

From: Richard Kahn <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: updates on 124 parc
Date: Tue, 02 Feb 2016 22:26:06 +0000

i spoke with Steve Alexander and reviewed his figures
it appears his 6,000,000 breakeven is more like 5,650,000 - 5,700,000 (170k off on your figures, his figures overstated by 110k and real estate tax refund at closing of approx 70k)

just spoke with richard and he was able to get buyer (anthony cummings) up from 5,350,000 to 5,500,000 and now has them at 5,600,000 all cash and will close in 30-40 days
richard does not believe there is anymore room for them to go up and buyer wants to make their offer valid for 24-48 hours (not sure if that is richard being pushy..)
richard believes buyer will keep property as a rental and wants to capture remaining season

should we counter at 5,650,000 with furniture as is (which means we do not have to fix leak for 5k or potentially spend 20k on staging)

please advise
thank you

Richard Kahn
HBRK Associates Inc.
575 Lexington Avenue 4th Floor
New York, NY 10022
[REDACTED]

On Feb 2, 2016, at 8:08 AM, jeffrey E. <jeevacation@gmail.com> wrote:

ok

On Tue, Feb 2, 2016 at 7:12 AM, Richard Kahn <[REDACTED]> wrote:

House has had tremendous traffic past 2-3 weeks. Offers both written and verbal (approx 5) at 5,200,000 to 5,250,000 were not countered
Attached offer is at 5,350,000 from what brokers say is a qualified buyer
They would like to counter at 6,000,000
Please advise
Thank you

From: "Steinberg, Richard J" <[REDACTED]>
Date: Tuesday, February 2, 2016 at 7:02 AM

To: "Warwick, Kerry" <[REDACTED]>
Cc: Richard Kahn <[REDACTED]>, Darren Indyke <[REDACTED]>, Stephen Alexander <[REDACTED]>

Subject: Re: Signed document 124 PARC MONCEAU_signed.pdf attached

This is a legitimate opening offer and it is my recommendation to counter back at \$6 million

Douglas Elliman
[REDACTED]

From: "Warwick, Kerry" <[REDACTED]>
Date: Tuesday, February 2, 2016 at 7:00 AM
To: Richard Kahn <[REDACTED]>, Darren Indyke <[REDACTED]>, "Steinberg, Richard J" <[REDACTED]>
Subject: FW: Signed document 124 PARC MONCEAU_signed.pdf attached

Hi Richard and Darren,
Please find attached offer from a buyer who came to the house yesterday in the late afternoon. His name is Anthony F. Cummings. He is from a well known Palm Beach family. He just purchased the JP Morgan building on Royal Palm Way. Very qualified. I believe this is just an opening offer.
Thanks so much.
Kerry

<3121c1.png>

KERRY WARWICK
REALTOR ASSOCIATE
DOUGLAS ELLIMAN REAL ESTATE
OFFICE: [REDACTED]
MOBILE: [REDACTED]
FAX: [REDACTED]
[REDACTED]
340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480
SOCIAL: [ASKELLIMAN](#) / [FACEBOOK](#) / [TWITTER](#) / [GOOGLE+](#) / [YOUTUBE](#) / [PINTEREST](#) / [LINKEDIN](#)

[VIEW MY LISTINGS](#)

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the Company.

From: Thor Brown [REDACTED]
Sent: Monday, February 01, 2016 10:54 PM
To: Warwick, Kerry
Subject: Fwd: Signed document 124 PARC MONCEAU_signed.pdf attached

Kerry,

Please find a clean cash offer below. Hope we can come to terms.

Regards,

Thor

--

Thor M. Brown
Fite Shavell & Associates

M
O:

[REDACTED]

--

please note

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of JEE

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to jeevacation@gmail.com, and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved