

From: Jeffrey Epstein <jeevacation@gmail.com>
To: Boris Nikolic <[REDACTED]>
Subject: Fwd: [REDACTED]
Date: Tue, 09 Apr 2013 23:25:30 +0000

----- Forwarded message -----

From: Gold, Steven <[REDACTED]>
Date: Tue, Apr 9, 2013 at 7:09 PM
Subject: RE: [REDACTED]
To: Jeffrey Epstein <jeevacation@gmail.com>

Mr. Epstein,

I have tried to reach the owner but he is travelling, so I will get you a rough estimate of expenses and recent CapEx tomorrow, along with a blank copy of a contract.

As for closing costs, I cannot provide legal advice, but I asked an attorney for a rough estimate, which is below:

Presuming \$11,000,000 purchase price, no financing, general costs could be approximated as follows:

Owner's Title Insurance (about 0.4%-0.5% of purchase price) = \$44,000-\$55,000 (this estimate may be on the high end, but I'd rather be conservative).

Municipal searches, recording fees = \$1,500.

Buyer's Attorney Fees = \$10,000 (controlled by Buyer)

Buyer's Due Diligence / Property Inspections = \$5,000 (controlled by Buyer; Phase I surveys will likely not be needed since no financing).

Buyer's cost of inspection of financial information/performance = if needed (controlled by Buyer)

Buyer's cost of tax planning with personal CPA = as needed (controlled by Buyer)

If Buyer is setting up a Corp. or LLC to serve as buying agency (recommended) = about \$2,000 - \$3,000, depending on entity and publication.

Say around \$75,000 to \$85,000.

Hope this helps and I will be back in touch tomorrow. Thanks.

Best,

Steve

steve gold

vice president

douglas elliman real estate

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From: Jeffrey Epstein [mailto:jeevacation@gmail.com]

Sent: Tuesday, April 09, 2013 4:29 PM

To: Gold, Steven

Subject: Re: [REDACTED] St., follow up

What Are the closing costs All in ? Send me a blank contract do that I may review your terms

On Saturday, April 6, 2013, Gold, Steven wrote:

Dear Mr. Epstein,

Thank you very much for your offer. I spoke the owner today in length and while he feels the offer is low, he is still considering a counter. He asked for another evening to consider. I will be back in touch tomorrow with a response. Thank you for your patience and I hope we can come to terms on this amazing property.

EFTA00958087

Thanks again and have a nice evening.

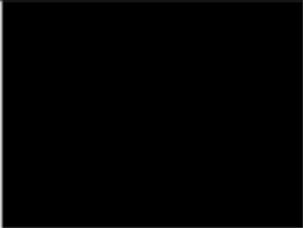
Best,

Steve

steve gold

vice president

douglas elliman real estate



My Listings |



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