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**From:** Erika Kellerhals <[REDACTED]>  
**Sent:** Monday, September 28, 2015 7:27 PM  
**To:** jeffrey E.  
**Subject:** FW: Great St. James

I'm signing confidentiality agreement today. They are nuts with this price.

Erika A. Kellerhals  
Member  
Kellerhals Ferguson Kroblin PLLC  
9100 Port of Sale Mall, Ste 15  
St. Thomas, VI 00802  
Tel: [REDACTED]  
Fax: [REDACTED]  
ema [REDACTED]

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On 9/28/15, 2:36 PM, "April Newland" [REDACTED] wrote:

>We are all set for Wednesday afternoon at 3 meet me at the boat dock next

>to Pesce there is parking there and the gate will be open. Please send  
>the NDA and anyone who wants to see the island has to sign it too. The  
>new price will be \$24,950,000 for the island and \$2,500,000 for the  
>quarter acre on St. Thomas instead of \$35,000,000 and \$2,500,000 as  
>previously listed. If you are acting as a selling broker seller will pay  
>a 2% commission of the gross sales price at closing. If your buyer is  
>serious I would try to get them to preview as soon as they can as I will  
>be going to Seattle next week to meet a potential buyer and will be  
>putting the island on MLS after that.  
>  
>April Newland  
>Past Regional Vice President of Region V  
>Past President Territorial and St. Thomas Board of Realtors  
>Previously Realtor of the Year  
>Cell: [REDACTED]  
>Website: [vibeachfrontproperties.com](http://vibeachfrontproperties.com)  
>Serving St. Thomas, St. John, St. Croix, BVI and St. Barts.

```
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