

**From:** Ike Groff <[REDACTED]>  
**To:** "Lesley Groff ([REDACTED])" <[REDACTED]>  
**Subject:** FW: 37 North ave  
**Date:** Tue, 28 Oct 2014 17:18:32 +0000  
**Attachments:** PNB\_Personal\_Financial\_Statement-2014.xls

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We need to get this to PNB bank so we can buy 37 North

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**From:** Jason Milligan [mailto:[REDACTED]]  
**Sent:** Friday, October 24, 2014 4:25 PM  
**To:** Ike Groff  
**Subject:** FW: 37 North ave

see below.

Jason Milligan

[www.milliganrealty.com](http://www.milliganrealty.com)

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[REDACTED]

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**From:** Budnick, Barbara ([REDACTED])  
**Sent:** Friday, October 24, 2014 3:47 PM  
**To:** Jason Milligan  
**Subject:** RE: 37 North ave

son

low is what I need on Ike-

Two years personal tax returns and completion of Bank's PFS statement( see attached). If he has internally prepared ones- attach to Bank's and state see attached for the individual schedules.

Need to answer all questions, sign and provided evidence of liquidity-i.e. cash, marketables.

roperty:

Any tax returns or prepared P and L's from seller.

Copy of contract-draft ok

EFTA00360171

Is the Citrin Cooperman lease extension 5 years from closing on property or 5 yrs from 9/30/15 lease expiration. Any renewal options? On other existing tenants – have initial occupancy dates?

Borrower operating agreement- draft Ok

Total project costs including closing costs and TI/LC.

Our discussion is for 75% advance rate at closing of as is and 70% on stabilized value. As you know the local office market is tough- in the teens for vacancy.

Thanks.

Barbara

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