

**From:** Boris Nikolic <[REDACTED]>  
**To:** Jeffrey Epstein <jeevacation@gmail.com>  
**Subject:** RE: FW: OFFER: 137 Duane St., 3A  
**Date:** Thu, 30 Jan 2014 16:33:15 +0000

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I know that you already know points for negotiation but just to summarize it.

Whoever talks to him needs to emphasize that the building is getting a reputation of being toxic as that apartment has been on a market for a long time.

The building is old and had issues as changes were mostly cosmetic.

The fact that one can't get a bank loan, that there are almost half of rent-controlled tenants, that electrical is out of a code, that noise isolation is that the best etc. are only few of problems.

Yes – prize per square feet is low but this reflects factors listed above.

Most importantly many units are coming up for sale in a year so he might want to hurry up with sale.

It will help developer in selling the other unit to sell this unit sooner.

The buyer can provide quick cash closing.

I can send you a lot of details re each of these points. Please let me know.

B

**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Thursday, January 30, 2014 8:25 AM  
**To:** Boris Nikolic  
**Subject:** Re: FW: OFFER: 137 Duane St., 3A

your name will not be mentioned.

On Thu, Jan 30, 2014 at 11:22 AM, Boris Nikolic <[REDACTED]> wrote:

See below – a developer is Evan Seidan. All previous interaction was with him through Steve Gold of Town. Evan knows that I was planning a bid.

Evan Seidan  
Chief Executive Officer  
Summit Equities LLC  
<http://www.summitequitiesllc.com/home>

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

A women now working on it is

**Andrea Wilson**

Summit Equities LLC

3 Columbus Circle, Suite 1430

New York, NY 10019

[www.summitequitiesllc.com](http://www.summitequitiesllc.com)

Please note below a trail of a previous bids – I started it (through Steve) at 5.9M and from there raised at 6.25M.

He would agree at 6.65M but I did not accept it.

He was telling that he has another offer at that price and will accept it – it never happened.

This was 4 months ago.

He current ask is 6.85 – I am sure that right now you could get it for 6.5M if not less.

Yesterday I got an addition info – a friend of mine is a good friend with some guy Pitchy (spelling) that owned many building in Tribeca. It turns out that he was helping Evan and Summit Equities to acquire that building. He knew many details immediately.

He said that the building is old but in a good condition. There are some problems such as electrical is not up to the code.

Also he mentioned that noise installation is not the best.

Also something with old air vents.

Also he said that there are many old people leaving forever in these rent control apartments (half of units in that building) that he does not see easily moving out.

As developers owns almost half of Units it is almost impossible to get a bank loan.

All of these reasons demanding that price per sq feet must be significantly lower than sounding comps.

He think that if I like apartment there is no major structural/other problems that would prevent.

Nevertheless, his major concern was slightly different – he is claiming that there are at least 8-10 development in that area that are coming on the market in a year or two – including some large block large building with hundredths of apartments. He thinks that although a market is right now very hot, that supply will shortly exceed demand and induce price correction. If developer would sell it at lower price, it might be still an opportunity.

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**From:** Steven Gold [mailto:[REDACTED]]

**Sent:** Tuesday, October 22, 2013 2:00 PM

**To:** Boris Nikolic; Sam Jaradeh

**Subject:** Fwd: OFFER: 137 Duane St., 3A

See below

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

My Listings: <http://www.townrealestate.com/profile/804-steven-gold>

Sent from my iPhone

Begin forwarded message:

**From:** Evan <[REDACTED]>  
**Date:** October 22, 2013 at 4:58:33 PM EDT  
**To:** Steven Gold <[REDACTED]>  
**Subject:** RE: OFFER: 137 Duane St., 3A

\$6,650,000 is my counter, that's \$1,210 a foot aka STEAL. If I wait till the building lobby work is done in a few months I'll be raising the price to at least \$7.25M that's only \$1,300 a foot so they're basically getting a huge discount to going to contract now. Even at 7.25M it would still be the cheapest unit in Tribeca for this size. I'd educate them that they're making money just by buying this.

I have an investment I would roll this money into otherwise I wouldn't even sell this low.

Evan Seiden  
Chief Executive Officer  
Summit Equities LLC

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

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**From:** Steven Gold [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** Monday, October 21, 2013 9:59 AM  
**To:** Evan  
**Subject:** Re: OFFER: 137 Duane St., 3A

Are you going to counter? 60 days closing.

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

My Listings: <http://www.townrealestate.com/profile/804-steven-gold>

Sent from my iPhone

On Oct 18, 2013, at 2:01 PM, "Evan" <[REDACTED]> wrote:

would affect closing time frame and time is money can you find out before i counter again thanks

On Oct 18, 2013, at 1:12 PM, "Steven Gold" <[REDACTED]> wrote:

Not sure if cash or may finance but regardless, this offer has no contingencies.

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

My Listings: [REDACTED]

Sent from my iPhone

On Oct 18, 2013, at 1:11 PM, "Evan" <[REDACTED]> wrote:

still very though assuming we got them up farther are they all cash or motgage contingent and to what extent mortgage contingent? Thank you

On Oct 18, 2013, at 12:18 PM, "Steven Gold" <[REDACTED]> wrote:

Hi,

While the price per square foot is very low compared to the Tribeca aggregate market, the fact remains that it would be difficult to create more bedrooms, which most people looking at this size loft would need/want. It is great space, do not get me wrong, but a lot of the space can be utilized. However, my client still likes it and wishes to try to come to terms. Therefore, my client will increase his offer to \$6,250,000. Let us know. Thanks!

Best,  
Steve

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**From:** Evan [mailto:[REDACTED]]

**Sent:** Thursday, October 17, 2013 7:46 PM

**To:** Steven Gold

**Subject:** Re: OFFER: 137 Duane St., 3A

sounds good thank you

On Oct 17, 2013, at 7:09 PM, "Steven Gold" <[REDACTED]> wrote:

Hi Evan,

I hope to be in touch tomorrow with a better number. Thanks for your patience here.

Best,  
Steve

Steve Gold

Licensed Real Estate Salesperson  
[My Exclusive Listings](#)

TOWN

110 5<sup>th</sup> Ave, 6<sup>th</sup> Fl  
New York, NY 10011

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**From:** Evan [<mailto:>]  
**Sent:** Wednesday, October 16, 2013 4:21 PM  
**To:** Steven Gold  
**Cc:** David Grosvenor  
**Subject:** RE: OFFER: 137 Duane St., 3A

Thank you for your offer I must decline at this EXTREMELY low proposed level. Since we are already the least expensive unit per square foot in the market at \$1,250 and fully renovated /never lived in. Your clients would be getting a steal at existing pricing let alone less especially buying before the building work is done and values increase further. That said I will come down from my ask by \$150,000 to \$6.7M.

Evan Seiden  
Chief Executive Officer  
Summit Equities LLC

Office:  
Mobile:  
Email:

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**From:** Steven Gold [<mailto:>]  
**Sent:** Wednesday, October 16, 2013 4:13 PM  
**To:** Evan  
**Cc:** David Grosvenor  
**Subject:** OFFER: 137 Duane St., 3A  
**Importance:** High

Dear Evan and David,

On behalf of my client, Sam Jaradeh and Boris Nikolic, I would like to convey an offer in the amount of \$5,900,000 for Unit 3A at 137 Duane Street. This offer is made in good faith and has no contingencies. My client can close in 60 days. We look forward to your response. Thanks!

Best,  
Steve

Steve Gold  
Licensed Real Estate Salesperson  
[My Exclusive Listings](#)

TOWN

110 5<sup>th</sup> Ave, 6<sup>th</sup> Fl

New York NY 10011

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