

From: [REDACTED] <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: Re: 82nd street
Date: Thu, 03 May 2018 13:06:12 +0000

i would like to do more thorough analysis once he sends me real numbers not a summary
please advise
thank you

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

On May 3, 2018, at 9:01 AM, jeffrey E. <jeevacation@gmail.com> wrote:

put it quesiton form

On Thu, May 3, 2018 at 9:00 AM [REDACTED] <[REDACTED]> wrote:
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
[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
[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]

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please note

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