
From: Richard Kahn [REDACTED]
Sent: Monday, April 11, 2016 6:29 PM
To: jeffrey E.
Subject: Fwd: El Brillo closed comps and information

Richard Kahn
[REDACTED]

Begin forwarded message:

From: =/b>"KERRY LEVENSON WARWICK, =OUGLAS ELLIMAN via flexmls" [REDACTED]

Subject: =/b>El Brillo closed =omps and information

Date: =/b>April 11, 2016 at 2:17:50 PM =DT

To: =/b> [REDACTED]

Reply-To: =/b>"KERRY LEVENSON WARWICK, =OUGLAS ELLIMAN" [REDACTED]
[REDACTED]

Hi =ichard-

I attached two closed comps on El Brillo:

200 El Brillo closed in July 2013 - it =as the last interior lot closed sale (not waterfront). It's =asically the same lot size and house had almost the same s.f. as =50. However, it was built with a very well known and prominent =B architect so the interior (although needed updating) was superior that 350 El Brillo). It closed for =8,318,000.

353 El Brillo sold for =15,975,000 last year. It's a lakefront property. The =ouse was put back on the market for over \$30mm apx. 2 months =ater...with Lawrence Moens. I will send you the active listing =fter this email.

I think a written offer in the low \$8's =Or \$8mm) with good terms is worth submitting. Given the end of =eason and the fact that the seller's have not received any offers. Certainly, one could then find out the =otivation of seller.

Thanks again.

Kerry

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