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From: [REDACTED]
Sent: Tue 7/17/2012 8:13:36 PM

Larry Moens has found a townhouse (one of two built together in 1983 on a single lot) in a distress sale. It had been on for \$2.2 million now in a short sale at \$775,000. The other townhouse on the lot is in an estate. Moens owns the adjacent building and thinks of it as an assemblage. It is on the Intracoastal just north of the par 3 golf course. He wants me to buy this and redevelop with him. Would you be intersted in backing me in this if it works out?