

To: jeevacation@gmail.com[jeevacation@gmail.com];
jeevacation@gmail.com[jeevacation@gmail.com]
From: [REDACTED]
Sent: Fri 12/17/2010 9:27:45 PM
Subject: Re: Karakul's El Brillo

Make an offer @ \$3,850,000 as Greg suggested a few weeks ago to solicit a counter. The current ask in \$5.5. Include an inspection condition in any contract. Then, develop a renovation budget before deciding whether to go forward.

The Karakul house has 5532 sf over all (4688 sf la) on a 34,500 sf lot. It was built in 1962 and is charmless. Karakul intended to tear it down. He paid \$6 million even in March of 2007.

The Mahoney lot is 24,500 sf (70% of Karakul) and house has 8856 sf over all (7600sf la). It was built in 1947. It is tired and needs renovations.

Just based on land, the Karakul deal indicates that the Mahoney lot is worth about \$4.5. And the tear down at 221 El Vedado on a smaller lot turned down \$3.8.

There are active negotiations on 300 El Brillo (the red brick house on the corner of Travers). The offer (a CT couple) is said to be in the nines.

Liz Schuler's old house (200 Banyan) sold for \$7.2 on Oct 31, 2010. (It had sold for \$7.7 in 2007). It is a similar lot, and a 7000 sf spec quality 1990 house. Two old Spanish houses have sold in the estate section for more most recently Moens sold Powers on Via del Lago for \$9.250.

Mahoney arrives in PB over the weekend, so it might make sense to do this while he is in town.

-----Original Message-----

From: Jeffrey Epstein <jeevacation@gmail.com>
To: app0001 [REDACTED]
Sent: Fri, Dec 17, 2010 1:13 pm
Subject: Re: Karakul's El Brillo

what do you suggest

On Fri, Dec 17, 2010 at 12:40 PM, [REDACTED] wrote:

See link. Compared to Mahoney, this is a newer but not better house on a larger lot in the 100 block. I heard it is under contract around \$6M. Let's discuss.

-----Original Message-----

From: GREGORY K WEADOCK [REDACTED]
To: app0001 [REDACTED]
Sent: Fri, Dec 17, 2010 12:24 pm
Subject: Karakul's El Brillo

If this did trade in the 6's maybe we need to approach Mahoney before it closes. He's coming down this weekend and will be here for the holidays. Left you a voice mail too, thx.

Greg

Follow this link to see the page:

AOL users:

[Click to view listing\(s\)](#)

This link will no longer be available after 1/16/2011.

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