

To: jeevacation@gmail.com[jeevacation@gmail.com]; Jeffrey Epstein[jeevacation@gmail.com]
From: David Mitchell
Sent: Wed 6/15/2011 2:45:24 PM
Subject: I know you like special real estate look at this ,

Full details are at www.piccadillyestatemayfair.com - password is [REDACTED].

This has been around the block many times and it may be the right time to buy at a sensible price which will be around £90-£110 m. Vendors quoting £150 m but have had many abortive deals over the past 2 years as the issue has been

i. proof of funds.

ii. the price and

iii. how to deal with the middle section the old Inn and Out Club which is Grade 1 listed and needs a special user to enable value to be extracted and is the key to the whole site.

I am in discussion with various investors with a developer who is keen to develop but the lot size is too high and is looking for a JV partner. Interestingly there is a purchaser for the club at £50 m (hence my call yesterday) which brings the rest down to a sensible level and will leave three developable blocks

[REDACTED] - for top resi scheme)(refurb)

[REDACTED] - for a residential and office conversion scheme Cleared site in [REDACTED]

[REDACTED] - next to RP's old office for a new build resi scheme.

The affordable housing allocation will be dealt via a commuted payment.

Would David Mitchell be interested?

Richard

Richard Webster MRICS

COLLINGFORD



DAVID MITCHELL
Mitchell Holdings LLC

