

**From:** "jeffrey E." <jeevacation@gmail.com>  
**To:** David Stern <[REDACTED]>  
**Subject:** Re: Royal Monceau Paris Penthouse  
**Date:** Fri, 30 Sep 2016 19:54:55 +0000

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photos? more details. monthly charges. . interest cost on the 7 mill e loan.? i met with boreh today who i am very glad speaks very highly of you

On Fri, Sep 30, 2016 at 9:23 PM, David Stern <[REDACTED]> wrote:

Have a look.

Good French friend, crazy guy, into art and beauty , in big financial trouble (tax):

Begin forwarded message:

**From:** "Alexandre Allard"  
**To:** "[REDACTED]"  
**Subject:** Royal Monceau Paris Penthouse

Hi Mishal,

Cool to tak to you on the phone.

Please find attached a few pictures of my apartment located inside the Royal Monceau.

**5 STAR HOTEL PREMICES:** It is the only private apartment in a Palace Hotel in Paris. It has a private lift leading directly to the 25 meter swimming pool, the gym and the Spa, 24/7 hotel security, it has a private lobby access and a main access through the hotel lobby.

**LARGEST HOTEL SUITE:** There bedroom duplex, for 380 square meters, 2 garden terraces and a terrace kitchen for 110 square meters, a studio of 40 square meters with a bath room on the same floor. As the entire hotel, designed by Philippe Starck, it is fully fitted, with wood paneling and mirror brass finish to the utmost quality. 5 of the most important contemporary artists have designed site specific installations to decorate the premises. The Sky Ceiling in the living room is 7 meter high.

**TRANSACTION:** The idea of the operation is to sell the apartment at a discounted price of €12 million against the option to buy it back in 4 years for €14 Million.

The company owning the apartment has €7 million of Debt on it and provided the bank is ok (which should be the case), the buyer will only have to pay €5million and the transfer tax on the transaction should be limited to below €200,000 as on y applicable on €3 million.

The buyer will have free unlimited use of the place for the duration of the ownership.

Hence the investor is either going to get back €7 million on a €5 million investment over 48 months or if I do not buy make a huge upside on the value of the apartment in 2020.

**WHAT IS INCLUDED:** All the furniture, china, linens, knives & forks, books and art are included in the price. Except Paintings. The apartment is ready to move in.

This is both a good financial deal and a great pleasure deal provided one wants to come to paris regularly.

I have not put the transaction on the market; This is of course very confidential.

Please tell me your thoughts;

Peace.

Alexandre

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please note

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