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**From:** jeffrey E. <jeevacation@gmail.com>  
**Sent:** Sunday, July 12, 2015 12:08 PM  
**To:** Marc Leon  
**Subject:** Re:

can you send the other rossi property, ?

On Sat, Jul 11, 2015 at =:24 AM, Marc Leon [REDACTED]  
[REDACTED] > wrote:

Dear Jeffrey=

Very difficult exercise for a Saturday morning !<=>

Marra=ech is still now a very tiny market for high end properties. It may change=in some years or more with the construction and then their sale of huge pr=perties.

As comps, we have only 3 properties in Marrakec=:

- =C2◆ Bab Atlas on 50 acres with 220 000 sq. feet =uilt up, the property bought 3 years ago by Sheikh Khalifa Al Thani. This =property was listed at 100 million € and the price of the transacti=n is unknown.

- =C2◆ </=>Bab Atlas on 24 acres with 100 000 sq.=feet built up, Dar Olfa, listed at 65 million €. The expenses for =his property should have been around 40 million + 5 million furniture.<=u>

- ◆=A0 Bab Atlas on 21 acres, with 60 000 sq. feet built up, the n=w property of Mr. Rossi, developer of the two other one. It is not formall= on the market, but Mr. Rossi would consider an offer at 40 million ◆=AC. All these properties have the same modern Moroccan style.

◆=A0

N=ot on the market and not valuable:

<=u>- =/span>Prince Bandar<=u>

- ◆=A0 Family Agnelli

-Bin Ennakhil is probably impossible the redo today

- ♦=A0 Bin Ennakhil offers less sq. feet than other properties, but how many cubic feet with the 12 and 14 m high ceilings ? Millions hours work for hundreds of artists.
- =C2♦ Bin Ennakhil can only become the property of an art lover
- ♦=A0 You could value some Picasso by sq. inch, but how could you estimate the Joconde ?

Google=maps location: 31=C2?40'58.7"N 7°57'54.5"W - 31.682965, -7.965142

=/u>

More details about the costs will follow.

Regards

Marc LEON  
Managing Directorow

## KENSINGTON Finest Properties Marrakech Sarlau

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=span style="font-size:10.0pt;font-family:"Verdana", sans-serif;color:gray" lang="EN-US">**1**

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De : =effrey E. [mailto:jeevacation@gmail.com <mailto:jeevacation@gmail.com> ]  
Envoyé : [REDACTED] 04:27  
À : Kensington  
Objet : =/u>

<= class="MsoNormal">I understand the property is unique I have look=d at comp sales. politial risk insurance. financial risk of country.=C2◆ /. Not sure what i am missing. but i can't get close to his 50 million number. can you send me comps in=the palamerai, both for what is on the market and what has sold.◆=A0

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=C2◆ please note

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