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**From:** Boris Nikolic <[REDACTED]>  
**Sent:** Wednesday, January 29, 2014 4:20 AM  
**To:** Jeffrey Epstein (jeevacation@gmail.com)  
**Subject:** FW: 137 Duane Street Unit 3A Offer  
**Attachments:** Unit 3A - Offering Overview.pdf

I love this Unit.

Have been thinking a lot and would like to go for it.

It is not possible to beat price per sq feet. And in that area is increasing rapidly.

Finally this has been usually my first choice from the beginning.

A seller/developer is getting desperate as he has half of all units in the whole building and needs to sell it.

He is having an open house this Friday.

Because of a developer holding so many units, it is not possible to get mortgage from a bank.

This is not a quick flip (it will take developer some time to unload) but I think that it does not matter as I would like to hold it for a while.

Even if the worst comes to bear (some significant water leaks due to old pipes, the assessment for the Unit can't be that high as there are 24 Units in total).

Please look over it and let's discuss.

Boris

From: Steven Gold [mailto:SGold@townrealestate.com]  
Sent: Monday, January 27, 2014 9:30 AM

To: [REDACTED]; Boris Nikolic  
Subject: FW: 137 Duane Street Unit 3A Offer

Not that I think we should reconsider, but just FYI

Steve Gold

Licensed Real Estate Salesperson

My Exclusive Listings <<http://www.townrealestate.com/pr=file/804-steven-gold>>

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From: Andrea Wilson [mailto:AW@SummitEquitiesllc.com <mailto:AW@SummitEquitiesllc.com> ]  
Sent: Monday, January 27, 2014 12:11 PM  
Subject: 137 Duane Street Unit 3A Offer

Happy New Year,

I want to touch base with you and see if you had any current clients that would be interested in making an offer on unit 3A at 137 Duane Street. We have completed the hallway/common area renovations and received a bid back for leveling the floors in the unit. We are offering to sale the condo at a discounted rate before we start the floor work as the price will increase significantly once the work is done. I am holding an open house this Friday at 4pm. Please let me know if you have any interested clients.

Best Regards,

Andrea Wilson

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