

From: Jeffrey Epstein <jeevacation@gmail.com>
To: Boris Nikolic <[REDACTED]>
Subject: Fwd: 137 Duane Street Key Points
Date: Sun, 09 Feb 2014 18:51:28 +0000
Attachments: 137_Duane_Street_6_Key_Points.docx

----- Forwarded message -----

From: Richard Barnett <[REDACTED]>
Date: Sun, Feb 9, 2014 at 1:15 PM
Subject: 137 Duane Street Key Points
To: jeffrey Epstein <jeevacation@gmail.com>, darrenindike <[REDACTED]>

Mr. Epstein I went to the property at 137 Duane Street with Boris spent a few hours at the property doing a mechanical and property inspection .The condo was recently renovated and cosmetically is very good and shows very well with all new bathrooms kitchen appliances , laundry room appliances & closet cabinets . The electrical panel supply and room outlets are new and electrical supply is adequate for the space, all the ac equipment is operational but dated access to roof would be necessary to check further , intercom system ok. The building is heated by steam radiators the majority of the radiators are operational with a few that need work due to no heat or poor heat flow or trap noise which I can give the build a list to look into. Attached is a list of issues like the Condo View, Flooring, water pressure that I discussed with Boris to help you both negotiate a better price. I hope this helps Richard

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