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**From:** jeffrey E. <jeevacation@gmail.com>  
**Sent:** Thursday, May 3, 2018 1:02 PM  
**To:** Richard Kahn  
**Subject:** Re: 82nd street

put it question form

On Thu, May 3, 2018 at 9:00 AM Richard Kahn <[REDACTED]> wrote:<=r>

this summary sheet is useless and David is clearly lost...

quick summary:

- a) no costs are shown to date and what remains open..
- b) no monthly carrying costs..
- c) it appears from sales scenario of 36mm total sales (which I think still may be too high by 5-6%) we get back \$0 on our \$3,480,000=/b> investment
- d) David prioritizes notes payable which is probably him to equity which is Wrong...
- e) no detail on how loans payable grew from 25mm to 31.8mm

I hope we do not have any liability as we are 50% of the manager..

=/div>

Begin forwarded message:

David Mitchell <[REDACTED]>

Subject: Re: Two snapshots

<=div>

Date: =span style="font-family:-webkit-system-font,'Helvetica Neue',Helvetica,sans-serif">May 3, 2018 at 8:36:16 AM EDT

To: [REDACTED] > wrote:

please send entire projection including construction costs  
previous budgets were 2 pages and this does not tell me much  
thank you

Richard Kahn  
HBRK Associates♦=A0Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022 tel [REDACTED]  
fax 212-320-0381  
cell [REDACTED]

Begin forwarded message:

From: David Mitchell <[REDACTED]>

Subject: Two snapshots

Date: May 3, 2018 at 5:47:58 A= EDT

To: "Richard Kahn <[REDACTED]>" <[REDACTED]>  
<mailto:[REDACTED]> >

Please find two cases,

Obviously I would like to exceed these but the market has considerable=weakness since the investment

From: Richard Kahn <[REDACTED]> <mailto:[REDACTED]>  
Date: May 2, 2018 at 3:56:41 PM EDT  
To: DAVID MITCHELL <[REDACTED]> <mailto:[REDACTED]>  
>  
Cc: Doug Arnaudin <[REDACTED]>  
<mailto:[REDACTED]>  
Subject: Re: The Park Mansion - 9.7.16 (REVISED).pdf

david please send as promised as i been asking now for 4 weeks  
i do not care how ugly they look however i want to see numbers♦=A6

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax 212-320-0381  
cell [REDACTED]

On May 1, 2018, at 9:51 AM, Richard Kahn <[\[REDACTED\]](#)> wrote:<=div>

projections?

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [\[REDACTED\]](#)  
fax 212-320-0381  
cell [\[REDACTED\]](#)

On Apr 26, 2018, at 11:52 AM, David Mitchell <[\[REDACTED\]](#)> wrote:

Apologize will get it to you

\*\*\*\*\*  
DAVID MITCHELL  
\*\*\*\*\*  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA  
[\[REDACTED\]](#)

[\[REDACTED\]](#) <[\[REDACTED\]](#)>

On Apr 26, 2018, at 11:45 AM, Richard Kahn <[\[REDACTED\]](#)> wrote:

82nd street  
david it has been 3 weeks since i asked for a 2 page cash flow project=on for  
please send  
thank you

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [\[REDACTED\]](#)

fax 212-320-0381  
cell [REDACTED]

On Apr 6, 2018, at 1:04 PM, Richard Kahn <[REDACTED]>  
<mailto:[REDACTED]> wrote:<=div>

last version was 1.5 years ago - nothin= updated since?

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax 212-320-0381  
cell [REDACTED]

On Apr 6, 2018, at 12:58 PM, David Mitchell <[REDACTED]>  
<mailto:[REDACTED]> wrote:

will do this weekend

\*\*\*\*\*  
DAVID MITCHELL  
\*\*\*\*\*  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA  
[REDACTED]  
[REDACTED] <mailto:[REDACTED]>

On Apr 6, 2018, at 12:37 PM, Richard Kahn <[REDACTED]>  
<mailto:[REDACTED]> wrote:

final costs..

can you please forward your latest projection updated realistic =ales prices and

thank you

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel [REDACTED]  
fax 212-320-0381  
cell [REDACTED]

<mailto:[REDACTED]> wrote:

On Apr 3, 2018, at 4:37 PM, Richard Kahn [REDACTED]

has your projection been updated since the =ast one i received? and with new  
sales prices..

can you please send - thanks

Richard Kahn

HBRK Associates Inc.

575 Lexington Avenue 4th Floor

New York, NY 10022

tel [REDACTED]

fax 212-320-0381

cell [REDACTED]

<The Park Mansion - 9.7.16 (REVISED).pdf=gt;

Richard Kahn

HBRK Associates Inc.

575 Lexington Avenue, 4th Floor

New York, NY 10022

Tel [REDACTED]

Fax 646-350-0954

Cell [REDACTED]

conversation-id 7458 date-last-viewed 0 date-received 1525352502 flags 8590195713  
gmail-label-ids 7 6 remote-id 818714