
From: Gold, Steven [REDACTED]
Sent: Saturday, April 6, 2013 11:31 PM
To: Jeffrey Epstein
Subject: RE: 484 Greenwich St., follow up

Mr. Epstein,</=pan>

<=p>

There are no great townh=se comps because there are very few in the area. Additionally, the added v=lue of an attached garage and elevator differentiate 484 Greenwich from other more traditional townhouses as well. As you saw= the house is very unique, and unlimited potential.

<=p>

However this is on the ma=ket a few blocks south for \$19.5mm:

<http://www.b=susa.com/manhattan/downtown/greenwich-street/townhouse/3850292>
<<http://www.bhs=sa.com/manhattan/downtown/greenwich-street/townhouse/3850292>>

Granted it is more finish=d, I think if 484 was finished to these standards it would be a much bette= property.

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I am going to have a coun=er for you, the owner just asked for another night to sleep on it. I=am working on the owner to concede on his price and if you can come up some as well, we can try to get a deal done here. <=span>

<=p>

Thanks.=/p>

<=p>

Best,</=>

Steve</=>

<=p>

steve gold</=>

vice president

douglas elliman real estate

26 west 17th street=

7th floor

new york, ny 10011<=

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From: Jeffrey Epstein [mailto:jeevacation@gmail.com]

Sent: Saturday, April 06, 2013 7:23 PM

To: Gold, Steven

Subject: Re: 484 Greenwich St., follow up

as you know townhouse comps in that neighborhood&nbs=; do not support your price, i assume he has an all in coast
o= less than 7

On Sat, Apr 6, 2013 at 7:03 PM, Gold, Steven <steven.gold@elliman.com> 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

steve gold

vice president

douglas elliman real estate

26 west 17th street

7th floor

new york, ny 10011

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