From: "Farkas, Andrew L." <████████████████>

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

Subject: Re: Fwd:

Date: Fri, 09 Oct 2009 20:15:09 +0000

Very nice. Wanna buy a condo?

From: Jeffrey Epstein <jeevacation@gmail.com>
To: Farkas, Andrew L.
Sent: Fri Oct 09 15:28:33 2009
Subject: Fwd:

how s this for a shitty market

---------- Forwarded message ----------
From: **Cecile de Jongh** <████████████████>
Date: Fri, Oct 9, 2009 at 3:19 PM
Subject:
To: Jeffrey Epstein <████████████████>

I left a message for you at the PB house. I am in Cleveland at a CHADD BOD meeting. Below is a snapshot of the current RE market on STT and STJ.

St. John Real Estate

Currently there are approximately 140 homes on MLS on STJ

(note: in 2003 there were just 35 homes for sale)

Only 15 Homes have closed on STJ since January 2009

The highest sales price of those 15 sales was $1.8 mil

Overall there have been multiple low offers on high end homes, but sellers are not biting

Most STJ sellers are financially secure and will wait this lull out for the next year or two. Overall the high end sellers do not need to sell.

St. Thomas Real Estate

Currently there are 157 homes on MLS on STT

Priced from $148,000 - $7 mil

64 homes are priced in excess of $1/mil

29 Homes have sold on STT since January 1, 2009

Lowest price was $185,000, highest price was $3,400,000

10 homes were in excess of $600,000 (19 under $600k)

Most STT sellers are holding steady with prices slightly fluid and negotiable.