

From: Jeffrey Epstein <jeevacation@gmail.com>

To: [REDACTED]

Subject: Re:

Date: Sat, 09 Mar 2013 16:48:50 +0000

hows gerry?

On Sat, Mar 9, 2013 at 12:42 PM, <[REDACTED]> wrote:

[REDACTED]

Swanson put the LLC owning 1220 SOB into ch 11 five months ago. TD (\$20.2M first) and Kosoy (\$5.3 M second) did nothing for a while then TD filed a foreclosure and Kosoy followed (for \$8.2M including interest and an "exit fee"). Interesting Kposoy was so passive. (I met with him in November - he blusters but then talks discount.) Swanson filed a plan with the court offering a deed in lieu if house doesn't sell by December. It seems TD and Kosoy wont wait. Court is supposed to rule next week. (By the way, the Hammonds house at 1275 - a very similar - a smaller Swanson spec (13000 sf vs 27,000 sf) on a smaller lot - was lowered to \$34.9 by Cris Condon.) Technically 1220 is still listed at \$74. No action at any price because its so blighted by Swanson's posture and well known woes. Almost everything else has sold - literally - and at very strong prices except Swanson's other spec on El Bravo and S Ocean. There are possibilities there maybe in the mid \$20s leaving a \$7M gross profit next season.

In care you havent followed the PB real estate season....Moens put together 3 oceanfront lots and 1 interior lot in Blossom and sold them to Ken Griffin for \$130M. Only 1 was on market. Halle bought Gay Gaines' (N Ocean next to Limbaugh) for \$42. Two pieces on S Ocean (near ex Conrad Black) sold as lots in the mid \$20s. Fred Adler sold for \$18. The Wittman spec on Banyan and S Ocean sold for close to \$21. Moens has a contract on his own house on S Ocean for \$20. Ray Floyd sold for \$22.

I also like athe 2 lots (now off mkt but still available around \$12) just north of Steve Ross (ex Stu) at 702 N County if someone built a modern house of 9000 sf on it (@ \$500 per sf) would be worth \$30.

-----Original Message-----

From: Jeffrey Epstein <jeevacation@gmail.com>

To: paul prosperi <[REDACTED]>

Sent: Fri, Mar 8, 2013 5:21 pm

how are you feeling.? what finlay happened wtih swamson

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