

**From:** "Banks, Jonathan" <[REDACTED]>

**To:** "[REDACTED]" <[REDACTED]>

**Subject:** Serena Boardman - Off Market NYC Mansions

**Date:** Thu, 12 Jun 2014 14:31:54 +0000

**Attachments:** 1009\_Fifth\_Avenue\_History.pdf; 1009\_Fifth\_Avenue\_Historical\_Images.pdf; 41\_East\_70\_-  
\_As-is\_Plan.pdf; 41\_E\_70.pdf; 684\_Park\_Avenue\_Info.pdf; 41\_East\_70th\_Facade.JPG;  
33\_East\_74th\_Facade.jpg; 24\_East\_81st\_Street\_Facade\_Image.JPG

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Dear Lesley,

On behalf of Serena Boardman, below and attached you will find a summary of Off Market Townhouses that Serena has access to that may be of interest to Mr. Epstein. Please feel free to call us on 212.606.7611 if you would like to discuss any of the particulars.

#### **1009 Fifth Avenue**

27x100' Mansion on Fifth Avenue Measuring Approximately 21,000+/- Square Feet. Require a Complete Renovation but has Many Historical Architectural Details Intact. Asking Price is \$75M. Historical Images and Information Attached.

#### **41 East 70th Street**

28' Wide Red Brick and Limestone Mansion Measuring Approximately 13,000+/- Square Feet. Located on a Beautiful Townhouse Block. Excellent Garden. Require a Complete Renovation . Asking Price is \$40M. Floor Plan and Photograph Attached.

#### **684 Park Avenue**

26.42 x 100 Mansion on Park Avenue Measuring Approximately 15,000+/- Square Feet. Excellent Original Architectural Details and Grandly Scaled Rooms. Asking Price is \$50M. Information Attached.

#### **24 East 84th Street**

33' Wide Limestone Mansion Measuring Approximately 16,000+/- Square Feet. Currently Crown Restaurant and Apartments. Asking Price is \$55M.

#### **33 East 74th Street**

33' Wide Grosvenor Atterbury designed Mansion. Currently Part of a New Development Project so the Options are Varied. Asking Price is in the \$80M Range. Façade Image Attached.

Sincerely,

Jonathan Banks

Licensed Salesperson

Office of Serena Boardman

Sotheby's International Realty

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