

From: Richard Kahn <[REDACTED]>
To: "Warwick, Kerry" <[REDACTED]>
Cc: "Steinberg, Richard J" <[REDACTED]>, "[REDACTED]" <[REDACTED]>, Steve Alexander <[REDACTED]>
Subject: Re: update on 124 Parc Monceau
Date: Sat, 16 Jan 2016 13:30:52 +0000

Thank you both for updates.

Sent from my iPhone

On Jan 16, 2016, at 8:25 AM, Warwick, Kerry <[REDACTED]> wrote:

Good morning Richard,

Yes, we are on both mls systems (regional and Palm Beach)

I had professional photography taken on Wednesday. If you decide to do some staging, I will arrange for additional photos. I will send the live mls links to follow this email.

Moens did not contact me (I don't think he called Richard) regarding a showing

I have the property advertised for next Sunday in the shiny sheet with an open house from 2-4. It will be open every Sunday.

I have a broker's open house scheduled for this Thursday (with a lunch) from 12 - 4.

I also had a professional floor plan done which I will forward to you as well.

Since the listing went live yesterday I had the following inquiries:

- 1) an agent wanted to know the "draw" at the dock. Her client has a 32 ft. boat. She also asked for the floor plan.
- 2) Another agent asked for the floor plan to send to his client in California. He thinks she will fly out this week.
- 3) The agent who previewed the property Thursday AM is bringing his client for a second showing Tuesday AM.

The mls links and floor plan to follow this email.

I will keep you posted on all inquiries and developments.

Thanks so much.

Kerry

<4b5c0a.png> [KERRY WARWICK](#)
REALTOR ASSOCIATE
[DOUGLAS ELLIMAN REAL ESTATE](#)



[REDACTED], PALM BEACH, FL 33480

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From: Richard Kahn [REDACTED]
Sent: Saturday, January 16, 2016 8:07 AM
To: Steinberg, Richard J; Warwick, Kerry
Cc: Stephen Alexander; Darren Indyke
Subject: Re: Parc Monceau staging

Good morning,

Wanted to follow up on the following:

1. is listing live? If so I assume without pictures until we resolve staging questions?
2. Did moens contact either of you for a showing?
3. Are any open houses planned and Kerry did you have a second showing?

Please advise
Thank you

Rich

From: "Steinberg, Richard J" <[REDACTED]>
Date: Friday, January 15, 2016 at 2:43 PM
To: Darren Indyke <[REDACTED]>
Cc: Richard Kahn <[REDACTED]>, Stephen Alexander [REDACTED], "Warwick, Kerry" <[REDACTED]>
Subject: Re: Parc Monceau staging

Ok great idea will do that now

Douglas Elliman
[REDACTED]

<076312.png> [RICHARD J STEINBERG](#)
LICENSED ASSOCIATE REAL ESTATE BROKER
[DOUGLAS ELLIMAN REAL ESTATE](#)
[REDACTED] NEW YORK, NY 10022
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On Jan 15, 2016, at 2:42 PM, Darren Indyke <[REDACTED]> wrote:

Again, I think I would ask them what is the minimum amount they can use to be effective and ask them to detail what would be included in that amount. We can then decide if that is enough, too much, pointless, etc.

DARREN K. INDYKE
DARREN K. INDYKE, PLLC

[REDACTED]
New York, New York 10022
[REDACTED]

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On Jan 15, 2016, at 2:36 PM, Steinberg, Richard J <[REDACTED]> wrote:

Once we inspected the house we realized yes we can use most of the furniture there but that with a little bit of staging we could fill out the pieces or we do not have to stage at all I just think that will help - my gut is to tell them somewhere around a \$10,000 budget would be the best we could offer what you think of that idea?

Richard Steinberg

<b84010.png> [RICHARD J STEINBERG](#)
[LICENSED ASSOCIATE REAL ESTATE BROKER](#)
[DOUGLAS ELLIMAN REAL ESTATE](#)



NEW YORK, NY 10022

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On Jan 15, 2016, at 2:33 PM, Darren Indyke <[REDACTED]> wrote:

Hi, Richard,

Honestly, I thought when we originally discussed staging you had indicated that we would be rearranging what was already in existence and not creating a new staging budget. I have no idea of the range the designers below are considering. It may be that if we don't want to go above a certain number, then it may not be worth the money to have them do any staging at that price. I think it would be better for the designers to tell us a range of what they would need to be effective, including the minimum number they think they can be effective

with. I honestly have no idea. I think they need to give us specifics. Also, this is the kind of thing for which we look to you for input. So, I think we need more from your team on this, so we can consider it. Thanks.

DARREN K. INDYKE
DARREN K. INDYKE, PLLC

[REDACTED]
New York, New York 10022

Telephone: (212) 674-1211
[REDACTED]

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On Jan 15, 2016, at 1:55 PM, Steinberg, Richard J <[REDACTED]> wrote:

Below

Richard Steinberg

<d02135.png>

RICHARD J STEINBERG
LICENSED ASSOCIATE REAL ESTATE BROKER
DOUGLAS ELLIMAN REAL ESTATE



NEW YORK, NY 10022

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Begin forwarded message:

From: Delaville <[REDACTED]>
Date: January 15, 2016 at 1:29:49 PM EST
To: <[REDACTED]>
Cc: <[REDACTED]>
Subject: Parc Monceau staging

Dear Richard,
We would like to introduce ourselves and thank you and Kerry for your consideration to stage your Parc Monceau listing . Kerry allowed us access to the house yesterday and we see the infinite possibilities the house has to offer. We have sat down and put together some preliminary ideas for the project and are putting together a proposal. Would it be possible to get an idea of your clients budget, it would speed up the process tremendously, if you feel comfortable in doing so ?

Thank you,
Stefani and Orlando , Coco House & co.
Sent from my iPhone