

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** "Gold, Steven" <[REDACTED]>  
**Subject:** Re: [REDACTED], follow up  
**Date:** Fri, 12 Apr 2013 11:36:33 +0000

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I will need to see bills for cap ex and operating . especially the larger items, elevator , boiler. air, roof structural

On Fri, Apr 12, 2013 at 7:33 AM, Gold, Steven <[REDACTED]> wrote:

I represented verbally at the showing that it would be delivered in working order so I told the owner it should be in the contract. While I represent the seller, I have a duty to deal fairly with buyers.

I emailed the owner for answers to your questions and have also asked if it can be fixed prior to walk through. If so, it can be struck from the contract.

steve gold  
vice president  
douglas elliman real estate

C: [REDACTED]  
O: [REDACTED]  
F: [REDACTED]

Excuse any typos | Sent from my iPhone

On Apr 12, 2013, at 6:56 AM, "Jeffrey Epstein" <jeevacation@gmail.com> wrote:

I was quite suprised to see reference to the elevator not working in the contract. can you send me the details of the elevator so that i can send the correct person to review. what type, manufacturer, etc. how old. back up power, system, ? I have scheduled my team for the last week in april to do a full walk through before signing, If satisfactory , we can sign, have a proper inspection done, roof etc. mechanicals. structural, eletrcial plumbing, and meet your close date in june, Can we move up the date, or is there a reason it is june?

On Thu, Apr 11, 2013 at 5:08 PM, Gold, Steven <[REDACTED]> wrote:

Mr. Epstein,

I also wanted to mention, a lot of the purchaser's closing costs are controlled by the buyer. In other words, in my opinion, I think it is a high estimate. You can likely get it all done cheaper if that was your main objective. Just my 2 cents...

Thanks and let me know if you have any questions.

Best,

Steve

steve gold

vice president

douglas elliman real estate

26 west 17th street

7th floor

new york, ny 10011

c| [REDACTED]

o| [REDACTED]

f| [REDACTED]

My Listings | [REDACTED]

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**From:** Gold, Steven  
**Sent:** Tuesday, April 09, 2013 7:09 PM  
**To:** 'Jeffrey Epstein'  
**Subject:** RE: [REDACTED], follow up

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

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vice president

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c| [REDACTED]

o| [REDACTED]

f| [REDACTED]

**From:** Jeffrey Epstein [<mailto:jeevacation@gmail.com>]  
**Sent:** Tuesday, April 09, 2013 4:29 PM  
**To:** Gold, Steven  
**Subject:** Re: [REDACTED], 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.

Thanks again and have a nice evening.

Best,

Steve

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c| [REDACTED]

o| [REDACTED]

f| [REDACTED]

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