

**From:** Richard Kahn <[REDACTED]>

**To:** "jeffrey E." <jeevacation@gmail.com>

**Subject:** Fwd: U.S. Citizenship & Immigrations Services (GSA) - St. Thomas, U.S. Virgin Islands - Investment Opportunity

**Date:** Fri, 19 Dec 2014 22:15:12 +0000

**Attachments:** CIS\_(GSA)\_-\_StThomas\_-\_Project\_Information\_&\_Developer\_Profile.pdf; CIS\_(GSA)\_-\_StThomas\_-\_Summary\_of\_Project\_Costs\_&\_Investment.pdf; CIS\_(GSA)\_-\_StThomas\_-\_Lease\_Statement.2.5.2013.pdf; CIS\_(GSA)\_-\_StThomas\_-\_Executed\_Lease.pdf; CIS\_(GSA)\_-\_StThomas\_-\_Pro-Forma.pdf; U.S.\_Citizenship\_&\_Immigrations\_Services\_(GSA)\_-\_St.\_Thomas,\_U.S.\_Virgin\_Islands\_-\_OM.pdf

**Inline-Images:** image001.png; image002.jpg; image003.jpg; image004.jpg

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i spoke with john deJongh today and he said that Immigration currently is at Nisky in a shopping center (8000-9000 sq ft) and is very anxious for new space and building  
john felt very secure with GSA and that 10 years of rental income would be almost guaranteed  
he deal looked very good  
i also asked john about 7% bond or real estate deal and he said the only other investment he discussed with you was AYH

i have not yet reviewed attached however if you are interested i would like to structure deal whereby we buy from builder for 6mm or less and he does all construction and we are left with cash flowing property with very little oversight required - his construction costs are too high...  
please advise on how to proceed  
thank you

Richard Kahn  
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575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [REDACTED]  
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Begin forwarded message:

**From:** Mark Hellwig <[REDACTED]>

**Subject:** U.S. Citizenship & Immigrations Services (GSA) - St. Thomas, U.S. Virgin Islands - Investment Opportunity

**Date:** December 19, 2014 at 11:20:38 AM EST

**To:** "[REDACTED]" <[REDACTED]>

Richard,

Thank you for the Confidentiality Agreement. The Offering Memorandum and additional documents are attached for your review.

**Mark Hellwig**  
Director

Office Properties, GSA Specialty



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[REDACTED]