

From: Richard Kahn <[REDACTED]>

To: "jeffrey E." <jeevacation@gmail.com>

Subject: Fwd: closed land comps - 350 El Brillo

Date: Wed, 28 Dec 2016 18:54:54 +0000

Attachments: land_comps.pdf

Inline-Images: imageb3fd28.PNG

6mm offer was not countered

kerry suggests that we forward comps which they will be required to send to representative along with a 6.5mm offer (note we also offered 6.5mm back in sep 2016)

please advise

thank you

Richard Kahn

HBRK Associates Inc.

575 Lexington Avenue 4th Floor

New York, NY 10022

[REDACTED]

Begin forwarded message:

From: "Warwick, Kerry" <[REDACTED]>

Subject: closed land comps - 350 El Brillo

Date: December 28, 2016 at 1:38:46 PM EST

To: Richard Kahn <[REDACTED]>

Hi Richard.

I attached the latest closed land comps on oversized, premier, Palm Beach streets. The closed price per s.f. ranged from \$175 - \$315. (closed price / lot size)

The agent for the seller on 350 El Brillo told me that the seller's rep will not counter \$6mm. Hopefully, when she's educated on the closed land comps and value, a higher bid (maybe \$6.5) will be accepted or countered.

[REDACTED] lot size is 24,500. At \$6.5mm the price per s.f. is apx. \$265, which is within the range of closed land comps.

Thanks again.

Kerry

[REDACTED]



KERRY WARWICK
REALTOR ASSOCIATE
DOUGLAS ELLIMAN REAL ESTATE



340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480

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