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**From:** Richard Kahn <[REDACTED]>  
**Sent:** Saturday, December 24, 2016 9:10 PM  
**To:** jeffrey E.  
**Subject:** Re:

Owner is in residence but was not there during viewing. They did have 1 in staff that sat outside during tour. Owner is from Wyoming and broker Tina (who is clueless) deals with their financial intermediary and never direct with owner. Each room we walked thru I said the flow was terrible and that we needed to tear down house. The nicest part of the house was the landscaping. She said that she shows the house 1-2x per week now that we are in season and gets mixed reviews on tear down vs gut renovation. Tina said there were no pending offers but did an open house for brokers and 60 people came thru. She said that seller is motivated to sell now and even recommended a price reduction yet owner rep resisted. Kerry is going to send low comps and real estate assessment that we can present with offer since broker is not sharp and that she can forward to owner.

Please advise. Thank you.

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue, 4th Floor  
New York, NY 10022 [REDACTED]

On Dec 24, 2016, at 9:41 AM, jeffrey E. <jeevacation@gmail.com> wrote:

fun. there are people there so free to let them know you think it is a tear down. so you would pay land cost after deducting for demo. 5.5 - 6

On Sat, Dec 24, 2016 at 9:15 AM, Richard Kahn [REDACTED]  
[REDACTED] > wrote:

3pm apt confirmed today for Kerry and I to walk thru 350 el Brillo.

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue, 4th Floor  
HBRK Associates Inc.  
575 Lexington Avenue, 4th Floor  
New York, NY 10022  
[REDACTED]  
[REDACTED]  
[REDACTED]

On Dec 24, 2016, at 8:47 AM, jeffrey E. <mailto:jeevacation@gmail.com>

send a note to everyone on payroll . = that 2017 . has to be a more discilined year. ther= are many changes that will happen and you would ask that everyone make som=suggestions on how they can better do their work or suggestions on how the o=eration could be better. all answers will be confidential

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