

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** Boris Nikolic <[REDACTED]>  
**Subject:** Re: hurry back!  
**Date:** Mon, 21 Oct 2013 14:44:28 +0000

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why does it show a 4.9 million [price in 11

On Mon, Oct 21, 2013 at 9:48 AM, Boris Nikolic <[REDACTED]> wrote:

137 Duane Apt 3A

[REDACTED]

The problem is that a sponsor have a hard time selling it as it still owns 9 of 24 units so no one can get financing.

He attempted to sell it for a while and could not.

He kept re-doing it – so it is brand new – nothing needs to be changed.

Loft is spectacular. I am really tempted.

He wanted 6.95, I offered 5.9 through a broker and he replied that it is extremely low. I contra offered with 6.25 and his is now considering. He asked if it will be cash or financing – I replied that I did not decide but that I could closing in 60 days. Will hear back today.

I think that the additional problem is that he has few rent controlled apartments in the building so he is stacked.

The official owner is Duane Thomas LLC

I should know more from JPM today – they are preparing a detailed report.

Will send you as soon as I have it.

B

Come back!!!

**From:** Jeffrey Epstein [mailto:[jeevacation@gmail.com](mailto:jeevacation@gmail.com)]  
**Sent:** Monday, October 21, 2013 3:10 AM  
**To:** Boris Nikolic  
**Subject:** Re: hurry back!

what is the address.?

On Mon, Oct 21, 2013 at 12:05 AM, Boris Nikolic <[REDACTED]> wrote:

Can't wait to see you!

At what time are you returning?

Should I await with ballons and a talent at the airport ;)

I found a GREAT loft that I really love. There might be something fishy with a building but I love a space – 5500 Sqf high ceiling renovated loft in Trebeca.

B

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