

**From:** "[REDACTED]"

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

**Subject:** Re:

**Date:** Tue, 01 Jun 2010 15:22:43 +0000

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If you are available, I'll stop by later...but here is an update:

1. Collier. Collier's lawyer (Mike Botos) called back and said they are thinking about your offer including price. I think they will come back above market.

2. Via del Lago. The "real estate broker talk" I heard goes like this:

*"That's odd. You'd think that house has to be worth more than \$2.8M..... right? Well, if not, where's the bottom?"*

*"Well, she's crazy to have auctioned it. Auctions don't work in PB. And it was too late in the season to try that."*

*"Gee, I don't know. Have you ever been in the house?"*

I also heard that Christian Angle brought her (Nancy Mendel, the owner who is also an agent with Sothebys) a \$3.5M contract on 100 Via del Lago a couple of months ago and that she (Nancy) could not take it because she had already signed up with the auctioneer.

She has now listed the house again with Sotheby's again at \$3.8M. The link with 20 pictures is below.

Nancy Mendel is a nice (to me) waspy lady.

 Nancy Mendel

She was the seller's broker in a couple of transactions I was involved in. As I recall her parents lived here and she is considered "old PB". She must be in her 70s. She has a listing on Middle Road I went to see a few months ago of a glorious Wyeth that's falling down.

She also owns a modest dry lot house on N Lake Way at Wells (opposite Kate Ford) that was her mother's who still lives there too but the house is now in Nancy's name.

She used to be married to Stuart Feick, an investment adviser who got into some issues. They divorced in the 1980's. Luttier represented one or the other. I think Nancy built the Via del Lago house after the divorce in the mid 80s on the cheap. She lived there and occasionally rented it out and moved in with her mom. I think she needs the money. If the Angle story is true (I can check), she's probably angry and frustrated. I have no idea why Angle's buyer - if real- didn't bid.

I did not go into the house recently but as I recall it is waspily furnished and has mediocre quality (windows, finishes). that would be marginal for a dry lot north end house and really below standard for an estate section house across from the ocean. I think that will always be a problem. I do think that it can be rented furnished for \$25,000 in the season.

<http://www.sothebyshomes.com/palmbeach/sales/0073510>

As to its "value" ...consider this:

she has been trying to sell it for years ... in the \$4s... through strong markets.

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

From: Jeffrey Epstein <jeevacation@gmail.com>

To: paul prosperi <[REDACTED]>  
Sent: Tue, Jun 1, 2010 9:11 am

paul , we have made no progress with collier, ,, what is the via del lago story

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