

From: Scott Kerner <[REDACTED]>

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

Subject: RE: Broker

Date: Tue, 20 Oct 2009 18:19:11 +0000

Importance: high

Inline-Images: image003.jpg; image003(1).jpg; image006.jpg; image007.jpg

Dr. Victor,

I am attaching details to the property I think will suit you, along with some exterior photos.

Located on 77th St. between Park Avenue and Lexington Avenue

16,600 sq. ft. with 18,000 + sq. ft., inclusive of the basement

Asking price is \$18,900,000 (but I believe to be very flexible \$15mm range)

5 floors

Taxes are \$136,603 annually

The building is zoned for commercial use and according to the other broker used to be all Dr. offices

Ceiling heights range from 10' – 14'

The building will be delivered vacant (ideal for you)

I would like to set-up a showing for you. It is very close to your current location and the showing should not take more than 30 – 45 minutes. Please let me know what time and day would work for you. I do have to say that the exterior of the building is in pristine shape and absolutely beautiful. I have already registered you with the listing broker so we can go see the building when you have time.

Thank you for all your time and opportunity to work with you.

Respectfully,

Scott

 122 East 78th Street, Upper East Side Real Estate

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Scott Kerner
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www.sjkcapital.com

From: [REDACTED] [mailto:[REDACTED]]
Sent: Tuesday, October 20, 2009 11:22 AM
To: Scott Kerner
Subject: Re: Broker

okay send me details asap txs

Sincerely,
Steven Victor, M.D.
VICTOR DERMATOLOGY AND REJUVENATION
VICTOR PRODUCTS INC
Tel: [REDACTED]
Fax: [REDACTED]
Cell: [REDACTED]
[REDACTED]

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