

From: Ike Groff <[REDACTED]>

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

Subject: FW: 120 Oak St-Groff house.xlsx

Date: Tue, 13 Aug 2013 16:04:33 +0000

Inline-Images: image001.jpg; image002.jpg; image003.png; image004.png; image005.png

You can read from the bottom but Jason sent me a spread sheet about 120 oak and possible partnering with him.

From: Ike Groff

Sent: Tuesday, August 13, 2013 12:03 PM

To: 'Jason Milligan'

Subject: RE: 120 Oak St-Groff house.xlsx

Well I am free tomorrow night if you are around. [REDACTED] and Ty are going to Dallas tomorrow and I do not leave until Thursday night.

We could talk about football outline for next week so you and I are on the same page. I hope to finish the Cisar book on my flights but you may want to highlight some important parts that you think are of significant importance.

Regarding the house I am interested in understanding how it works. I am sure you have detected some frustrations with my current business. Still good but overall I see the world changing. I have been thinking a great deal about next opportunities in a career with flexibility so that I can do things I enjoy like coaching. You seem to have that in your life, I am sure that it came with a lot of hard work. I have been thinking that making the transition while still running my current firm makes the most sense. I worry that if I do not think of the future now I will end up doing something without the flexibility that I have now and not be able to coach at all.

I think partnering with you makes a lot of sense or at least talking about it like you said.

As far as house repairs I would think that before I even rent the house I need to paint the entire inside and perhaps update some of the fixtures in the master bath. Perhaps a few other smaller items also.

We have made some other updates that probably add to the total value of the house like putting bedroom, full bath, gym and play room in the basement. Then again I have no idea how things like this are valued but renters / buyers.

Let me know if you think tomorrow works. Maybe we could get dinner at Cherry Street.

If not tomorrow I think we will be spending a great deal of time together over the next three months.

From: Jason Milligan [mailto: [REDACTED]]
Sent: Tuesday, August 13, 2013 11:33 AM
To: Ike Groff
Subject: RE: 120 Oak St-Groff house.xlsx

Ok. Let me know when you want to discuss it. 4.5-5% ROI isn't terrible for a house in NC. There are management and repair issues that may come up but it is part of the business.

Jason Milligan

Broker

O (203) 849-8100 x101
C (203)-981-2300
E [REDACTED]



From: Ike Groff [mailto: [REDACTED]]
Sent: Monday, August 12, 2013 8:16 PM
To: Jason Milligan
Cc: Ike Groff
Subject: Re: 120 Oak St-Groff house.xlsx

I am interested in learning more I certainly want to evaluate all options.

Sent from my iPhone

On Aug 12, 2013, at 5:01 PM, "Jason Milligan" <[REDACTED]> wrote:

Ike,

I started thinking about your house/situation the other day and wondered if there may be a better option for you. I have attached a basic spreadsheet that helped me analyze 120 Oak st as an investment for you.

I currently have 5 real estate investment companies with partners. The company usually pays around 6% guaranteed interest to all capital invested. Plus each partner gets 50% of the net income or capital gains.

The model I attached is simple. It doesn't account for depreciation that you could start taking once it becomes a rental property. Obviously there is piece of mind to having an investment house in New Canaan and there are very few if any real estate investments in New Canaan that provide a return much more than 5%. Plus keeping Oak st as a rental gives you the option of moving back there if you wanted.

I am not sure if it makes sense for us to be partners, but it might be worth talking about. Let me know if you want to discuss it.

Jason

<120 Oak St-Groff house.xlsx>

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