

# SEATTLE NEW CONSTRUCTION CONDO COMPARISON

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## Development Information

	INSIGNIA	LUMA	GRIDIRON	HYDE	VIK
Location	Denny Triangle	First Hill	Pioneer Square	Phinney Ridge	Ballard
Developer	Bosa Development	Lowe Enterprises	Daniels Real Estate	Isola	Continental Properties
Estimated Completion date:	Summer 2015 for south tower; summer 2016 for north tower	Summer 2016	Spring/Summer 2017	Early 2017	Early 2016
Type of Construction	Concrete and steel	Concrete and steel	Concrete and steel over historic building	Wood frame over concrete pedestal	Wood frame over concrete pedestal

## Building Information

	INSIGNIA	LUMA	GRIDIRON	HYDE	VIK	TOTAL
Stories	41 (x 2 towers)	24	11	4	6	
# of units	350 (south); 348 (north)	168	107	32	117	1122

## Pricing and Expenses

	INSIGNIA	LUMA	GRIDIRON	HYDE	VIK
Studio/Open 1 bed prices	N/A	Starting at \$350,000	Starting at \$382,400 (phase 1)	Starting at \$369,950	Sold Out
1 bedroom prices	Sold Out	Starting at \$400,000	Starting at \$482,000 (phase 1)	Starting at \$449,950	Sold Out
2 bedroom prices	Started in low \$600s for the south tower	Starting at \$700,000	Starting at \$943,380 (phase 1)	Starting at \$569,950	Starting at \$569,900
3 bedroom prices	N/A	N/A	N/A	N/A	N/A
Live work loft prices	N/A	Starting at \$600,000	Lofts (not live/work) starting at \$901,870	N/A	N/A
Reservation or Purchase and sale Contract?	Purchase and Sale Agreement	Purchase and Sale Agreement	Purchase and Sale Agreement	Reservation	Purchase and Sale Agreement
Earnest Money Required	10%	5%	10%	Unknown	5%
Monthly HOA Dues (\$/sf) - approximate	.60/sf	.60/sf	Unknown	Unknown	.45/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, earthquake insurance	Unknown	Central hot water, garbage earthquake insurance
Utilities NOT included in dues	Electricity, cable, internet	Water, electricity, cable, internet	Electricity, gas, cable, internet	Unknown	Water, sewer, electricity, cable, internet
Investor purchase cap	No	30%	Unknown	Unknown	20%

## Amenity Information

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

## Developer Information

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Other Projects by Developer	<a href="#">Pacific Point in Vancouver</a> <a href="#">Arden in San Francisco</a>	<a href="#">City Vista in DC</a> <a href="#">Fort Totten Square in DC</a>	<a href="#">Stadium Place Apartments</a> <a href="#">Merrill Place</a>	<a href="#">Townhome developer mostly but finishes will be similar</a>	<a href="#">Cosmopolitan in Downtown Seattle</a> <a href="#">Canal Station in Ballard</a>

## My Opinions

	INSIGNIA	LUMA	GRIDIRON	HYDE	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	81 Vine in Belltown - another historic building with new construction above	Fini, which is right across the street, but with more modern finishes	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"/> Handsome historic building base <input type="checkbox"/> Sports fan dream location <input type="checkbox"/> Sound insulation is supposed to be higher than average	<input type="checkbox"/> Solar panels to lower costs <input type="checkbox"/> Some units have views of Green Lake <input type="checkbox"/> Some of the 4th floor units have private roof decks	<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"/> Stadium noise <input type="checkbox"/> Pricing high for location <input type="checkbox"/> Only 88 parking spaces for 107 units <input type="checkbox"/> Parking and traffic during sporting events, concerts and expos will be difficult <input type="checkbox"/> There are only 2 living units in the historic part of bldg	<input type="checkbox"/> Main floor studios have no parking and are on alley <input type="checkbox"/> 2nd and 3rd floor units do not have outdoor space	<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.