
From: Boris Nikolic <[REDACTED]>
Sent: Wednesday, January 29, 2014 5:33 PM
To: Jeffrey Epstein (jeevacation@gmail.com)
Subject: FW: 137 Duane
Attachments: STown Scan 13111212020.pdf; STown Scan 13111212030.pdf

Attached is the inspection report for 137 Duane Street.

It was performed for a different apartment for one that just closed (4D closed last week for \$3.6m and is listed at 3,198 sq ft, which would be a closing price of \$1,125.7/sqft. This unit is going through a full gut renovation). The unit was in estate condition.<=p>

Although it would be great that your people check in details, at least something to start with (they can focus on some deficiencies).

The developer is desperate to close soon – and he needs all cash deal as it is unlikely that any bank would come in.

Boris

From [REDACTED]
Sent: Tuesday, November 12, 2013 9:52 AM
To: Boris Nikolic
Subject: 137 Duane

Boris:

Attached please find a copy of the engineering report obtained by my client a few weeks ago. If you have any questions or would like to discuss it, I am available.

Danny

Daniel S. Roshco, Esq.

Daniel S. Roshco, P.C.

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Direct Dial - [REDACTED]

(P) [REDACTED]

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