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Subject: LSJ - Paris

Date: Thu, 15 Oct 2015 02:46:18 +0000

Attachments: DPolomembership.pdf; Dexterior.JPG; Dexterior2.JPG; Dlivingroom.JPG; dfamily.JPG; Dmold.JPG; DPool.JPG; DKitchen.JPG

Jeffrey

B727, STT - Acores 5+38 min (-32kt headwind)
Acores - Paris 3+09 min (+5kt tailwind),.

House update,

I viewed the house yesterday with listing agent, she didn't know how much the bank was into the house for, Zillow indicates \$315k

The house that closed last month under foreclosure sold \$337,500 with 3202 sqft, sold for \$105 per sqft,. the house we are looking at listed at 4,065 sqft.

The Bank has started to paint the exterior of the house, will prune the landscaping, and repair the roof water leak that caused the damage to one small bedroom by garage, change all drywall in damaged bedroom, the bid was \$18,000 for all work listed.

The house is Expansive, 18 foot ceilings in living room and 20 foot ceiling in Family room by Kitchen, house will only need interior paint, and polish marble floors. Its an amazing house. I've attached photos I took during my viewing. HOA Fee which includes exterior Lawn care is reasonable at \$398 per month.

The Major disappointment to the house, mandatory Polo Club membership equity, I've attached the price schedule.

Option 1 is \$75,000 for Social membership equity, \$13,924 annually, with \$403 per month duty.

Option 2 is \$50,000 for Social / Golf & Tennis, \$22,533 annually, with \$403 per month duty.

I'm scheduled to tour Polo club and confirm that if you sell house, you get 80% of equity returned. This house has no equity since Bank foreclosed.