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**From:** David Stern [REDACTED]  
**Sent:** Friday, September 30, 2016 7:23 PM  
**To:** Jeffrey Epstein  
**Subject:** Royal Monceau Paris Penthouse

Have a look.

Good French friend, crazy guy, into art and beauty, in big financial trouble (tax):

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Begin forwarded message:

From: "Alexandre Allard" To: [REDACTED]  
Subject: Royal Monceau Paris Penthouse

Hi Mishal,

Cool to talk to you on the phone. Please find attached a few pictures of my apartment located inside the Royal Monceau.

5 STAR HOTEL PREMICES: It is the only private apartment in a Palace Hotel in Paris. It has a private lift leading directly to a 25 meter swimming pool, the gym and the Spa, 24/7 hotel security, it has a private lobby access and a main access through the hotel lobby.

LARGEST HOTEL SUITE: There is a bedroom duplex, for 380 square meters, 2 garden-terraces and a terrace kitchen for 110 square meters, a studio of 40 square-meters with a bathroom on the same floor. As the entire hotel, designed by Philippe Starck, it is fully fitted, with wood paneling and mirror brass finish to the utmost quality. 5 of the most important contemporary artists have designed site specific installations to decorate the premises. The ceiling in the living room is 7 meters high.

TRANSACTION: The idea of the operation is to sell the apartment at a discounted price of €12 million against the option to buy it back in 4 years for €14 million. The company owning the apartment has €7 million of debt on it and provided the bank is OK (which should be the case), the buyer will only have to pay €5 million and the transfer tax on the transaction should be limited to below €200,000 as only applicable on €3 million.

The buyer will have free unlimited use of the place for the duration of the ownership.

Hence the investor is either going to get back €7 million on a €5 million investment over 48 months or if I do not buy make a huge upside on the value of the apartment in 2020. <=r> WHAT IS INCLUDED: All the furniture, china, linens, knives & forks, books and art are included in the price. Except Paintings. The apartment is ready to move in.

This is both a good financial deal and a great pleasure deal provided one wants to come to Paris regularly.

I have not put the transaction on the market; This is of course very confidential.

Please tell me your thoughts;

Peace.

Alexandre

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