

From: Harry Beller <[REDACTED]>
Subject: **Note on loan facility**
Date: March 4, 2013 2:36:56 PM EST
To: jennifer greene <[REDACTED]>

Jennifer

Please send me a copy of the note for the \$15.3 million loan facility

Thanks

Harry

From: Harry Beller <[REDACTED]>
Subject:
Date: March 1, 2013 11:31:04 AM EST
To: jennifer greene <[REDACTED]>
Cc: Rich Kahn <[REDACTED]>

Jennifer

Please confirm that Jeffrey Epstein will receive a 25% discount off retail for fuel purchases for his boat.
We plan on fueling boats today.

Thanks

Harry

From: Harry Beller <[REDACTED]>
Subject: AYH
Date: February 27, 2013 4:55:46 PM EST
To: jennifer greene <[REDACTED]>

Jennifer

Could AYH prepay the current \$15.3 million loan facility at any time. If so are there any fees or penalties to prepay.

please advise

thanks

Harry

From: Harry Beller <[REDACTED]>
Subject: AYH Capital Accounts
Date: February 27, 2013 11:17:26 AM EST
To: jennifer greene <[REDACTED]>

Jennifer

The 2011 Form 1065 schedule L shows a balance in partners capital accounts of 5,589,263. The individual K-1 shows a balance or IGY LTD of 4,316,636 and for Mr Epstein of 4,691,888.

With respect to the capital accounts I have the following questions:

- 1) please explain the difference in the amount of 3,419,261 between the total balances on the K-1s verses' the balance on schedule L
- 2) Please explain the net stepup of 375,252 to Mr Epstein's capital account
- 3) If both partners share 50% of profit and loss as per the K-1, why are they being allocated different amounts of P&L as per your analysis

please advise

thanks

Harry

From: Harry Beller <[REDACTED]>
Subject: IGY-AYH ST Thomas Holdings, LLC
Date: February 11, 2013 11:27:57 AM EST
To: jennifer greene <[REDACTED]>
▶ 1 Attachment, 639 KB

Jennifer

Attached are some questions that I have with respect to my review of the financials of IGY-AYH ST Thomas Holdings, LLC.

Thank you

Harry



SKMRT_C25...pdf (639 KB)

February 11, 2013

Dear Jennifer,

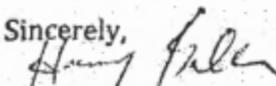
I have reviewed the financial information that you have provided for IGY-AYH St. Thomas Holdings, LLC (IGY) and have the following questions and requests for additional information:

1. Upland Revenues and Accounts Receivable - Please provide a schedule of the following:
 - a) Schedule of current vacancies - please include square footage of rental space and asking price per square footage.
 - b) Schedule of rental income written off in 2012, 2011 and 2010.
 - c) Aged accounts receivable report as of December 31, 2012.
 - d) Please provide a detailed schedule of bad debt expense/write offs for 2012, 2011 and 2010.
 - e) 2012 provision for doubtful accounts.
 - f) CAM
 - i. Provide calculation of CAM charges for 2012, 2011, 2010.
 - ii. Provided total square footage chargeable for CAM.
2. Management Fees - Please provide a detailed fee calculation of management fees for years ending December 31, 2012, 2011 and 2010.
3. Personnel - Please provide a detailed list of employees indicating; salary costs, benefits and job descriptions.
4. Capital improvements and repairs and maintenance - Please provide the following; detailed list of capital improvement to the property over the last 3 years, schedule of repairs and maintenance expenses over the last 3 years and detail any other capital improvements to be performed in the next year other than the budgeted painting of the facilities. In addition did IGY perform any cost segregation studies?
5. Fuel - Please provide a copy of the fuel purchase contract and a detail of fuel purchases for 2012, 2011 and 2010.
6. CZM permit - Please provide a copy of CZM permits.

7. Beneficial leasehold - Please provide an explanation as to the nature of the asset per Note 5 of the 2011 financial statements.
8. Deferred Financing Cost - Please provide a schedule of mortgage acquisition costs incurred during financing of 2007.
9. Rent Expense - Please provide a detailed schedule of components of rental expense. Please explain the nature of these expenses.
10. Other Expenses - Please provide the detail of other expenses in the audited financial statements.
11. Note Payable - Please provide a copy of the mortgage note. In addition, is the mortgage securitized, are there prepayment penalties and can the mortgage be modified?
12. EDC - Please provide a detail of the benefits IGY received under its EDC certificate. Please provide a copy of EDC certificate and it's conditions.
13. Professional Fees - Please provide a description of the fees and to whom they were paid to for the last 3 years.
14. Gross Receipts Tax - Please provide a computation of the gross receipts tax, indicating the revenues subject to this tax and the EDC exemption amount.
15. Partnership Tax Returns - Please provide a copy of the partnership tax returns for 2007, 2008, 2009, 2010 and 2011. When do you anticipate filing the 2012 return?
16. Partner Capital Accounts - Please provide a detailed schedule of capital accounts, showing increase and decreases, for each partner from inception through December 31, 2012.
17. Distributions - In 2011 the Company made partnership distributions of \$500,000. What are the Company's plans for future distributions and if so will they be made annually, quarterly or monthly. Please advise.

Your prompt response is greatly appreciated.

Sincerely,


Harry Beller

From: Harry Beller <[REDACTED]>
Subject: Re: RE:
Date: February 4, 2013 1:51:19 PM EST
To: "Greene, Jennifer" <[REDACTED]>

Thanks

do you also have a statement of cash flows

On Feb 4, 2013, at 1:31 PM, Greene, Jennifer wrote:

Please find attached an unaudited balance sheet. I am copying Tom Mukamal, IGY's President, on this email to answer your distribution question as he has been working with Mr. Epstein's attorneys regarding the painting project.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Monday, February 04, 2013 1:09 PM
To: Greene, Jennifer
Subject:

Jennifer

please send me a balance sheet as of December 31, 2012. Also, is Jeffrey getting distributions ..

Please call to discuss

thanks

Harry

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<AYH BS 12.31.12.xlsx>

From: Harry Beller <[REDACTED]>
Subject: Re: RE:
Date: February 4, 2013 10:47:40 AM EST
To: "Greene, Jennifer" <[REDACTED]>

Thanks

do you have the detailed schedule that you sent me as of October 2012.
Please call me

thanks

Harry

thanks

Harry

On Feb 4, 2013, at 10:42 AM, Greene, Jennifer wrote:

Per your request, attached are the 2012 results for American Yacht Harbor. These are unaudited and subject to change. You can click on the "+"s" to see the individual months. I formatted it to show the months Oct, Nov and Dec since you were most concerned about those in your last email.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Monday, February 04, 2013 10:07 AM
To: Greene, Jennifer
Subject:

Jennifer

please call me at [REDACTED]

thanks

Harry

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<AYH 2012.xls>

From: Harry Beller <[REDACTED]>
Subject:
Date: February 4, 2013 1:08:58 PM EST
To: jennifer greene <[REDACTED]>

Jennifer

please send me a balance sheet as of December 31, 2012. Also, is Jeffrey getting distributions ..

Please call to discuss

thanks

Harry

From: Harry Beller <[REDACTED]>
Subject: Re: AYH
Date: February 4, 2013 10:34:10 AM EST
To: "Greene, Jennifer" <[REDACTED]>

Jennifer

please send me the attached schedule updated with November and December 2012 actuals

thanks

Harry

On Dec 3, 2012, at 3:36 PM, Greene, Jennifer wrote:

Please find attached the 2012 forecast in detail and by month.

From: Greene, Jennifer
Sent: Monday, December 03, 2012 2:29 PM
To: 'Harry Beller'
Cc: Mukamal, Thomas
Subject: RE: AYH

Harry – see attached for the 2010 audit. I have someone running a monthly forecast for you for 2012. We do not have a forecast for 2011, as that year is closed and over. I am sure you can appreciate that a forecast is forward-looking. After the year is over, we report ACTUALS. Not forecast.

From: Harry Beller <[REDACTED]>
Sent: Monday, December 03, 2012 10:25 AM
To: Greene, Jennifer
Subject: AYH

Jennifer

please send me a similar schedule for 2011 and 2012 and the audited financials for year ended 2010

thanks

Harry

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<AYH Forecaster 2012.xlsx>

From: Harry Beller <[REDACTED]>
Subject: Re: RE: RE:
Date: February 4, 2013 10:57:14 AM EST
To: "Greene, Jennifer" <[REDACTED]>

Jennifer

Do you have a schedule showing actual totals for 2011 and 2012 side by side (similar to the schedule that you sent as of October 2012)

thanks

Harry

On Feb 4, 2013, at 10:48 AM, Greene, Jennifer wrote:

No, that was a forecast schedule. The year is over so we have actuals, which is what I just sent you. I cannot call as I am in meetings this morning.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Monday, February 04, 2013 10:48 AM
To: Greene, Jennifer
Subject: Re: RE:

Thanks

do you have the detailed schedule that you sent me as of October 2012.
Please call me

thanks

Harry

thanks

Harry

On Feb 4, 2013, at 10:42 AM, Greene, Jennifer wrote:

Per your request, attached are the 2012 results for American Yacht Harbor. These are unaudited and subject to change. You can click on the "+"s to see the individual months. I formatted it to show the months Oct, Nov and Dec since you were most concerned about those in your last email.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Monday, February 04, 2013 10:07 AM
To: Greene, Jennifer
Subject:

Jennifer

please call me at [REDACTED]

thanks

Harry

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From: Harry Beller <[REDACTED]>
Subject: AYH
Date: December 3, 2012 10:24:43 AM EST
To: jennifer greene <[REDACTED]>
▶ 1 Attachment, 183 KB

Jennifer

please send me a similar schedule for 2011 and 2012 and the audited financials for year ended 2010

thanks

Harry

|

[AYH2010 F...xlsx \(183 KB\)](#)

From: Harry Beller <[REDACTED]>
Subject: Re: estimated taxes
Date: November 28, 2012 4:17:41 PM EST
To: "Greene, Jennifer" <[REDACTED]>

thanks

On Nov 28, 2012, at 4:12 PM, Greene, Jennifer wrote:

Harry,

Please see attached for estimated tax numbers for 2012 for Mr. Epstein's investment in IGY-AYH St Thomas Holdings LLC. Please note that we are currently reviewing potential accelerated depreciation options that may change this estimate, with the result being that Mr. Epstein could have a lesser amount of taxable income or even a taxable loss for 2012. The results of those analyses will not be ready until closer to year-end.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Wednesday, November 28, 2012 1:02 PM
To: Greene, Jennifer
Subject: Re: estimated taxes

Thanks

It will be great if I could have it today

Harry

On Nov 28, 2012, at 12:58 PM, Greene, Jennifer wrote:

Hi Harry,

Hope you are doing well. I will work on pulling something together right now for Mr. Epstein.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Wednesday, November 28, 2012 12:48 PM
To: Greene, Jennifer
Subject: estimated taxes

Jennifer

How are you?

Please send me estimated tax numbers for 2012 for Jeffrey Epstein's investment in IGY-AYH St Thomas Holdings LLC. I can be reached at [REDACTED] or by email

thanks

Harry

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From: Harry Beller <[REDACTED]>
Subject: Re: Distribution from IGY-AYH St. Thomas Holdings LLC
Date: October 24, 2011 10:26:51 AM EDT
To: "Greene, Jennifer" <[REDACTED]>

Jennifer

please wire funds as follows:

JPMorgan Chase Bank
ABA: 021000021
A/C # [REDACTED]
A/C Name: Jeffrey Epstein

Please send me backup to the calculation of this wire as well as financials along with budgets.

Also, please let me know when you wire these funds.

Thanks

Harry

Dear Mr. Beller,

The attached letter is being sent to Mr. Jeffery Epstein via certified mail informing him of a pro-rata share of a \$500,000 distribution from IGY-AYH St. Thomas Holdings LLC. The payment date for this distribution is October 31, 2011.

Would you kindly inform me if he would prefer to receive a check or a wire for distribution of these funds? If he would like to receive a wire, please provide bank account details.

Thank you in advance for your quick response.

Jennifer Greene
EVP - Finance
Island Global Yachting
142 Milestone Way
Greenville, SC 29615

T: [REDACTED]
F: [REDACTED]
E: [REDACTED]
www.igya.com

P Please consider the environment before you print this email

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<DOC.PDF>

From: Harry Beller <[REDACTED]>
Subject: Re: RE:
Date: June 7, 2011 1:15:17 PM EDT
To: "Greene, Jennifer" <[REDACTED]>

Jennifer

thanks

this was very helpful. please call me at 646-862-4814. I have a few questions

thanks

Harry

On Jun 6, 2011, at 7:46 PM, Greene, Jennifer wrote:

Please find attached cash flow statements for 2010 and for the first three months of 2011; capex additions for 2010; and our detail of what we have committed to spending in capital per our EDC application for the periods 2011 - 2015. While we have committed to a minimal capex threshold of \$210k, things arise which are unplanned. For example, we just completed an unbudgeted roof repair in 2011. We can discuss further tomorrow. Thanks.

-----Original Message-----

From: Harry Beller [mailto:[REDACTED]]
Sent: Monday, June 06, 2011 5:04 PM
To: Greene, Jennifer
Subject:

Jennifer

please send me

- 1) a cash flow statement for 2010 and 2011
- 2) capital improvement schedule for 2010 and 2011
- 3) an analysis of the \$1 mil to \$3 million deferred maintenance range

thanks

Harry

<AYH information.PDF>

From: Harry Beller <[REDACTED]>
Subject:
Date: June 6, 2011 11:44:26 AM EDT
To: jennifer greene <[REDACTED]>

Jennifer

How are you.

I need updated valuations, p&I and projections on IGY-AYH St Thomas.

Please call me at [REDACTED] to discuss

thanks

Harry

From: Harry Beller <[REDACTED]>
Subject: Re: AYH information
Date: June 6, 2011 2:41:08 PM EDT
To: "Greene, Jennifer" <[REDACTED]>

Thanks

please call me at [REDACTED]
I have a few quick questions

thanks

Harry

On Jun 6, 2011, at 1:56 PM, Greene, Jennifer wrote:

Please find attached the requested information for American Yacht Harbor. The first file is an income statement for year ended 2010. The second file is projected income for 2011.

You had also asked that I estimate deferred capital additions needed at the property for use in a valuation analysis. I would use a range for deferred maintenance of \$1 mil to \$3 mil, remembering that Mr. Epstein's ownership percentage is 50%.

You had also asked that I provide a range of cap rates for you to use in your analysis. I would submit to you a range anywhere from 6% to 11%.

Please let me know if you need further information

<AYH - 12.31.10.xls><AYH Forecast 2011.xls>