

DURHAM PROPERTY RECORD SEARCH

125278
2612 S ERWIN RD

CURRENT SREIT ERWIN RESIDENTIAL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$21,051,504

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-15-63-3070
Account	8676896	Neighborhood	A812L
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	3542	Subdiv Desc	LAKEVIEW PARK
Deed Book & Page	008807 / 000717	Plat Book & Page:	000158 / 000337
Last Sale Date:	11/22/2019	Last Sale Price:	\$65,000,000
Jan 1st Owner:	SREIT ERWIN RESIDENTIAL L P		
Legal Description:	LAKEVIEW PARK/LT#02		

ASSESSMENT DETAILS

Land Fair Market Value	\$1,920,000
Improvement Fair Market Value	\$19,131,504
Total Fair Market Value	\$21,051,504

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$19,131,504**

Year Built:	2018	Built Use / Ranch	-
Current Use	-	Percent Complete:	100%
Heated Area (S/F):	63,556	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	Y
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$19,131,504		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,920,000	\$1,920,000	4.017

SALES

Sales Date	Sale Price
11/22/2019	65,000,000
11/13/2015	1,837,500
11/15/2006	1,085,000
08/25/2005	1,025,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
04/04/2017	17100642	RETAINING WALL NUMBER 3	\$40,320	-	-
04/04/2017	17100643	RETAINING WALL NUMBER 4	\$40,320	-	-
04/04/2017	17100644	RETAINING WALL NUMBER 5	\$40,320	-	-
04/04/2017	17100645	RETAINING WALL NUMBER 6	\$40,320	-	-
04/04/2017	17100646	RETAINING WALL NUMBER 7	\$40,320	-	-
03/27/2017	17100641	RETAINING WALL NUMBER 2	\$40,320	-	-
03/27/2017	17100647	RETAINING WALL NUMBNER 8	\$40,320	-	-
09/13/2016	16102559	LAKEVIEW PAVILION VILLAS Building 2. Type V-A Construction-64 residential dwelling units.B--2001,2003,2005,2007,2009,2011;-1st.fl.-2101,2103,2105,2107,2109,2111,2102,2104,2106,2108,2110,2112,2113;2nd.fl.2201,2203,2205,2207,2209,2211,2213,2202,2204,2206,2	\$3,923,042	-	-
09/13/2016	16102560	LAKEVIEW PAVILION VILLAS Building 3 -Type V-A Construction-64 residential Dwelling Units. ---B-3001,3003,3005,3007,3009,3011; 1st.fl.--3101,3103,3105,3107,3109,3111,3102,3104,3106,3108,3110,3112,3113; 2nd.fl.--3201,3203,3205,3207,3209,3211,3213,3202,320	\$3,923,042	-	-
06/04/2016	16102020	DUPLEX DEMOLITION - UNITS 1 & 2	\$1,000	-	06/27/2016
06/04/2016	16102021	DUPLEX DEMOLITION - UNITS 3 & 4	\$1,000	-	06/27/2016
06/04/2016	16102022	DUPLEX DEMOLITION - UNITS 5 & 6	\$1,000	-	06/27/2016
06/04/2016	16102023	RESIDENTIAL DEMOLITION	\$1,000	-	06/27/2016
06/04/2016	16102024	DUPLEX DEMOLITION - UNITS 8 & 9	\$1,000	-	06/27/2016
06/04/2016	16102025	DUPLEX DEMOLITION - UNITS 12 & 13	\$1,000	-	06/27/2016
06/04/2016	16102026	DUPLEX DEMOLITION - UNITS 14 & 15	\$1,000	-	06/27/2016

DURHAM PROPERTY RECORD SEARCH

219214
2604 ERWIN RD

CURRENT SREIT ERWIN RETAIL L P
SREIT ERWIN RESIDENTIAL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$6,644,047

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-15-62-3408
Account	8676899	Neighborhood	C812L
Land Use Code	437	Land Use Desc	COM/ PARKING GARAGE/DECK
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000270
Last Sale Date:	11/22/2019	Last Sale Price:	\$111,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P, SREIT ERWIN RESIDENTIAL L P		
Legal Description:	PAVILION EAST@LAKEVIEW PR K/PARK GAR & CMN ELEMENT		

ASSESSMENT DETAILS

Land Fair Market Value	\$1,952,500
Improvement Fair Market Value	\$4,691,547
Total Fair Market Value	\$6,644,047

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$4,691,547**

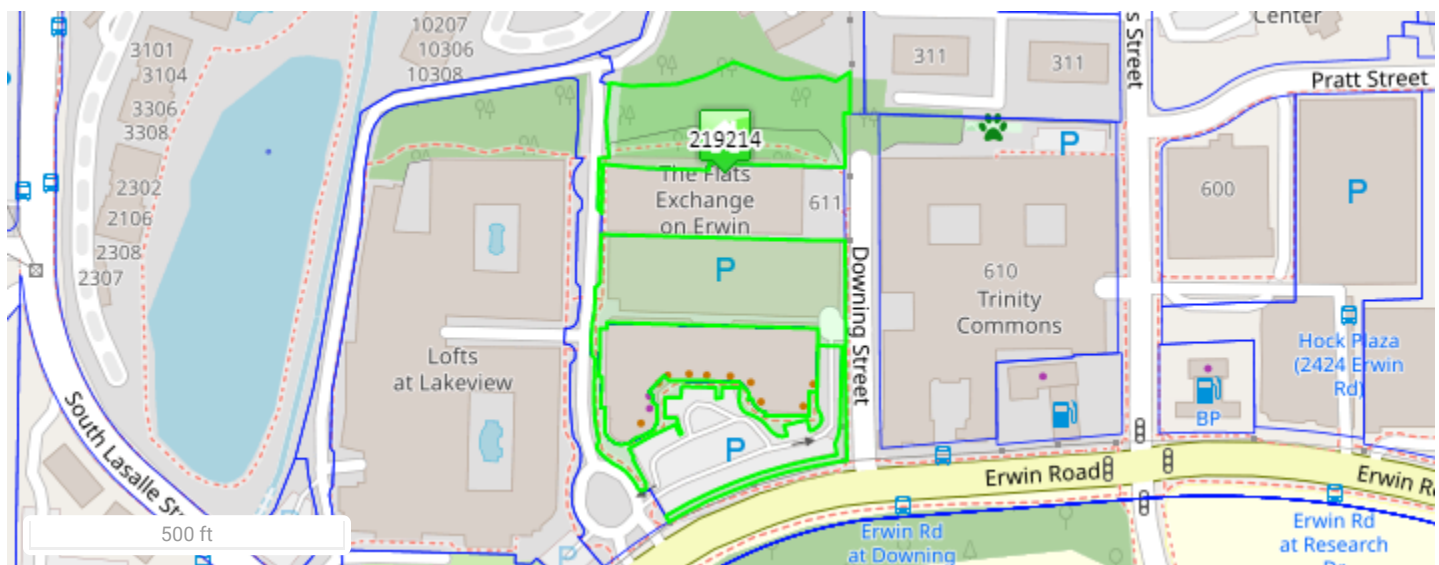
Year Built:	2008	Built Use / Ranch	COMMERCIAL
Current Use	PARKING-PRKADE STRU	Percent Complete:	100%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$4,691,547		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,952,500	\$1,952,500	2.905

SALES

Sales Date	Sale Price
11/22/2019	111,250,000
11/13/2015	33,869,000



DURHAM PROPERTY RECORD SEARCH

209093
2610 ERWIN RD

CURRENT SREIT ERWIN RESIDENTIAL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$26,532,301

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-15-62-3503
Account	8676896	Neighborhood	A812I
Land Use Code	412	Land Use Desc	COM/ APARTMENT-HIGH RISE
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000717	Plat Book & Page:	CD0012 / 000161
Last Sale Date:	11/22/2019	Last Sale Price:	\$65,000,000
Jan 1st Owner:	SREIT ERWIN RESIDENTIAL L P		
Legal Description:	LAKEVIEW PARK/LND UT#02		

ASSESSMENT DETAILS

Land Fair Market Value	\$2,740,000
Improvement Fair Market Value	\$23,792,301
Total Fair Market Value	\$26,532,301

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$23,792,301**

Year Built:	2017	Built Use / Ranch	-
Current Use	-	Percent Complete:	100%
Heated Area (S/F):	154,450	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$23,792,301		

LAND DETAILS

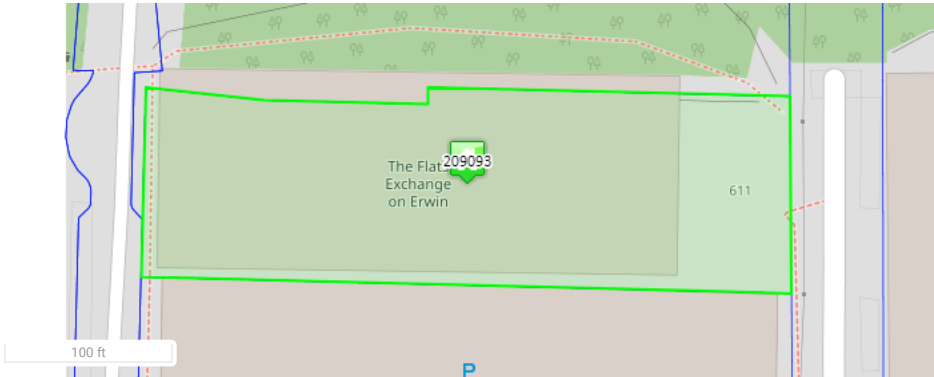
Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$2,740,000	\$2,740,000	0.993

SALES

Sales Date	Sale Price
11/22/2019	65,000,000
11/13/2015	5,562,500

PERMITS

Issue Date	Number	Description	Amount
10/13/2016	16102198	LAKEVIEW PAVILION APARTMENTS - TYPE 3-A CONSTRUCTION - 201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,401,402,	\$1,098,500
10/13/2016	16102476	LAKEVIEW PAVILION APARTMENTS - TYPE 1-A CONSTRUCTION - LAKEVIEW PAVILION APARTMENTS - TYPE 1-A CONSTRUCTION - 17 RESIDENTIAL UNITS WITH INTEGRATED CLUBHOUSE AND LEASING OFFICE- 102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118	\$1,310,846
10/10/2016	16103673	Lakeview Apts. Swimming pool and Deck	\$99,750



209093 04/27/2018

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