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**From:** [REDACTED]  
**Sent:** Monday, December 9, 2013 8:13 PM  
**To:** jeevacation@gmail.com  
**Subject:** Re:

The= is a lot of activity and market is strong - not back to 2007 level but c=osing in. Usually 125 sales per year, already 230. Usually 250 houses for =ale, now around 120. There is a limited inventory at all levels and there =re buyers in market at all levels. With a few exceptions what is still uns=ld has been seen and passed on either for price or flaw. On low end, north=end dry lots are now bringing \$150 per square foot - the peak was \$1=5+). On higher end, a newish lakefront can bring \$1500- \$2000 =sf of finished space Chas Johnson paid \$42M for 1220 SOB (Swanson's spec) which as 22,000 s=. Former Swanson spec (then Hammond) at 1275 SOB (just south of Petterfy) =17,000 sf on 200' -closed last week at \$28.5M (really \$31 with commissions=and "furniture") sold to Jeff Lurie (Phila Eagles) and Frisbie lakefront s=ec at 445 Antigua -16,000 sf- (see below ) is under contract @ \$32+M (aske= \$35.9). So 3 lakefront sales above \$30 this year.

The spec redo of Vera's house (630 SOB) listed by Linda Gary asked \$52= now asks \$49. Way overpriced for "across the street" from ocean. (Compare=the Swanson spec at 101 El Bravo started out at \$44 ask in 2010, now askin= \$37, rejected \$30.

Rumors are that Dwight Schar (Casa Apava - ex Perlman) has a deal in w=rks to sell Casa Apava to an equity fund for north of \$100.

Seems likely that something (ex Gosman, Jim Clark, Schar, Kramer) will=go for \$100+ this season.

On direct ocean, only Halle (ex Schulhof) offered in the \$40s&nb=p;and Castle (ex Kennedy) not yet priced (probably \$50) - both Moe=s.

I am ok. How's by you?

\$35,900,000FEATURED  
445 Antigu <<http://www.corcoran.com/florida/Listings/Display/2799580>> a - under contract

-----riginal Message-----

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** paul prosperi <[\[REDACTED\]](#)>  
**Sent:** Mon, Dec 9, 2013 9:38 am

what does the market look like, it appears weaker to=me than i thought. linda gary has vera s old house on el brill=. what was the dispoisont of swanson house? how are you=

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