
From: jeffrey E. <jeevacation@gmail.com>
Sent: Friday, October 16, 2015 11:43 AM
To: Erika Kellerhals
Subject: Re:

where are we with 1248

On Fri, Oct 16, 2015 at 7:17 AM, Erika Kel=erhals [REDACTED] > wrote:

I know =93 I told her the beaches are awful with the exception of the one where th= house is, you want us to take it with no idea whether it can be developed= no idea if there are environmental conditions that we need to worry about= etc.

She doesn't have anything.

<=div>

I'll call her this morning.

Erika A. Kellerhals

Mem=er </=>

Kellerhals Ferguson Krobli= PLLC<=>

9100 Port of Sale Mall, Ste 1=

St. Thomas, VI 00802

[REDACTED]

[REDACTED]

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From: "jeffrey E." <To: <mailto:jeevacation@gmail.com> Envelope-Recipient: <mailto:jeevacation@gmail.com> Subject: Re: [REDACTED]

there is no where to build a house likebransons no=deep dock. etc. ask her if the guy came for thanks=giving is that too late.? if you can get him to 14 cash,=C2 as is . no conditions. ?

On Fri, Oct 16, 2015 at 7:00 AM,
wrote:

Yes. <=div>

She says she has a cash offer of \$21M – which begs the question – why did she come back and see what you want to do. She offered again to give my buyer a tour of the property by land, sea and air. I told her that it wasn't necessary as they knew exactly what they were making an offer on. I also told her that their price was fairly steep since they were not offering any reps or warranties and no indemnities.

She then said – well if nothing else =93 bringing your buyer down here to look would push this buyer from beverly hills into upping his offer if he thinks someone else is interested. Apparently this guy – if he exists – wants to be like Branson.=C2

Erika A. Kellerhals

Member =/u>

Kellerhals Ferguson Krob=in PLLC

9100 Port of Sale Mall, Ste=15<=u>

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From: "Jeffrey E." <jeevacation@gmail.com <mailto:jeevacation@gmail.com>>

Date: Thursday, October 15, 2015 8:50 PM

To: Erika Kellerhals <

did you have lunch today? with a=ril

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=A0 please note

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