

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** "Gold, Steven" <[REDACTED]>  
**Subject:** Re: 484 Greenwich St., follow up  
**Date:** Sat, 06 Apr 2013 23:35:04 +0000

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I am very well aware of this house. there is no comparison.

On Sat, Apr 6, 2013 at 7:31 PM, Gold, Steven <[REDACTED]> wrote:

Mr. Epstein,

There are no great townhouse comps because there are very few in the area. Additionally, the added value of an attached garage and elevator differentiate 484 Greenwich from other more traditional townhouses as well. As you saw, the house is very unique, and unlimited potential.

However this is on the market a few blocks south for \$19.5mm:

[REDACTED]

Granted it is more finished, I think if 484 was finished to these standards it would be a much better property.

I am going to have a counter for you, the owner just asked for another night to sleep on it. I am working on the owner to concede on his price and if you can come up some as well, we can try to get a deal done here.

Thanks.

Best,

Steve

steve gold

vice president

douglas elliman real estate

26 west 17th street

7th floor

new york, ny 10011

c| [203.249.7532](tel:203.249.7532)

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My Listings | [REDACTED]

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

**Sent:** Saturday, April 06, 2013 7:23 PM

**To:** Gold, Steven

**Subject:** Re: 484 Greenwich St., follow up

as you know townhouse comps in that neighborhood do not support your price, i assume he has an all in coast of less than 7

On Sat, Apr 6, 2013 at 7:03 PM, Gold, Steven <[REDACTED]> 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.

Thanks again and have a nice evening.

Best,

Steve

steve gold

vice president

EFTA00958437

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