

**From:** David Mitchell <[REDACTED]>  
**To:** Jeffrey Epstein <jeevacation@gmail.com>  
**Subject:** Home  
**Date:** Thu, 23 Apr 2015 10:14:45 +0000

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**51,000 SF RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**[242-244 East 79th Street, New York, NY](#)**

Location : On the south side of East 79th Street between Second Avenue and Third Avenue  
Block / Lot : 1433 / 29  
Lot Size: 50' x 102.17'  
Building Size: 50' x 89' (Approx., Irr.)  
Building SF: 16,450 SF (Approx.)  
Stories : 4  
Commercial Units: 2  
Residential Units: 24  
Zoning: C1-5/R10A  
F A R : 10.0 / 12.0 Inclusionary Housing Bonus  
Lot Area : 5,108  
Base BSF Inclusionary Housing Bonus  
Total Buildable SF : 51,080 SF (Approx.) 61,296 SF (Approx.)  
Existing Building SF: 16,450 SF (Approx.) 16,450 SF (Approx.)  
Additional Buildable SF: 34,630 SF (Approx.) 44,846 SF (Approx.)  
Assessment ( 1 3 / 1 4 ) : \$1,811,690  
Taxes ( 1 3 / 1 4 ) : \$238,799

David Mitchell  
MITCHELL HOLDINGS LLC  
[REDACTED]