

From: Anthony Barrett <[REDACTED]>

To: Jeffrey Epstein <jeevacation@gmail.com>

Subject: Proposal

Date: Fri, 25 Oct 2013 19:13:48 +0000

Attachments: The_Culver_Studios_Offering_Memorandum.pdf

Jeffrey,

Since you probably cannot meet with me today, I have enclosed the Culver Studio deal that Michael and I have been looking at.

It is being sold by the Lehman Bankruptcy estate and marketed pretty well. Over the last 5 years the NOI had dropped from over \$10M to \$4.5M - mostly we believe due to management not market issues.

Michael's contact at Fox TV introduced him to an experienced studio operator is now in the final round and bids will be due in the next week. We believe the price to be around \$80M and will require about \$40M of equity.

He has about \$10M lined up and is looking for the balance.

Do you have interest in this?

Anthony

the price will be has is now in the final bidding round and