

From: "Farkas, Andrew L." <[REDACTED]>
To: "jeevacation@gmail.com" <jeevacation@gmail.com>
Subject: Re: Appetite
Date: Tue, 15 Oct 2013 20:22:16 +0000

\$400 mm. We'll likely get a 60%-70% first mortgage at around 225-250 over (5 year floating rate). We want to bring leases up to market and try to re-tenant certain spaces to increase the rent roll prior to putting a longer term, larger, fixed rate financing in place. Deal w/ us is we will put 10-20% of the equity and are looking for a partner to do the balance. We are seeking a 75 bps/yr asset mgt fee and we'd like 20% of the profit in excess of an 8% preferred return. Basic real estate fund structure.

There is a whole data room of information, but my c-iii guys are doing the underwriting. That said, we can take anyone through it who might have an interest and be "qualified."

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]
Sent: Tuesday, October 15, 2013 04:13 PM
To: Farkas, Andrew L.
Subject: Re: Appetite

Yes , can you provide total price terms .?

On Tuesday, October 15, 2013, Farkas, Andrew L. wrote:

I don't know if you or any of your sovereign pals have an appetite for this, but I have a very rare inside track on a trophy (fifth avenue) nyc office building. It's the one in which I keep my offices. I want to buy it for my own account (so I would be the partner personally) and I need a partner with about \$125 mm. 4-5% initial current yield growing steadily over time. A true core asset. The last time I did this was with sultan and I bought 230 park. We put up \$150 of equity against a \$700 mm purchase price (and got mortgage financing for the balance). We sold it for \$1.15 billion 14 mos later. But I need a partner who is looking for safety and quality and can tolerate relatively low early term yields. I have to be fully financed by 11/4. Any thoughts?

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