

From: [REDACTED]

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

Subject: Fwd: Another Building

Date: Sat, 24 Oct 2009 13:50:26 +0000

Inline-Images: image003.jpg

Jeffrey

I would like to buy this building and use it as LaserSculpt Flagship for medical office and business office

Cost would be around \$10M plus \$200 per sq ft renovation = \$1.8M plus other expenses

we would have to rent other space at about \$60-70 sq ft triple net and need about 10,000 sq ft

This would give us equity

What do you think about mortgage????

Steven Victor MD

Victor Dermatology & Rejuvenation PC

30 East 76th Street

New York, New York 10021

[REDACTED]

Fax [REDACTED]

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Office Website: www.stevenvictormdmedispa.com

Product Website: www.stevenvictormd.com

www.LaserSculptNetwork.com

From: [REDACTED]

To: [REDACTED]

Sent: 10/23/2009 12:12:36 P.M. Eastern Daylight Time

Subj: Another Building

Dr. Victor,

I have not heard back from you about the other property I showed you. I did find you 1 more and was hoping we could go look at both properties on Monday or Tuesday. This property I am writing an overview, attaching the other brokers listing info and a picture of the exterior:

- The entire building is zoned for commercial medical use
- Located on 66th between Park and Madison
- 8,400 Sq. Ft. with an additional 1,600 Sq. Ft. in the basement
- High ceilings 15'+
- Beautiful arched windows
- Very well priced

60 EAST 66TH STREET

PRICE: \$11,900,000

NEO-CLASSIC TOWNHOUSE

66th Street between Madison and Park is anchored by a neo-French Renaissance style cooperative building with terra-cotta trim designed in 1906 by Harde & Short which was designated a New York City Landmark in 1977. Its multi-layered design is famous in New York for the exquisite play of light that crosses its surface at all times of the day. Townhouses on this block have had their original facades changed in the first decades of the 20th century, of which only a pair at numbers 52 and 54 designed by J.H. Valentine in 1877 retain much of their original detailing.

Also created by J.H. Valentine in 1877, the facade of 60 East 66th Street was redesigned in 1919 by the architect, Mott B. Schmidt, which accounts for its architecturally significant facade. It was commissioned by Mr. and Mrs. James Lees Laidlaw. Having led a landmark 10,000 people march to Washington in 1924, Mrs. Laidlaw was a prominent suffragette and was also on the board of directors of the League of Nations Non-Partisan Association.

Mott B. Schmidt's creation was in the neo-Classical style, a six-story building with projecting Spanish tile roof. There was a round arched entrance and three arched windows at the second story as well as an iron balcony. There are columns between the third story window and a cornice above.

All but the ground floor of the original facade remain intact today, and could easily be restored to the delight of Landmarks. The six-story building will be delivered vacant. One can see the excellent light and high ceilings of the interior, which reach 15 feet on the parlour floor. There is a lovely garden which can be developed as well as an elevator, multiple terraces, and a rooftop which can be sculpted into a bright outdoor space.

This townhouse is the best value for the location on the market, and presents an ideal opportunity for conversion to a single-family home one block from Central Park and Fifth Avenue.

 http://joannacutler.com/db2/00167/joannacutler.com/_uimages/PROOF_60_E_66_Facade.jpg

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