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**From:** [REDACTED]  
**Sent:** Tuesday, July 17, 2012 8:14 PM  
**To:** jeevacation@gmail.com

Larry Moens has found a townhouse (one of two built together in 1983 on a single lot) in a distress sale. It had been on for \$2.2 million now in a short sale at \$775,000. The other townhouse on the lot is in an estate. Moens owns the adjacent building and thinks of it as an assemblage. It is on the Intracostal just north of the par 3 golf course. He wants me to buy this and develop with him. Would you be interested in backing me in this if it works out?