

---

**From:** jeffrey E. <jeevacation@gmail.com>  
**Sent:** Wednesday, December 28, 2016 7:17 PM  
**To:** Richard Kahn  
**Subject:** Re: closed land comps - 350 El Brillo

ForwRd

On Wed, Dec 28, 2016 at 1:55=PM Richard Kahn [REDACTED] > >  
wrote:

6mm offer was not countere=  
kerry suggests that we forward comps which they w=ll be required to send to representative along with a  
6.5mm offer (note we=also offered 6.5mm back in sep 2016)  
please =dvise  
thank you  
[REDACTED] >

Subject: closed land comps - 350 El B=illo

Date= December 28, 2016 at 1:38:46 PM E=T

To: Richard Kahn [REDACTED] > >

=br>

Hi Richard.

I attached the latest closed land comps on oversized, premier, Palm Beach streets. The closed price per s.f. ranged from \$175 - \$315. (closed price / lot size)

The agent for the seller on 350 El Brillo told me that the seller's rep will not counter \$6mm. Hopefully, when she's educated on the closed land comps and value, a higher bid (maybe \$6.5) will be accepted or countered.

350 El Brillo lot size is 24,500. At \$6.5mm the price per s.f. is apx. \$265, which is within the range of closed land comps.

Thanks again.

Kerry

[REDACTED]

=

</=body>

<=d class="gmail\_msg">

KERRY WARWICK

=td style="font-size:11px;font-family:Arial;text-transform:capitalize;col=r:#7f8183" class="gmail\_msg">REALTOR  
ASSOCIATE

DOUGLAS ELLIMAN REAL ESTATE

OFFICE: 561.655.8600

MOBILE: 561.310.2262

FAX: 561.833.8889 <=tr>

Kerry.Wa=wick@elliman.com

340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480

SOCIAL: ASKELL=MAN / FACEBOOK <https://www.facebook.com/DouglasEllim=nFL> / TWITTER / GOOGLE+

<http://plus.google.com/+Dougl=Elliman> /◆=A0YOUTUBE <http://youtube.com/user/ellimanvideo> / INSTAGRAM

<https://instagram.c=m/douglaselliman/> ◆=A0 / LINKEDIN <http://www.linkedin.com/company/8363?trk=tyah>

VIEW MY LISTINGS <http://www.elliman.com/go-to-agent/11488>

=td height="20px" class="gmail\_msg">

=/p>

=br>

This email is

for the use of the intended recipient(s) only. If you have received this

email in error, please notify the sender immediately and then delete it.

If you are not the intended recipient, you must not keep, use, disclose,

copy or distribute this email without the author's prior permission. We

have taken precautions to minimize the risk of transmitting software

viruses, but we advise you to carry out your own virus checks on any

attachment to this message. We cannot accept liability for any loss or

damage caused by software viruses. The information contained in this

communication may be confidential and may be subject to the

attorney-client privilege. If you are the intended recipient and you do

not wish to receive similar electronic messages from us in the future then

please respond to the sender to this effect. Please note that any views or

opinions presented in this e-mail are solely those of the author and do

not necessarily represent those of the

Company.

<=blockquote>

