
From: Jeffrey Epstein <jeevacation@gmail.com>
Sent: Friday, August 5, 2011 12:47 PM
To: [REDACTED]
Subject: Re: Thanks

ok,, but send the details ,, i could always ask howard,, i like him

=div class="gmail_quote">On Fri, Aug 5, 2011 at 2:43 PM, David Mitchell <=pan dir="ltr"><[REDACTED]>
<mailto:[REDACTED]> > wrote:

Tough to do as the deal closed in February
Lorber is an investor an= Prudential is the broker

Sent via BlackBerry from T-Mobile <=r>David Mitchell

MITCHELL HOLDINGS LLC
815 Fifth Avenue
New York NY 10065

[REDACTED] fax

[REDACTED] <mailto:[REDACTED]>

From: Jeffrey Epstein <jeevacation@gmail.com>
Date: Fri, 5 Aug 2011 11:39:25 +0000
To: [REDACTED] <mailto:[REDACTED]> >
Subject: Re: Thanks=

i would like to do a similar soho house type deal , take the penthouse inst=ad of profit but only if convenient.

On Fri, Aug 5, 2011 at 1:28 PM, David Mitchell <=pan dir="ltr"> <[REDACTED]>
<mailto:[REDACTED]> > wrote:

Yes,I am sending you a stacking plan ,in a few hours

Right now the project is designed with a large duplex penthouse ,but we mig=t separate them into two
units

They are "loft" style

I am still negotiating to buy out the promote and hope to have that done to=ay

Sent via BlackBerry from T-Mobile
David Mitchell

MITCHELL HOLDINGS LLC
815 Fifth Avenue
New York NY 10065

[REDACTED]

fax
cell

[REDACTED] <mailto:[REDACTED]>

From: Jeffrey Epstein <jeevacation@gmail.com <mailto:jeevacation@gmail.c=m> >
Date: Fri, 5 Aug 2011 11:11:00 +0000
To: David Mitchell <[REDACTED] <mailto:[REDACTED]> => >
Subject: Re: Thanks

what type of apts.. is there a penthouse?

On Thu, Aug 4, 2011 at 5:03 PM, David Mitchell <=pan dir="ltr"> <[REDACTED]
<mailto:[REDACTED]> > wrote:

For calling me back ,
As I outlined there is 950,000 in investor unit on 21 e 26 th street

We closed our deal in February and since then have received Landmark approv=l to extend the
building one more floor

We have also completed the demolition and have removed all the asbestos

The 950,000 is part of the placement that I did with friends and family of =,000,000

The deal is that after the mortgage debt is paid 100 percent goes to return=of capital ,once that
happens 75 percent goes to the investment group

No fees are paid until return of capital

There- after the development group receives the residual

A quick snapshot is
Mortgage 15.625
Debt 338,000
Equity 7,800,000

Square feet to sell 33,000

We plan to offer a white box unit at 1300 a foot
And one finished unit at 1600 a foot

(Comps are higher)

I believe there is a sellout of over 36-38 million

I also believe it will happen with in 12 months

I think this is attractive because most of the risk of approvals and asbest=s removal is behind

No guarantees but should be good

Sent via BlackBerry from T-Mobile
David Mitchell

MITCHELL HOLDINGS LLC
815 Fifth Avenue
New York NY 10065

[REDACTED] fax
[REDACTED] cell

[REDACTED] <mailto:[REDACTED]>

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Jeffrey Epstein

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