

**From:** Richard Kahn <[REDACTED]>

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

**Subject:** Fwd: 3550 South Ocean - new development on the ocean in PB

**Date:** Fri, 16 Jun 2017 18:28:50 +0000

**Attachments:** 3550\_SalesBrochure.pdf; NYP\_Alexa\_4.19.17.pdf; EAU\_Offering\_Details.pdf; DDG\_Concierge\_Lifestyle\_Services\_2016.pdf

**Inline-Images:** OutlookEmoji-1461621321297\_3550-logo.jpg.jpg; OutlookEmoji-1461621321297\_3550-logo.jpg(1).jpg

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i spoke with Kerry two weeks ago and she gave an update on her project at 3550 South Ocean  
i originally did not consider this area during search as i thought it was to far south and not really in the thick of palm beach  
however after seeing how expensive Palm Beach neighborhood is i thought this building may be worth reconsidering  
photos of building look gorgeous and new construction seems appealing..

it appears they have sold 8 of 30 units so far and ground breaking is July 12th and building is scheduled to be ready September 2018 which probably means Jan / Feb 2019  
lowest price unit in building is 2D that Kerry mentions below for 1.875mm - my feeling is that we probably can reduce that price by 10-15%  
may also be interesting for you to have as a guest apartment...

i welcome your thoughts and thank you again for even pursuing this Florida search...

Richard Kahn  
HBRK Associates Inc.



Begin forwarded message:

**From:** Kerry Warwick <[REDACTED]>

**Subject:** 3550 South Ocean - update

**Date:** June 7, 2017 at 12:19:16 PM EDT

**To:** "[REDACTED]" <[REDACTED]>

Hi Richard,

We sold another "B" residence today and we no longer have the B stack available. I hope you received my email last week.

2D is still being offered at \$1.875mm. I may be able to get a lower price on that one. It's a phenomenal deal. 20% at signing. balance at close.

Hope you're enjoying the beginning of summer.

All the best,



**Kerry Warwick**

SALES DIRECTOR



Sales Gallery



Douglas Elliman Development Marketing

Begin forwarded message:

**From:** Kerry Warwick <[REDACTED]>

**Subject:** 3550 South Ocean - new development on the ocean in PB

**Date:** June 1, 2017 at 12:08:14 PM EDT

**To:** "[REDACTED]" <[REDACTED]>

Hi Richard,

It was nice speaking with you this AM. I wanted to give you an update on 3550 South Ocean. I truly believe it would be a wonderful PB option for you and your family.

EFTA00708628

We have six residences sold and at least 2 out for attorney review! Unfortunately, we no longer have any A residences. We do however have incredible pricing and incentives prior to our ground break on July 12th. For some VIP buyers, I negotiated a 20% deposit at signing and the balance at closing.

We offer the first and only new construction, luxury on the ocean in 33480. The developer, ddg ( [REDACTED] ) are a group of incredibly talented guys out of NYC that have tremendous success and continue to build exceptional properties. The response has been incredible and our buyers are all sophisticated, end users that want to capitalize on the easy going south end PB lifestyle but secure their investment in luxury, new construction on the ocean.

DDG

[REDACTED]

DDG Partners is a fully integrated real estate investment & development company located in NYC and San Francisco.

We are offering below market pricing on our low floor D,C and E residences. The smallest residence (D) has 2,719 living area/2 bedrooms/den and 2.5 baths. They're all very large residences. Even the C and D have a 3rd bedroom option and 3 full baths. They all have floor to ceiling glass; top of the line finishes; custom cabinetry (Molteni); gorgeous white oak flooring; private elevator lobby and elevator; 24 hour concierge; state of the art fitness studio and concierge services comparable to NYC and so much more.

For investment purposes, the average pricing in PB country for new construction on the ocean (it's rare...only comp is Singer Island) is at least \$800 per s.f. We are offering as low as \$660 per s.f. Without a doubt, there will be at least a 20% increase in equity at completion (\$1.8mm investment should sell at min. \$2.175mm at completion).

Our design team is also out of NYC:

[REDACTED]

Home | Champalimaud Design

[REDACTED]

Good design begins with an exceptional story. Our New York-based studio is dedicated to expressing the individual character of each space through extraordinary design.

The drop box link below shows our latest renderings and floor plans:

[REDACTED]



Renderings

[REDACTED]

Shared with Dropbox

[REDACTED]



Floorplans

[REDACTED]

Shared with Dropbox

[REDACTED] available anytime with questions or comments.

Thanks again!

All the best,

**Kerry Warwick**  
SALES DIRECTOR



Sales Gallery  
205 South Ocean Blvd  
Manalapan, FL 33462

Douglas Elliman Development Marketing