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From: [REDACTED]
Sent: Thur 2/10/2011 4:03:23 PM
Subject: PB real estate goings on

Interesting PB real estate activity:

Swanson asked me over yesterday and told me he was "quietly" telling a few people his real price for 1220 SOB is in the \$60s.

The yellow house at 234 El Brillo went under contract somewhere around \$4.7 (listed at \$5.5) to end-users who are friends of the 2 guys who are buying the lakefront 3 Pelican Lane for \$9 (listed at \$11.950). 300 El Brillo (red brick on corner of Travers) closed at \$9.5 (last listed at \$11.5, originally \$13)). The Prosser house (behind it at 252 El Bravo - corner of Travers) is going to court-ordered auction on March 1. Two offers near \$7 were rejected - one from Jeff Fisher. Problem is court-ordered appraisal at \$8.9.

Murray Goodman listed his 2 house compound at 911 N Ocean (next to Friedland) @ \$49.9. Its 250 on ocean by 429 (2.5 acres). 12 bedrooms (5 in guest house). 50' pool. 70s architecture but in good shape.

40 Blossom Way is being listed at or around \$36. (2 down from ex Lindemann.) It is in the estate of a Bolton family member who built it around the time the land (Bolton Estate) was subdivided in the mid 1980s. The house is a Spanish courtyard style with one and two-story sections. It has about 11,000 sf. The land is roughly 190' ocean and 400' depth. The land is gorgeous - lots of palm trees, controlled jungle and green lawn.

John Castle is making noises about offering his house (the former Kennedy house) at around \$50.

Fred Adler listed his house for \$24.

Ivana has put her house on Jungle at S Ocean for sale at \$25.

In the meantime, 102 Canterbury (Asper to Tannenbaum) hasn't closed yet (some say \$30, some say \$26) nor has 6 Los Incas (\$19).

A lot of lookers.

It will be interesting to see how these new and rumored listings in the \$25-\$50 space fare.