

From: Jeffrey Epstein <jeevacation@gmail.com>
To: Boris Nikolic <[REDACTED]>
Subject: Re: FW: OFFER: 137 Duane St., 3A
Date: Tue, 22 Oct 2013 21:38:54 +0000

this is the way it goes , do not increase your offer, . tell them you will pass. on it.

On Tue, Oct 22, 2013 at 5:36 PM, Boris Nikolic <[REDACTED]> wrote:

See the contra offer – I do not like it as we started at 6,85.

And see my comments below – it is not about making a lobby nicer.

Do you know anything about a seller Evan Seiden
Chief Executive Officer
Summit Equities LLC

Thank you!

Boris

From: Steven Gold [mailto:[REDACTED]]
Sent: Tuesday, October 22, 2013 5:15 PM
To: Boris Nikolic
Cc: Sam Jaradeh
Subject: Re: OFFER: 137 Duane St., 3A

Hi,

I am finding out. Attorney is out for tonight so I will have to reach him in AM. Stay tuned. Thx!

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile [REDACTED]

Email: [REDACTED]

My Listings: [REDACTED]

Sent from my iPhone

On Oct 22, 2013, at 5:13 PM, "Boris Nikolic" <[REDACTED]> wrote:

Thank you Steve

I do not like his tone. It is not a shape of lobby that prevent him from sale - but something else that we are trying to figure out.

Can you please ask how many units are owner occupied? I am still waiting for jpm document.
Thank you

Boris

Sent from my Windows Phone

From: [Steven Gold](#)

Sent: 10/22/2013 4:59 PM

To: [Boris Nikolic](#); [Sam Jaradeh](#)

Subject: Fwd: OFFER: 137 Duane St., 3A

See below

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile [REDACTED]

Email: [REDACTED]

My Listings: [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Evan <[REDACTED]>
Date: October 22, 2013 at 4:58:33 PM EDT
To: Steven Gold <[REDACTED]>
Subject: RE: OFFER: 137 Duane St., 3A

\$6,650,000 is my counter, that's \$1,210 a foot aka STEAL. If I wait till the building lobby work is done in a few months I'll be raising the price to at least \$7.25M that's only \$1,300 a foot so they're basically getting a huge discount to going to contract now. Even at 7.25M it would still be the cheapest unit in Tribeca for this size. I'd educate them that they're making money just by buying this.

I have an investment I would roll this money into otherwise I wouldn't even sell this low.

Evan Seiden
Chief Executive Officer
Summit Equities LLC

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

From: Steven Gold [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Monday, October 21, 2013 9:59 AM
To: Evan
Subject: Re: OFFER: 137 Duane St., 3A

Are you going to counter? 60 days closing.

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

My Listings: [REDACTED]

Sent from my iPhone

On Oct 18, 2013, at 2:01 PM, "Evan" <[REDACTED]> wrote:

would affect closing time frame and time is money can you find out before i counter again thanks

On Oct 18, 2013, at 1:12 PM, "Steven Gold" <[REDACTED]> wrote:

Not sure if cash or may finance but regardless, this offer has no contingencies.

TOWN

110 Fifth Avenue, 6th Fl.

New York, NY 10011

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

My Listings: [REDACTED]

Sent from my iPhone

On Oct 18, 2013, at 1:11 PM, "Evan" <[REDACTED]> wrote:

still very though assuming we got them up farther are they all cash or motgage contingent and to what extent mortgage contingent? Thank you

On Oct 18, 2013, at 12:18 PM, "Steven Gold" <[REDACTED]> wrote:

Hi,

While the price per square foot is very low compared to the Tribeca aggregate market, the fact remains that it would be difficult to create more bedrooms, which most people looking at this size loft would need/want. It is great space, do not get me wrong, but a lot of the space can be utilized. However, my client still likes it and wishes to try to come to terms. Therefore, my client will increase his offer to \$6,250,000. Let us know. Thanks!

Best,

Steve

From: Evan [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: Thursday, October 17, 2013 7:46 PM

To: Steven Gold
Subject: Re: OFFER: 137 Duane St., 3A

sounds good thank you

On Oct 17, 2013, at 7:09 PM, "Steven Gold" <[REDACTED]> wrote:

Hi Evan,

I hope to be in touch tomorrow with a better number. Thanks for your patience here.

Best,

Steve

Steve Gold

Licensed Real Estate Salesperson

[My Exclusive Listings](#)

TOWN

110 5th Ave, 6th Fl

New York, NY 10011

O ([REDACTED])

M ([REDACTED])

F ([REDACTED])

From: Evan [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Wednesday, October 16, 2013 4:21 PM
To: Steven Gold
Cc: David Grosvenor
Subject: RE: OFFER: 137 Duane St., 3A

Thank you for your offer I must decline at this EXTREMELY low proposed level. Since we are already the least expensive unit per square foot in the market at \$1,250 and fully renovated /never lived in. Your clients would be getting a steal at existing pricing let alone less especially buying

before the building work is done and values increase further. That said I will come down from my ask by \$150,000 to \$6.7M.

Evan Seiden
Chief Executive Officer
Summit Equities LLC

Office:
Mobile:
Email:

From: Steven Gold [mailto:]
Sent: Wednesday, October 16, 2013 4:13 PM
To: Evan
Cc: David Grosvenor
Subject: OFFER: 137 Duane St., 3A
Importance: High

Dear Evan and David,

On behalf of my client, Sam Jaradeh and Boris Nikolic, I would like to convey an offer in the amount of \$5,900,000 for Unit 3A at 137 Duane Street. This offer is made in good faith and has no contingencies. My client can close in 60 days. We look forward to your response. Thanks!

Best,

Steve

Steve Gold

Licensed Real Estate Salesperson

[My Exclusive Listings](#)

TOWN

110 5th Ave, 6th Fl

New York, NY 10011

O. [REDACTED]

M
F



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