

SEATTLE NEW CONSTRUCTION CONDO COMPARISON

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Development Information

	INSIGNIA	LUMA	SOLO LOFTS	SALT	VIK
Location	Denny Triangle	First Hill	Ballard	Ballard	Ballard
Developer	Bosa Development	Lowe Enterprises	InHaus	InHaus	Continental Properties
Estimated Completion date:	Summer 2015 for south tower; summer 2016 for north tower	Summer 2016	June of 2015	June of 2016	Summer 2015
Type of Construction	Concrete and steel	Concrete and steel	Wood frame over concrete pedestal	Wood frame over concrete pedestal	Wood frame over concrete pedestal

Building Information

	INSIGNIA	LUMA	SOLO LOFTS	SALT	VIK
Stories	41 (x 2 towers)	24	7	6	6
# of units	350 (south); 348 (north)	168	20	38	117

Pricing Information

	INSIGNIA	LUMA	SOLO LOFTS	SALT	VIK
Studio/Open 1 bed prices	N/A	Starting at \$350,000	N/A	N/A	Starting at \$254,900
1 bedroom prices	Started in low \$400s in the south tower	Starting at \$400,000	Started at \$249,000 (1/1 & 01/ sold out) – 1/1.5 at \$329,000	Starting at \$319,950	Starting at \$339,900
2 bedroom prices	Started in low \$600s for the south tower	Starting at \$700,000	Started at 389,000 – only penthouses left starting at \$569,000	Starting at \$479,950	Starting at \$569,900
3 bedroom prices	N/A	N/A	N/A	Starting at \$599,950	N/A
Live work loft prices	N/A	Starting at \$600,000	N/A	Starting at \$499,950	N/A
Reservation or Purchase and sale Contract?	Purchase and Sale Agreement	Purchase and Sale Agreement	Purchase and Sale Agreement	Purchase and Sale Agreement	Reservation Agreement
Earnest Money Required	10%	5%	5%	5%	5%
Monthly HOA Dues (\$/sf) - approximate	.60/sf	.60/sf	.50/sf	.40/sf	.40/sf
Utilities included in dues	Water, hot water, sewer, garbage, natural gas, earthquake insurance	Central hot water, garbage, sewer, natural gas, earthquake insurance	Water, sewer, garbage	Water, sewer, garbage, sewer capacity charge	Central hot water, garbage earthquake insurance
Utilities NOT included in dues	Electricity, cable, internet	Water, electricity, cable, internet	Electricity, cable, internet, hot water	Electricity, cable, internet, hot water	Water, sewer, electricity, cable, internet
Investor purchase cap	No	30%	No	20%	20%

Amenity Information

	INSIGNIA	LUMA	SOLO LOFTS	SALT	VIK
Roof Deck	Yes	Yes	Yes	Yes	Yes
Party Room	Yes	Yes	No	Yes	No
Dog Run	Yes & dog wash	Yes & dog wash	Yes	Yes	Yes
Concierge	Yes	Yes	No	No	Yes
Hot Tub	Yes	Yes	No	No	No
Pool	Yes - indoor	No	No	No	No
Fitness Center	Yes	Yes	No	No	Yes
Theater room	Yes	No	No	No	No

Developer Information

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Other Projects by Developer	Pacific Point in Vancouver Arden in San Francisco	City Vista in DC Fort Totten Square in DC	Beachaus in White Rock 16East Townhomes in Vancouver	Same as Solo Lofts, as they are being built by the same developer	Cosmopolitan in Downtown Seattle Canal Station in Ballard

My Opinions

	INSIGNIA	LUMA	SOLO LOFTS	SALT	VIK
Most Similar To	Fifteen Twenty-One in Downtown - with smaller spaces and shorter ceilings but with more amenities and actual decks	Enso in South Lake Union - similar finishes and styling	1111 E Pike on Capitol Hill - without the fancy moving walls	Brix on Capitol Hill's west building - with a little less of the industrial feel	Noma in Ballard - with higher end finishes
Pros	<input type="checkbox"/> Comprehensive amenity package <input type="checkbox"/> Many units have views <input type="checkbox"/> Central location to Belltown, Lower Queen Anne, Downtown, and South Lake Union <input type="checkbox"/> Very nice finishes	<input type="checkbox"/> Comprehensive amenity package <input type="checkbox"/> Some upgrades available <input type="checkbox"/> Location is relatively quiet while being very close to Capitol Hill and close to Downtown <input type="checkbox"/> Very nice finishes	<input type="checkbox"/> Very close to Ballard amenities <input type="checkbox"/> Small boutique building with interesting floorplans	<input type="checkbox"/> Have 3 bedroom units available <input type="checkbox"/> Have live/work lofts available <input type="checkbox"/> Is a small boutique building <input type="checkbox"/> Dues are reasonably low <input type="checkbox"/> The live/work units have customization options	<input type="checkbox"/> Very close to Ballard amenities <input type="checkbox"/> Nice finishes for the price point <input type="checkbox"/> Concierge services which are rare out of the Downtown core <input type="checkbox"/> Dues are reasonably low
Cons	<input type="checkbox"/> Views prone to obstruction by future development <input type="checkbox"/> No floor to ceiling windows <input type="checkbox"/> Shorter ceiling heights <input type="checkbox"/> Most 2 bedroom floorplans are small <input type="checkbox"/> No fireplaces <input type="checkbox"/> No customization options available	<input type="checkbox"/> First Hill lacks its own neighborhood amenities <input type="checkbox"/> No floor to ceiling windows <input type="checkbox"/> Only one parking space per unit including the higher priced 2 bedrooms <input type="checkbox"/> No fireplaces <input type="checkbox"/> Only corner units have decks	<input type="checkbox"/> Lack decks <input type="checkbox"/> Lacks parking <input type="checkbox"/> No fireplaces <input type="checkbox"/> No gas <input type="checkbox"/> Modest amenities <input type="checkbox"/> Most units lack views except the upper floors	<input type="checkbox"/> No gas <input type="checkbox"/> No fireplaces <input type="checkbox"/> No sales center <input type="checkbox"/> Several floorplans lack a window in the 2nd or 3rd bedrooms	<input type="checkbox"/> No gas <input type="checkbox"/> No fireplaces <input type="checkbox"/> Decks are small <input type="checkbox"/> Most of the lower floor units lack much of a view

This information is offered as a convenience & is not a warranty or guarantee. All information should be verified to your satisfaction.