

To: jeevacation@gmail.com[jeevacation@gmail.com]; Jeffrey Epstein[jeevacation@gmail.com]
From: Gold, Steven
Sent: Tue 4/9/2013 11:20:31 PM
Subject: RE: 484 Greenwich St., follow up

There is no mansion tax. Mansion tax is usually paid for by buyer, but since this is a commercially zoned property, there is no mansion tax.

steve gold

vice president

douglas elliman real estate

26 west 17th street

7th floor

new york, ny 10011



My Listings | www.elliman.com/sgold

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]
Sent: Tuesday, April 09, 2013 7:20 PM
To: Gold, Steven
Subject: Re: 484 Greenwich St., follow up

who pays mansion tax? if any?

On Tue, Apr 9, 2013 at 7:09 PM, Gold, Steven <steven.gold@elliman.com> wrote:

Mr. Epstein,

I have tried to reach the owner but he is travelling, so I will get you a rough estimate of expenses and recent CapEx tomorrow, along with a blank copy of a contract.

As for closing costs, I cannot provide legal advice, but I asked an attorney for a rough estimate, which is below:

Presuming \$11,000,000 purchase price, no financing, general costs could be approximated as follows:

Owner's Title Insurance (about 0.4%-0.5% of purchase price) = \$44,000-\$55,000 (this estimate may be on the high end, but I'd rather be conservative).

Municipal searches, recording fees = \$1,500.

Buyer's Attorney Fees = \$10,000 (controlled by Buyer)

Buyer's Due Diligence / Property Inspections = \$5,000 (controlled by Buyer; Phase I surveys will likely not be needed since no financing).

Buyer's cost of inspection of financial information/performance = if needed (controlled by Buyer)

Buyer's cost of tax planning with personal CPA = as needed (controlled by Buyer)

If Buyer is setting up a Corp. or LLC to serve as buying agency (recommended) = about \$2,000 - \$3,000, depending on entity and publication.

Say around \$75,000 to \$85,000.

Hope this helps and I will be back in touch tomorrow. Thanks.

Best,

Steve

steve gold

vice president

douglas elliman real estate

26 west 17th street

7th floor

new york, ny 10011

c|
o|
f|



My Listings | www.elliman.com/sgold

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

Sent: Tuesday, April 09, 2013 4:29 PM

To: Gold, Steven

Subject: Re: 484 Greenwich St., follow up

What Are the closing costs All in ? Send me a blank contract do that I may review your terms

On Saturday, April 6, 2013, Gold, Steven 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



My Listings | www.elliman.com/sgold

--

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of Jeffrey Epstein

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this

communication in error, please notify us immediately by return e-mail or by e-mail to jeevacation@gmail.com, and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved

--

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of Jeffrey Epstein

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to jeevacation@gmail.com, and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved