

To: Steven Gold[REDACTED] jeffrey epstein (jeevacation@gmail.com)[jeffrey epstein (jeevacation@gmail.com)]; jeevacation@gmail.com[jeevacation@gmail.com]
From: Boris Nikolic
Sent: Sun 11/10/2013 10:51:49 PM
Subject: RE: 137 Duane Inspection

Jeffery – Steve – you met/talked in past.

Jeffery is would be great if you can talk to Steve (plus/minus) an attorney Danny Roscho that is representing me.

Steve and Danny have been digging into that apartment, the house and the rest for a while.

There is some risk involved (the sponsor owns many units in a building and many of his units are rent-stabilized tenants occupied so mortgage is super hard to get.

Thus it would be the best if you talk.

Jeffery – I also talked to Steve – his is awaiting a contract from the seller. We agreed on a price of 6.52M (or 6.55?). Not sure if it will come tomorrow as there is some holiday in USA; nevertheless, it would be OK to make a preliminary inspection of the building on Tuesday.

My main concern is that building might be in a poor state (roof, plumbing, heating etc) so I might get an assessment at the later time – as this is a largest unit in the building (and many are rent stabilized) there might be a consequence if sponsor abandon it. Nevertheless, Steve and Danny made some calculation even in the worst case scenario, and it does not seem that bad.

THANK YOU SO MUCH!

Boris

From: Steven Gold [mailto: [REDACTED]]
Sent: Friday, November 8, 2013 9:16 PM
To: Boris Nikolic
Subject: 137 Duane Inspection

Hi,

Just spoke to the owner. We can do the building inspection on Tuesday. Please ask Jeffrey what time his guy can come to do this and I will arrange. Thanks.

Best,

Steve

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