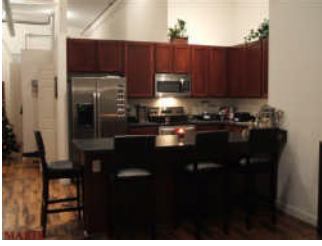


# Client Summary with Addl Pics Report

Street Address 1520 to 1520 Washington  
Listings as of 02/26/09 at 6:27am

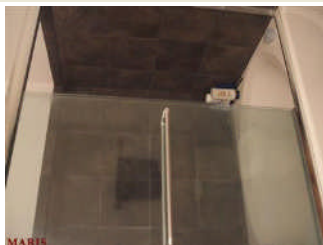
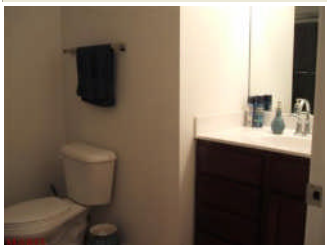
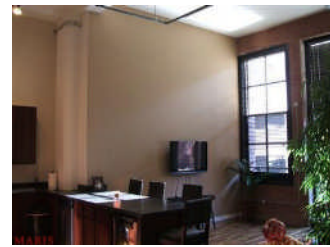
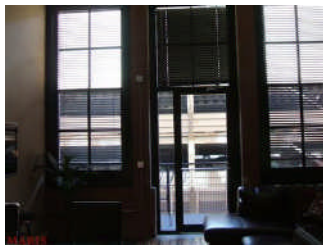
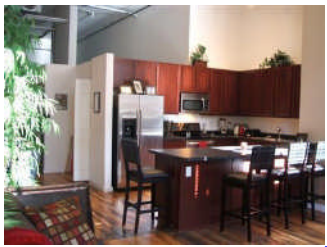
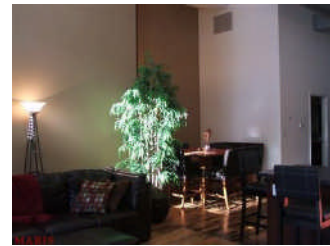
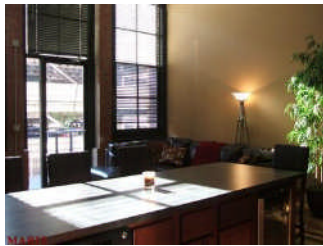
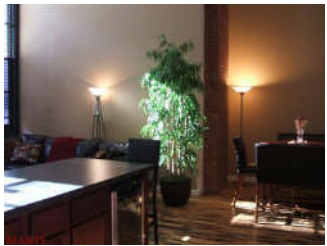
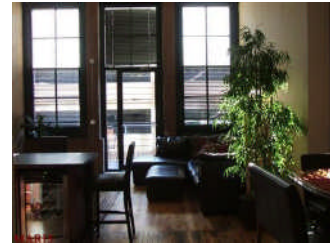
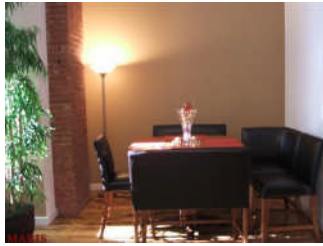
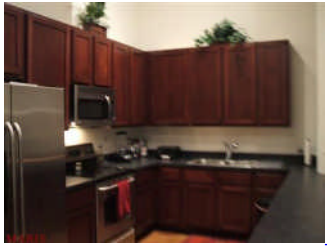
Active 12/30/08	Listing # 80071317 County: St Louis City	1520 Washington Ave #217 St Louis, MO 63103-1866	Listing Price: \$172,900 Map: A08, 27
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<b>Property Type</b>	Condo/Coop/Villa	<b>Property Subtype</b>	Condo/Cluster Coop
<b>Area</b>	St. Louis E of Grand	<b>Subdivision/</b>	Ely Walker Lofts
<b>Style</b>	Loft		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1057
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$163.58
<b>Age</b>	Unknown		
<b>Tax ID</b>	0832-00-0028-0		
<b>CDOM</b>	58	<b>Lot Acres (approx)</b>	

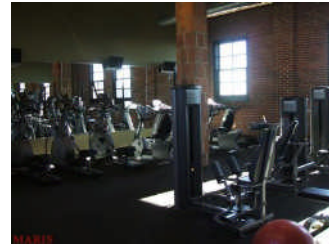
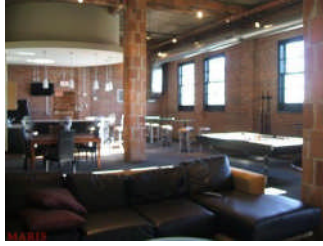
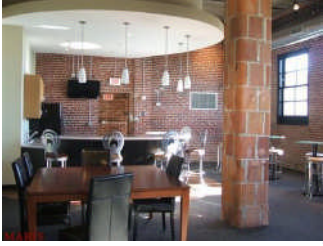
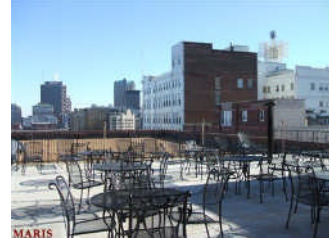
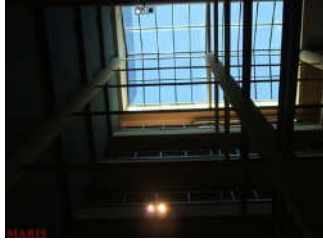
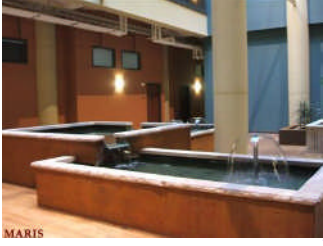
**Directions** Hwy 40 to 14th Street exit, north on Washington, west 1 1/2 blocks to building on left.

**Marketing Remark** Spectacular loft for a huge bargain. Upgrades galore include 42 custom cherry cabinetry, GE profile wine fridge, stainless appliances, oversized breakfast bar, stone surround shower/tub, bonus balcony and bonus 16' ceilings(rare in the building). Master bedroom walk in closet, extra basement private storage and interior laundry. Assigned parking space for \$75 mo. Seller currently has addtl parking space in secured parking garage for \$85 per month. Den can be used as 2nd bedroom. Amazing downtown view from spacious rooftop deck w/gas grills, misting lounges, patio seating attached to the club room w/pool table, bar, fridge, microwave, flat screen, all luxuriously furnished for your entertaining. State of the art fitness center w/flat screen included to complete your needs. The finest loft living amidst the bustling events, shops, restaurants & clubs, within walking distance.



# Client Summary with Addl Pics Report

Street Address 1520 to 1520 washington  
Listings as of 02/26/09 at 6:27am



**Presented By:**



February 2009

**Russell T Nolting**

Primary: 636-391-9997  
Secondary: 314-267-2636  
Other:

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# Client Summary with Addl Pics Report

Listings as of 02/26/09 at 6:27am

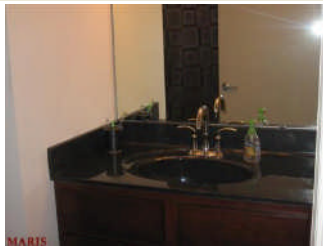
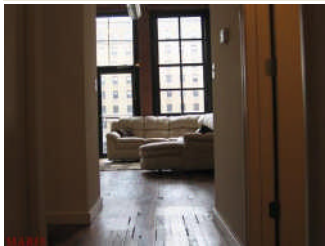
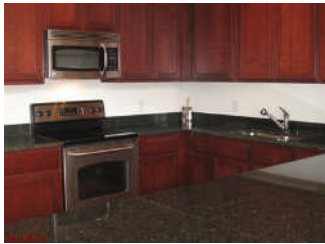
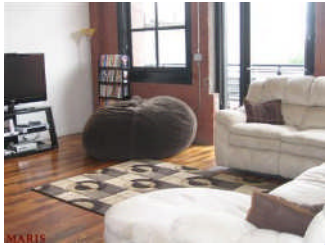
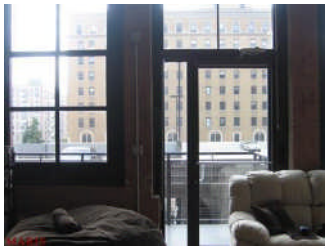
<b>Active 10/28/08</b>	<b>Listing # 80063123</b> <b>County: St Louis City</b>	<b>1520 Washington Ave #417 St Louis, MO 63103-1890</b>	<b>Listing Price: \$204,000</b> <b>Map: XX99, 99</b>
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<b>Property Type</b>	Condo/Coop/Villa	<b>Property Subtype</b>	Condo/Cluster Coop
<b>Area</b>	St. Louis E of Grand	<b>Subdivision/</b>	Ely Walker Lofts
<b>Style</b>	Garden		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1057 County Records
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$193.00
<b>Age</b>	Unknown		
<b>Tax ID</b>	0832-00-0087-0		
<b>CDOM</b>	121	<b>Lot Acres (approx)</b>	

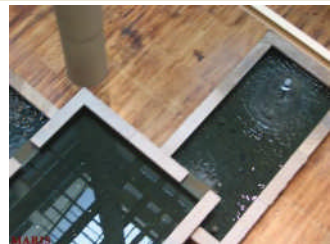
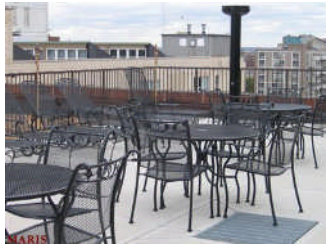
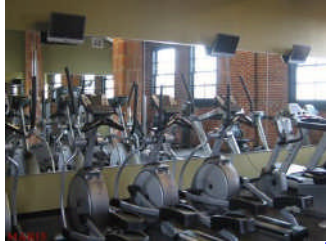
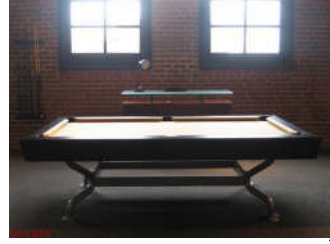
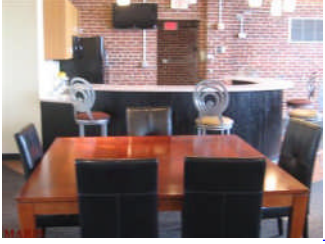
**Directions** E on I-44 to L. (Exit) Lafayette to L. on 14th to L. on Washington. Bldg on Left. Street meter parking.

**Marketing Remark** Wow! Awesome Loft with outside Balcony! 4th Floor View! Original Wood Floors! 2 Bedrooms! Spacious Loft! Downtown living! At its Best! Gourmet Kitchen has Cherry upgraded cabinets, Huge Granite Countertops, oversized Breakfast bar overlooking downtown view of Balcony! Stainless appliances all included w/extra built-in Wine Cooler!! Great room has exposed original brick walls on exterior wall, walk out onto your very own, private balcony!! Security front & back door w/cameras. Secure, private, garage parking w/extra 2nd rental parking space available w/Loft! Roof top bar/patio/sun-misting loungers w/BBQ grill for entertaining, social gatherings! Weight & exercise room w/flat screen TVs! Club house, Party Room w/bar, pool table & lounge! Walk to Sports activities, shopping, restaurants, anywhere downtown, You're There!!



# Client Summary with Addl Pics Report

Street Address 1520 to 1520 washington  
Listings as of 02/26/09 at 6:27am



## Client Summary with Addl Pics Report

**Street Address** 1520 to 1520 washington  
Listings as of 02/26/09 at 6:27am



### Presented By:



February 2009

### Russell T Nolting

Primary: 636-391-9997  
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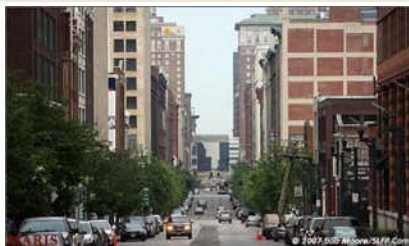
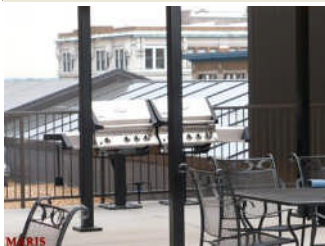
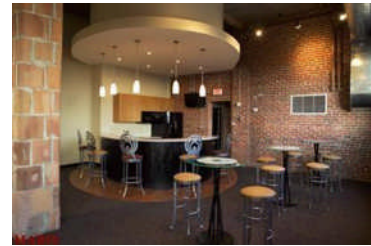
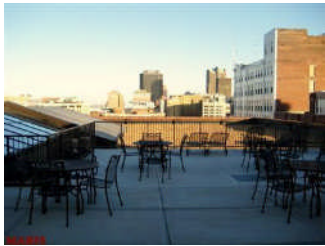
# Client Summary with Addl Pics Report

Listings as of 02/26/09 at 6:27am

<b>Active 02/23/09</b>	<b>Listing # 9009085</b> <b>County: St Louis City</b>	<b>1520 Washington Ave #208 St Louis, MO 63103-1866</b> <b>Cross St: 15th</b>	<b>Listing Price: \$249,900</b> <b>Map: A08, 27</b>
	<b>Property Type</b>	Condo/Coop/Villa	<b>Property Subtype</b>
	<b>Area</b>	St. Louis E of Grand	<b>Subdivision/</b>
	<b>Style</b>	Ranch	
	<b>Beds</b>	2	<b>Approx Square Feet</b>
	<b>Baths</b>	2	<b>Price/Sq Ft</b>
	<b>Age</b>	103	1432 County Records
	<b>Tax ID</b>	0832-00-0018-0	\$174.51
	<b>CDOM</b>	3	<b>Lot Acres (approx)</b>

**Directions** Take Tucker (12th Street) to West on Washington Avenue to The Ely Walker Lofts...or if you are traveling from Jefferson go East on Washington Avenue....This Building is one of the BEST VERTICAL NEIGHBORHOODS IN THE LOFT DISTRICT...

**Marketing Remark** This Stunning Loft Exemplifies Urban Living at Its BEST and has been Reinvented with Luxury and Comforts NEVER FOUND in the Ely Walker Lofts..Upgraded Features begin with European-Style Kitchen Cabinets & Countertops\*Upgraded Appliances..6 Grand Windows w/Custom Window Treatments\*Exposed Brick Walls. The Spacious Great Room has Trendy Colors, Sensational Light Fixtures, Original Refinished Hardwood Floors, Unique Library Nook/Den/Office, A Luxurious Master Suite with an enormous Walk-In Closet & a Personal Spa complete with a Restored Clawfoot Tub w/Period Fixtures PLUS A Separate Shower...The Guest Bedroom also Reflects European Style & Comfort with Soothing Colors\*Transom Windows and lots of space..Upon Entering the Professionally Designed Lobby YOUR Guests will be Greeted by 2 Elevators & a 7 Story Atrium w/Water Fountains & Lush Greenery..Don't Miss the State of the Art Work-Out Facility \* Huge Roof Top Deck..Party in the Community Room-Plasma TV, Bar & Plenty of Seating.



**Presented By:**



**Russell T Nolting**

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# Client Summary with Addl Pics Report

Listings as of 02/26/09 at 6:27am

<b>Sold 05/24/08</b>	<b>Listing # 746435</b> <b>County: St Louis City</b>	<b>1520 Washington Ave #611 St Louis, MO 63101</b> <b>Cross St: Between 15th &amp; 16th</b>	<b>Listing Price: \$208,900</b> <b>Map: A08, 27</b>
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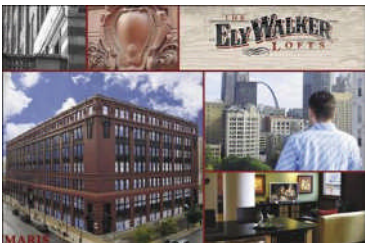
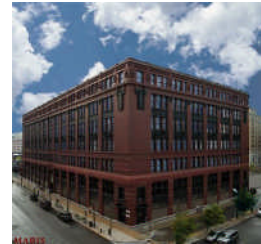
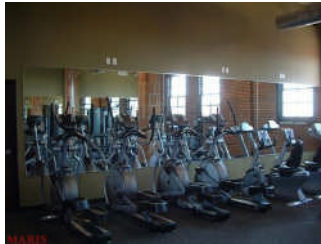
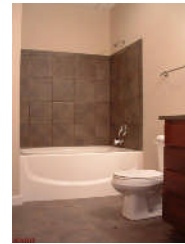
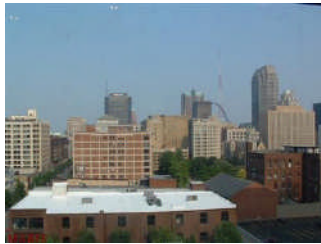


<b>Property Type</b>	Condo/Coop/Villa	<b>Property Subtype</b>	Condo/Cluster Coop
<b>Area</b>	St. Louis E of Grand	<b>Subdivision/</b>	Ely Walker Lofts
<b>Style</b>	Loft		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1186 Builder
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$176.22
<b>Age</b>	Under Construction		
<b>Tax ID</b>	NEW OR UNDER CONSTRUCTION OR LEASE		
<b>CDOM</b>	332	<b>Lot Acres (approx)</b>	

**Selling Price \$209,000 SP % LP 84.99**

**Directions** From Hwy 40 take the 14th Street Exit, go North to Washington Avenue, go West 1.5 blocks to building on the left.

**Marketing Remark** COME AND SEE WHY WE ARE THE FASTEST SELLING LOFT BUILDING DOWNTOWN!! This unit has been completed and is ready for occupancy!! This loft has a breathtaking view of the city skyline, refinished hardwood floors, huge windows, custom tile work, stainless steel appliances and high ceilings. This floor plan has a den/office space that is large enough to use as a second bedroom (12x11). The unit also includes 1 SECURE PARKING SPACE on the top level of the parking garage located directly behind the building. The community features an inviting professionally designed lobby, a spacious rooftop deck with gas grill, club room with a pool table, fitness center and a 6 story atrium. Displays are now open, so come on by and take a look.



**Presented By:**



**Russell T Nolting**

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February 2009

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# Client Summary with Addl Pics Report

Listings as of 02/26/09 at 6:27am

<b>Sold 08/11/08</b>	<b>Listing # 80013413</b> <b>County: St Louis City</b>	<b>1520 Washington Ave #425 St Louis, MO 63103</b>	<b>Listing Price: \$239,900</b> <b>Map: A08, 27</b>
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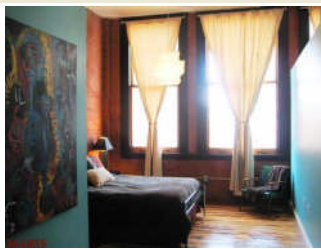
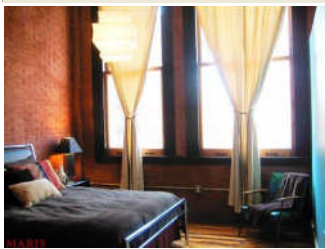
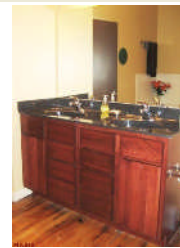
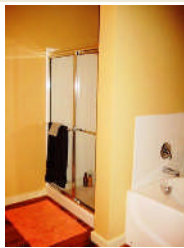
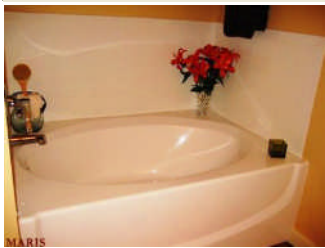
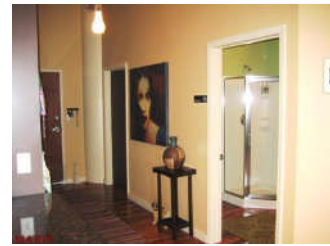
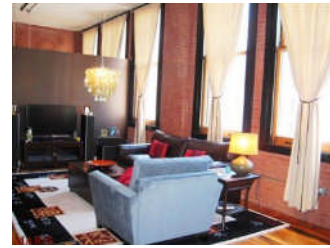
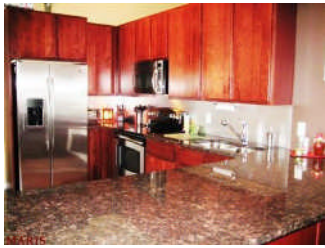


<b>Property Type</b>	Condo/Coop/Villa	<b>Property Subtype</b>	Condo/Cluster Coop
<b>Area</b>	St. Louis E of Grand	<b>Subdivision/</b>	Ely Walker Lofts
<b>Style</b>	Loft		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1437 Builder
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$161.45
<b>Age</b>	Unknown		
<b>Tax ID</b>	0517-00-0017-2		
<b>CDOM</b>	123	<b>Lot Acres (approx)</b>	

**Selling Price** \$232,000    **SP % LP** 94.73

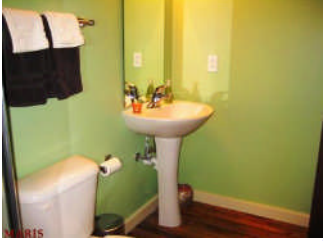
**Directions** From HWY 40 take the 14th Street exit, go North to Washington Ave. Go West 1.5 blocks to building on left.

**Marketing Remark** Stunning Ely Walker beauty with loads of upgrades & a fabulous layout! Gorgeous refinished original hardwoods throughout, 6 grand windows in the living room & master suite, & amazing exposed brick that wraps two walls. The beautiful kitchen has tons of custom cherry cabinets, gleaming granite, & stainless appliances. A large eat in island, great for social events or every day use. The spacious living area has trendy colors, sensational light fixtures, & grand windows! Enjoy relaxing nights in the master suite that includes spectacular colors, large windows, & an ideal walk in closet. The master bath includes a cherry double bowl vanity, black quartz counter, & tub/shower separate. The guest bedroom also reflects great colors & lots of room! A rare walk in laundry room which is ideal for additional storage. This amazing building has a state of the art work out facility, huge roof top patio, & community room with plasma, bar, & plenty of seating- Great for parties! Come enjoy downtown!



## Client Summary with Addl Pics Report

**Street Address** 1520 to 1520 washington  
Listings as of 02/26/09 at 6:27am



### Presented By:



February 2009

### Russell T Nolting

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