

**From:** [REDACTED]  
**To:** jeevacation@gmail.com

**Subject:** Re:

**Date:** Sun, 10 May 2015 16:33:14 +0000

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I know: In 90 days on market; its well\exposed with probably 20 showings and at least 5 or 6 multiple viewings. The closest was probably Mark Wilf of the Vikings. Wally Turner's prospect is still circling but not biting. I have been talking to Moens who continues to say he will sell it and that selling activity will continue over the summer. He is pushing the price point's being so low and thinking the buyer is someone younger who is willing to undertake a major redo to end up with a contemporary interior with a simple a modern-friendly exterior. There is nothing like that available but it seems to be difficult for prospects to actually commit to do this in order to get what they want.

As to Moens, its clear he was been making bigger deals happen ... mostly unlisted, like Jones buying Schaar for \$70M+, and several others in the \$20+ range, but he promises to focus on. Parc Monceau. I have also been talking to other brokers and asking what their prospects' comments are. The negatives are all the up and downness (quirkiness) of the floor plan and the low ceiling in the kitchen. Everybody sees it as a redo. The strong points are the view and the price. The concensus seems to be: if you are willing to do the project; this is the best opportunity. I am prodding Moens and reminding other brokers. Let's see what happens. I do not think lowering price would help right now.

-----Original Message-----

From: jeffrey E. <jeevacation@gmail.com>  
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Sent: Sun, May 10, 2015 9:16

I guess , we have not done well this season. no bids. ?!! suggestions

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please note

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