

To: Gold, Steven [REDACTED]; Jeffrey Epstein[jeevacation@gmail.com]
From: Gold, Steven
Sent: Thur 4/11/2013 9:08:21 PM
Subject: RE: 484 Greenwich St., follow up

Mr. Epstein,

I also wanted to mention, a lot of the purchaser's closing costs are controlled by the buyer. In other words, in my opinion, I think it is a high estimate. You can likely get it all done cheaper if that was your main objective. Just my 2 cents...

Thanks and let me know if you have any questions.

Best,

Steve

steve gold

vice president

douglas elliman real estate

[REDACTED]

7th floor

new york, ny 10011

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[REDACTED]

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From: Gold, Steven
Sent: Tuesday, April 09, 2013 7:09 PM
To: 'Jeffrey Epstein'
Subject: RE: 484 Greenwich St., follow up

Mr. Epstein,

I have tried to reach the owner but he is travelling, so I will get you a rough estimate of expenses and recent CapEx tomorrow, along with a blank copy of a contract.

As for closing costs, I cannot provide legal advice, but I asked an attorney for a rough estimate, which is below:

Presuming \$11,000,000 purchase price, no financing, general costs could be approximated as follows:

Owner's Title Insurance (about 0.4%-0.5% of purchase price) = \$44,000-\$55,000 (this estimate may be on the high end, but I'd rather be conservative).

Municipal searches, recording fees = \$1,500.

Buyer's Attorney Fees = \$10,000 (controlled by Buyer)

Buyer's Due Diligence / Property Inspections = \$5,000 (controlled by Buyer; Phase I surveys will likely not be needed since no financing).

Buyer's cost of inspection of financial information/performance = if needed (controlled by Buyer)

Buyer's cost of tax planning with personal CPA = as needed (controlled by Buyer)

If Buyer is setting up a Corp. or LLC to serve as buying agency (recommended) = about \$2,000 - \$3,000, depending on entity and publication.

Say around \$75,000 to \$85,000.

Hope this helps and I will be back in touch tomorrow. Thanks.

Best,

Steve

steve gold

vice president

douglas elliman real estate



7th floor

new york, ny 10011



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From: Jeffrey Epstein [<mailto:jeevacation@gmail.com>]

Sent: Tuesday, April 09, 2013 4:29 PM

To: Gold, Steven

Subject: Re: 484 Greenwich St., follow up

What Are the closing costs All in ? Send me a blank contract do that I may review your terms

On Saturday, April 6, 2013, Gold, Steven wrote:

Dear Mr. Epstein,

Thank you very much for your offer. I spoke the owner today in length and while he feels the offer is low, he is still considering a counter. He asked for another evening to consider. I will be back in touch tomorrow with a response. Thank you for your patience and I hope we can come to terms on this amazing property.

Thanks again and have a nice evening.

Best,

Steve

steve gold

vice president

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