

**From:** Richard Kahn <[REDACTED]>  
**Subject:** Re: USVI Property  
**Sent:** Friday, December 12, 2014 8:02:02 PM  
**To:** "jeffrey E." <jeevacation@gmail.com>

yes i spoke with broker and think we can cut a deal with developer vin hoover (who has done 27 GSA deals over 30 years) to buy for 6,000,000 (as his construction numbers are inflated in setup) he will build and we will own finished building with approx 500,000 of NOI which would give you a 8.33% return cash on cash return without leverage  
in 10 years you will be in building for 1,000,000 net cost and hopefully they will resign lease (or it can become STC office...)  
may also help extend STC benefits

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On Dec 12, 2014, at 2:57 PM, jeffrey E. <jeevacation@gmail.com> wrote:

seems good.

On Fri, Dec 12, 2014 at 1:21 PM, Richard Kahn <[REDACTED]> wrote:

looks interesting and i would like to discuss with you  
thank you

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please note

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