

**From:** [REDACTED] <[REDACTED]>  
**To:** "jeffrey E." <jeevacation@gmail.com>  
**Subject:** 82nd street  
**Date:** Thu, 03 May 2018 13:00:33 +0000

**Attachments:** Operating\_Agreement\_of\_Park\_Partners\_Manager\_LLC.pdf; Subscription\_Agreement\_-\_Membership\_Interest\_in\_Park\_Partners\_LLC\_-\_fully\_executed.pdf; The\_Park\_Mansion\_-\_5.2.18\_(Best\_Case).pdf; The\_Park\_Mansion\_-\_5.2.18\_(Worst\_Case).pdf

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this summary sheet is useless and [REDACTED] is clearly lost...

quick summary:

- a) no costs are shown to date and what remains open..
- b) no monthly carrying costs..
- c) it appears from sales scenario of 36mm total sales (which i think still may be to high by 5-6%) we get back **\$0 on our \$3,480,000** investment
- d) [REDACTED] prioritizes notes payable which is probably him to equity which is Wrong...
- e) no detail on how loans payable grew from 25mm to 31.8mm

i hope we do not have any liability as we are 50% of the manager..

Begin forwarded message:

**From:** [REDACTED] <[REDACTED]>  
**Subject:** Re: Two snapshots  
**Date:** May 3, 2018 at 8:36:16 AM EDT  
**To:** [REDACTED] <[REDACTED]>

Will do

.....  
[REDACTED]  
.....  
[REDACTED] Holdings LLC  
[REDACTED]  
New York NY 10151  
USA  
[REDACTED]  
[REDACTED]

On May 3, 2018, at 8:35 AM, [REDACTED] <[REDACTED]> wrote:

please send entire projection including construction costs  
previous budgets were 2 pages and this does not tell me much  
thank you

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

Begin forwarded message:

**From:** [REDACTED] <[REDACTED]>  
**Subject:** Two snapshots  
**Date:** May 3, 2018 at 5:47:58 AM EDT  
**To:** "[REDACTED] <[REDACTED]>" <[REDACTED]>

Please find two cases,  
Obviously I would like to exceed these but the market has considerable weakness since the investment

**From:** [REDACTED] <[REDACTED]>  
**Date:** May 2, 2018 at 3:56:41 PM EDT  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** Re: The Park Mansion - 9.7.16 (REVISED).pdf

[REDACTED] please send as promised as i been asking now for 4 weeks  
i do not care how ugly they look however i want to see numbers...

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

On May 1, 2018, at 9:51 AM, [REDACTED] <[REDACTED]> wrote:  
projections?

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

On Apr 26, 2018, at 11:52 AM, [REDACTED] <[REDACTED]> wrote:

Apologize will get it to you

.....  
[REDACTED]  
.....  
[REDACTED] Holdings LLC  
[REDACTED]  
New York NY 10151  
USA  
1 [REDACTED]  
[REDACTED]

On Apr 26, 2018, at 11:45 AM, [REDACTED] <[REDACTED]> wrote:

[REDACTED] it has been 3 weeks since i asked for a 2 page cash flow projection for 82nd street  
please send  
thank you

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

On Apr 6, 2018, at 1:04 PM, [REDACTED] <[REDACTED]> wrote:

last version was 1.5 years ago - nothing updated since?

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

On Apr 6, 2018, at 12:58 PM, [REDACTED] <[REDACTED]> wrote:

will do this weekend

.....  
[REDACTED] [REDACTED]  
.....  
[REDACTED] Holdings LLC  
[REDACTED]  
New York NY 10151  
USA  
1 [REDACTED]  
[REDACTED]

On Apr 6, 2018, at 12:37 PM, [REDACTED] <[REDACTED]> wrote:

can you please forward your latest projection updated realistic sales prices and final costs..  
thank you

[REDACTED]  
HBRK Associates Inc.  
[REDACTED] 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax [REDACTED]  
cell [REDACTED]

On Apr 3, 2018, at 4:37 PM, [REDACTED] <[REDACTED]> wrote:

has your projection been updated since the last one i received? and with new sales prices..  
can you please send - thanks

[REDACTED]

HBRK Associates Inc.

[REDACTED] 4th Floor

New York, NY 10022

tel [REDACTED]

fax [REDACTED]

cell [REDACTED]

<The Park Mansion - 9.7.16 (REVISED).pdf>

[REDACTED]

HBRK Associates Inc.

[REDACTED], 4th Floor

New York, NY 10022

Tel [REDACTED]

Fax [REDACTED]

Cell [REDACTED]

