 1 Bed 700 "02" 2	W 3T 1+Den 665 "03" 3	W 5T 1 Bed 555 "05" 4	NW 6T 1+Den 670 "06" 5	N 7T 1+Den 670 "07" 6	N 8T 2+Den 815 "08" 7	NE 9T 2 Bed(1bth) 755 "09" 8	E 10 1 Bed 565 "10" 9	SE 11 2 Bed(1bth) 730 "11" 10	S 12 1 Bed 600 "12" 11						
Level 4		5	\$287,900	\$269,900	\$253,900	\$185,900	\$226,900	\$282,900	\$259,900	\$237,900	\$172,900	\$224,400	\$187,900	\$2,510,078 \$2,590,400					
		Exposure Floorplan Type SqFt Suite Legal	SW 47T 2 Bed 870 "305" 4	W 27B 2 Bed 830 "306" 5	W 36 1+Den 725 "307" 6	W 24 1+Den 770 "308" 7	W 48 1 + Den 690 "309" 8	NW 49 2+Den(O) 865 "310" 9	N 50 1+Den 725 "311" 10	N 40 2+Den 875 "312" 11	NE 41 2 Bed 880 "315" 12	E 42 1 Bed 555 "316" 13	SE 11 2 Bed(1 bth) 730 "317" 14	S 43 2 Bed(2 Balc) 895 "318" 15					
Level 3		3	\$303,900	\$175,900	\$362,900	\$342,900	\$293,900	\$254,900	\$292,900	\$224,900	\$357,900	\$277,900	\$331,900	\$339,900	\$169,900	\$301,900	\$309,900	\$4,197,190 \$4,331,500	
		Exposure Floorplan Type SqFt Suite Legal	SE 32 2+Den(O) 945 "205" 4	E 31T(B) 1+Den 610 "203" 3	E 31T(A) 1+Den 610 "202" 2	SE 30 2 Bed 970 "201" 1	SW 33 2+Den(O) 895 "206" 5	W 35 1+Den(O) 685 "207" 6	W 27B 2 Bed 830 "208" 7	W 36 1+Den 725 "209" 8	W 24 1 + Den 770 "210" 9	W 38 1+Den 795 "211" 10	N 39 1+Den 780 "212" 11	N 40 2+Den 875 "215" 12	NE 41T 2 Bed 880 "216" 13	E 42 1 Bed 555 "217" 14	SE 11 2 Bed(1 bth) 730 "218" 15	S 43T 2 Bed(2 Balc) 895 "219" 16	
Level 2		2	\$350,900	\$194,900	\$194,900	\$352,900	\$340,900	\$216,900	\$293,900	\$277,900	\$292,900	\$291,900	\$289,900	\$331,900	\$335,900	\$169,300	\$301,900	\$339,900	\$4,434,884 \$4,576,800
		Exposure Floorplan Type SqFt Suite Legal	SW 25 2+Den 900 "101" 1	W 26 1 Bed 660 "102" 2	W 27 2 Bed 830 "103" 3	W 28 1+Den 695 "105" 4	W 29 1 Bed 665 "106" 5												
Level 1		1	\$331,900	\$219,900	\$324,900	\$272,900	\$181,900												\$1,290,213 \$1,331,500

GST/OUT Total
\$79,939,993

GST/IN Total
\$82,546,600

GST Out	Count	%	Amount	%	Sq Ft	\$ per Sq Ft	GST In	Count	%	Amount	%	Sq Ft	\$ per Sq Ft
Available	0	0.0	\$0.00	0.0	0	0	Available	0	0.0	\$0.00	0.0	0	0
Hold	0	0.0	\$0.00	0.0	0	0	Hold	0	0.0	\$0.00	0.0	0	0
Reserved	0	0.0	\$0.00	0.0	0	0	Reserved	0	0.0	\$0.00	0.0	0	0
Firm	327	99.7	\$79,649,392.32	99.6	236,157	337	Firm	327	99.7	\$82,246,700.00	99.6	236,157	348
Subject	1	0.3	\$290,600.78	0.4	670	434	Subject	1	0.3	\$299,900.00	0.4	670	448
Total	328		\$79,939,993.09		236,827	338	Total	328		\$82,546,600.00		236,827	349

* = 10 Foot Ceiling T = Terrace Unit R = Reverse Plan

Square Footage Adjustments - June 1, 2009

UNSOLD					
Unit	Floorplan	Orig SqFt	Status	Adjust SqFt	Difference
201	30	970	For Sale	980	10
215	40	875	For Sale	885	10
216	41	880	For Sale	875	-5
301	30	970	For Sale	980	10
312	40	875	For Sale	885	10
806	6	650	For Sale	665	15
906	6	650	For Sale	665	15
1006	6	650	For Sale	665	15
1606	6	650	For Sale	665	15
1706	6	650	For Sale	665	15
1806	6	650	For Sale	665	15
1906	6	650	For Sale	665	15
2006	6	650	For Sale	665	15
2106	6	650	For Sale	665	15
2206	6	650	For Sale	665	15
2306	6	650	For Sale	665	15
2506	6	650	For Sale	665	15
2606	6	650	For Sale	665	15
2806	6	650	For Sale	665	15
2906	6	650	For Sale	665	15
3006	6	650	For Sale	665	15
3106	6	650	For Sale	665	15
3201	17T	1190	For Sale	1200	10
					300
					Unsold Sold Total SqFt Difference
SOLD					
Unit	Floorplan	Orig SqFt	Status	Adjust SqFt	
310	49	972	Condo Hold	970	-2
505	5T	555	Sold	565	10
506	6T	666	Sold	666	0
508	8T	790	Sold	832	42
605	5	555	Sold	565	10
606	6	650	Sold	667	17
608	8	790	Sold	831	41
706	6	650	Sold	667	17
708	8	790	Sold	831	41
808	8	790	Sold	831	41
908	8	790	Sold	831	41
1008	8	790	Sold	831	41
1106	6	650	Sold	667	17
1108	8	790	Sold	831	41
1206	6	650	Sold	667	17
1208	8	790	Sold	831	41
1506	6	650	Sold	667	17
1508	8	790	Sold	831	41
1608	8	790	Sold	831	41
1708	8	790	Sold	831	41
1808	8	790	Sold	831	41
1908	8	790	Sold	831	41
2008	8	790	Sold	831	41
2108	8	790	Sold	831	41
2208	8	790	Sold	831	41
2308	8	790	Sold	831	41
2508	8	790	Sold	831	41
2608	8	790	Sold	831	41
2706	6	650	For Sale	665	15
2708	8	790	Sold	831	41
2808	8	790	Sold	831	41
2908	8	790	Sold	831	41
3008	8	790	Sold	831	41
3108	8	790	Sold	831	41
3207	22	935	Sold	933	-2
3307	22	935	Sold	933	-2
					1099
					Sold Total SqFt Difference