
From: Lesley Groff [REDACTED]
Sent: Monday, July 8, 2013 8:20 PM
To: Jeffrey Epstein
Subject: Fwd: Julian Leese: Michigan Project
Attachments: RTI Background.pdf; Untitled attachment 00171.htm; ATT00001.html; Untitled attachment 00174.htm; USA Property Biz plan NY2013.xlsx; Untitled attachment 00177.htm; ATT00002.html; Untitled attachment 00180.htm; Beechwood_Ave_Prop-overview.pdf; Untitled attachment 00183.htm; ATT00003.html; Untitled attachment 00186.htm; RTI Michigan 2013.pdf; Untitled attachment 00189.htm; ATT00004.html; Untitled attachment 00192.htm

Begin forwarded message:

From: lesley taylor [REDACTED]
Subject: Julian Leese: Michigan =roject
Date: July 2, 2013 9:11:53 AM EDT
To: lesley gmail <[REDACTED]>

From: Julian Leese [REDACTED]
Subject: Michigan =roject
Date: July 1, 2013 =:42:31 PM EDT
To: "lesley.jee@gmail.com" [REDACTED]

Dear Lesley
Good to speak to you today. The following is =he information Jeffrey requested. Attached are:
- Company Background
- Income and Capital cash flow =statement
- Property =example
- 2013 Michigan =nvestment Prospectus

Dear =effrey

It was wonderful see you again last week, thank you for sparing me the time. I enclose an overview of the Michigan Project, including all the figures as you requested. Thank you for your consideration.

On a personal note I will be sending you the shoot dates by separate email.

Attached are both an overview and background of the company as well as 12 month projected income and capital cash flow for your perusal.

With regards to the property sales, as I told you last week, we have an enormous amount of people from Asia wishing to invest in this product. Equally at this time we have not got a problem sourcing the houses.

The issues, due to its popularity, is finding the bridging finance to acquire the properties in the first place. The reason we require the cash injection is, as I mentioned, that we actually buy all the properties first, refurbish them and then sell them; hence the huge capital outlay. -We are not brokers or facilitators selling other people's properties-

The total amount of \$5million would not be needed right away, but we would require to have the facility to draw from it as and when, in order to meet our demand. As such your security, is that all properties purchased would have a lien by you meaning. Then upon resale, you would be the first to receive your money back by the title broker. This way we would draw down from you every time we purchased properties.

We manage all the properties ourselves and we have them rented even before we finish refurbishing them (normally 2 weeks), meaning tenants move even as the paint is drying. We have an average of 5 tenant applications per property during the refurbishment period. This allows us to choose a good quality tenant. It is in our interest that the tenant is of good quality, given the rental guarantee that we offer to our investors.

For your investment we would pay 10% interest per annum and would require it for a maximum period of 2 months. We could pay the interest monthly, calculated on a daily basis.

Also for your information, I have attached an example of a property we have recently sold, so you have an idea as to what our product is and how we present it to investors.

Whilst we started off slowly, we have now picked up a good pace and are selling around 12 properties per month, however our demand is getting larger and larger, with investors in some countries committing up to \$1m per month of investment, in places such as Singapore and Malaysia.

Warm regards
Julian

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