

# IN CONTRACT!

*How Making a Killing in Manhattan Real Estate Can Mean Murder...*

Written By

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Logline:

The story of two Real Estate agents struggling to survive and prosper in Manhattan Real Estate at any cost, even if making a killing means murder.

Plot:

Two struggling Realtors in New York City on the edge of complete burn-out stumble onto the deal of the century with a large Developer whose fortune is riding on one last hold-over Rent Control tenant stopping a billion dollar Office & Condo project.

Principal Characters:

Nick & Charlie-	Real Estate Agents
Maggie-	Holdover Tenant
Mr. D'Aleo-	Developer

Additional Characters:

Guy-	Realty Colleague of Nick's
Pastor Davis-	Uptown Evangelist
Sal-	Gangster Contractor
Kenny-	General Contractor
Vickie & Taylor-	Rental Clients
Various Others-	Customers, Bartenders, Extras

Location:

New York City

Setting:

Present Day / Early 2000's

• MR. D'ALEO'S ROUTINE (appears on screen as subtitle)

EXT. STREET & INT. CAR- DAY at SUNRISE

Dawn light coming across the avenue, the sound of Mr. D sipping steaming hot coffee as window of car rolls down with him wearing dark sunglasses and fedora; take 30-45 seconds to show his face as stone cold yet slightly perplexed as Maggie casually walks out of the building and wags her finger at him..

..with deep sentiment; spoken slowly

MR. D"ALEO

I remember when a problem tenant was solved with a fat envelope full of cash. People had a price in proportion to their status and they knew what it was. Harlem was good action for jazz, dice, and drugs... What's going on now, huh?

DRIVER

I dunno Mr. D, those Millennials they got their Rap, C-Lo, and plenty of weed.

MR. D'ALEO

Yeah... (sigh) Business is business. Atlantic City is still the same, Huh? Let's go.

DRIVER

To Atlantic City Mr. D? Your emergency Tuxedo in the trunk with a shaving kit and those nice girls from Philly are gonna be in town tonight... I hear.

MR. D'ALEO

Pally, I wish we could head down there right now. Gotta talk to the boys about how to work things out. Take me downtown.

Window goes up with smoke coming out as limo drives with sunrise; music for next scene starts... No dialogue, just cool music & opening credits- (PAN UP TO SKYLINE w CREDITS)

- GOOD MORNING CHARLIE (appears on screen as subtitle)

INT. APARTMENT- DAY

WE SEE Nick & Charlie Getting Ready at Their Own Apts,  
Leaving Respective Buildings, Getting Coffees & Papers, One  
Guy Stepping over a Bum, Both Getting On Subway, One Guy  
Pissed While Waiting on Train Staring Down Tunnel Track,  
Arriving at Office, Getting On Line, Checking NY Times,  
Craig's, Going to Erotic Services after posting Fugazzi Ads,  
etc...

CUT TO:

INT. OFFICE- LATER

CHARLIE is checking VOICE MAIL.

VOICEMAIL(O.S.)

You have eight messages.

WE HEAR nebulous messages and then he gets a live call-

CHARLIE

Charlie Gillano. How can I help  
you this morning?

PROSPECT

Yes, I am calling from the ad I saw  
on the internet for the apartment.

CHARLIE

Which apartment were you interested  
in?

PROSPECT

The one you advertised on the  
internet.

CHARLIE

OK, we have a lot of apartments out  
there right now, was this a 1  
bedroom?

PROSPECT

Yes.

CHARLIE

Let's do this another way. What's  
your budget like for the apartment?

PROSPECT

I would like to spend as little as  
possible of course.

CHARLIE

Of course.

He rolls his eyes & sighs before starting.

CHARLIE

The 1 bedroom I think you're calling me about was listed for \$1,800. Is that about right for your budget, or do you have more flexibility so I could show you a few things in that range?

PROSPECT

There may be some Flexibility. If you show me something really amazing.

CHARLIE

That's great. I have a few terrific places for us to look at this morning that would really amaze you. We have a gorgeous unit with Southern exposure and all new renovations in a beautiful prewar building a block from the Central Park to start out with...

WE SEE CHARLIE looking at some XXX website, looking at horse racing forms, and going through his mail, mostly collection notices, or doing anything but paying attention as he gives a wonderful pitch that he has given a thousand times before.

CHARLIE

Let me put you on hold one sec, that's my other line. Charlie Gillano. How can I help you this morning?

NEW PROSPECT

Yes, I am calling about the ad for the apartment.

CHARLIE

That's great. Which apartment were you calling us about?

NEW PROSPECT

I was interested in the one I saw advertised mostly.

CHARLIE

Terrific. Give me one moment to wrap up this other call and I'll be right with you.

He switches lines again-

CHARLIE

So what's the best time to meet up  
with you this morning? Mm hmm, mm hmm,  
OK, sounds great.

Show Charlie and out window into blue sky and street  
behind him and onto Nick walking into his offices-

• **NICK & THE YAKUZA (appears on screen as subtitle)**

Nick is talking on cell phone pitching some random apartment,  
drinking coffee while walking into his office, unlocking  
door, settling in, checking email, etc. He checks his  
messages. Several people with Section 8, Government Voucher  
call messages he deletes, a few retail people and condo  
people he writes down to call back, then-

Subtle Japanese music in background-

VOICEMAIL

Herro. Theeeees eees Yoboto! I  
find you office sooooooooon. I know  
you see me yesterday when I see you  
you son of beeeeesh. I gonna find  
you, you mutha fuck! And when I do,  
I KEEEL YOU! I KEEEL YOU!!!! I  
KEEEL YOU!!!! I-

Nick deletes message and frowns, then looks around and out  
window nervously for a moment while "Yello" or good techno  
music plays then...

NICK

(to himself)

A good day begins in the morning.

He shakes head and reaches for a bottle of whiskey from a  
desk drawer to pour in his coffee. Takes a sip.

He begins returning phone calls.

DISSOLVE INTO- LATER

• TIMES SQUARE HAS REALLY CHANGED (appears on screen subtitle)

INT. KITCHEN- A RENTAL PROPERTY - DAY

Nick & a couple on opposite sides of an island kitchen top are negotiating price on a rental unit.

NICK

\$2850.

HUSBAND

\$2700.

NICK

Sir, I can assure you I can get you this apartment for \$2850. I know the owner would take a deal considering your income and credentials.

HUSBAND

Well of course he would. It would be a great rent for him, wouldn't it? And my God, this is still Hell's Kitchen after all.

NICK

Hell's Kitchen is a wonderful area full of great restaurants and on the edge of the new Times Square, the center of everything. You can get anywhere in Manhattan from here in an instant.

HUSBAND

Yeah, yeah. We like the place anyway. And I guess this neighborhood is better than it used to be when I grew up. Still; \$2700 is my offer.

NICK

Look, if I could give this apartment to you for free, still make a commission, and still make the owner happy, I'd be more than happy to do just that. But, there's a number here the owner has to see on this deal.

HUSBAND

Yeah, and I'm betting this guy can cover his mortgage and insurance for the building between all the other tenants rent and my \$2700 and still live like a fat cat.

NICK

Let me put it to you this way;  
you're not the only guys interested  
in this apartment.  
Even I have another client that  
wants to see this apartment in an  
hour, and I'm not the only agent  
from my company showing this place.

WIFE

Does that mean we could talk to  
someone else in your company about  
getting a better deal? Because I  
don't think you know the market as  
well as we do and I'm sure we could  
do better, maybe with your superior  
even.

NICK

First of all ma'am, the name on the  
card says Sullivan Realty, and  
Sullivan is my last name. It's my  
office, albeit a small boutique,  
and it's my exclusive. Second of  
all, I don't care who you call or  
consult, if you don't take this  
apartment right now, my guy in an  
hour will for sure.

HUSBAND

Whoa, we're getting off on the  
wrong foot here. I think I  
understand there are people who  
would pay more, but I can't do  
better than another \$50. I would  
go that high. \$2750 we could do.

NICK

Well, that's a little improvement.  
Could you get the certified checks  
today and sign leases this  
afternoon?

HUSBAND

If we could do \$2750 I could do it  
all; pay your fee, pay the rent and  
security and sign the leases.

NICK

Tell you what. If I got this deal  
at \$2850 I could call him right  
after I had the paperwork and give  
you the keys a week early.

WIFE

What the hell are you trying to get  
us to do here? My husband said we'd



do \$2750. That's more than enough for this place, really. A week's free rent, come on. You've got to be-

HUSBAND

(interrupting)

Honey, I'd like to see where he's going with this. Sorry Nick, go ahead.

NICK

If you had a free week, that's a quarter of a month, that's \$712 bucks free stay, that's like taking \$50 a month for a year. It would be like paying \$2800 since you got some free time thrown n there.

WIFE

What about \$2800?

HUSBAND

Damn honey, I don't want to go that high. We said before we came in nothing over \$2700 on this place.

NICK

\$2800 I couldn't promise at all, but it's at least a number I could go to him on I guess.

HUSBAND

Really? Well, can you find out now?

NICK

Sure can try. But, no free time, and no bullshit, if we can work a deal out on the phone, you better be able to come up with the funds and documents we need like you said today.

WIFE

Call the man already.

Nick nods and pulls out his cell phone and calls his office voice mail, pretending to have a conversation with the owner.

NICK

(pretending)

Yes, this is Sullivan.

(beat)

Got a deal maybe.

(beat)

Good people, great income, just gotta verify their info and get checks.

(beat)

Already ran their credit.

(beat)

Problem is the rent, they can only go \$2700. Might could squeeze them up \$50.

(beat)

Really?

(enthusiastic, then beat)

Yes they sure are. Terrific people. No question.

(beat)

Call you after we get the checks. Hangs up

WIFE

Well?

HUSBAND

Yeah, so? Whaddee say?

NICK

(smiling)

I think we could do \$2800. (Getting serious as he looks at husband and wife slowly back and forth) But, we have to do the deal today, right now, go to the bank together and wrap this up so I can turn the paperwork over tonight before he goes back to Florida.

HUSBAND

Any chance for the free week if we do this right now?

NICK

I promise I'll get it for you still. I know the owner well, and I'm sure they'll go for that now that we have your word on the doing the deal today. Come on, there's a branch of your bank on 9th Ave. I'll show you a great bakery on the way. Times Square and Hell's Kitchen are wonderful.

Nick leads the couple out of the apartment and down the elevator and through the lobby, when just as they are all glad-handing one another and Nick leans out to look for traffic before they cross at the light...

WOMAN ON CORNER

Stop! Help! Thief! Police!!!  
You son of a bitch purse snatcher!  
Goddamn Junkie Thief! Thief! Help!  
Police!!! Thief!!!

Turns to look in the direction of the woman as thief runs by just brushing him on the shoulder, running with purse in hand.

NICK

Hey! Hey you asshole!! Stop!

WIFE

Oh my god! John, let's get out of here. This neighborhood is still dangerous!

HUSBAND

Honey, its O.K.

NICK

Yeah it's fine. This place really is safer now. I have dinner at the Greek joint up at 50th & 9th once a week. My ex-girlfriend lives here for Christ sakes. Come-on. This never happens here anymore.

WIFE

John, we're leaving. And you can forget the deal you shark, you huckster scumbag!

He gets into cab with his wife.

HUSBAND

I'm sorry.

NICK (SCREAMING AT THE SKY)

Mother fucker!!! Mother-  
AAAIIIGGGHHHHHH!!!!!!

He kicks garbage can and tromps down the street cursing, flailing arms violently, then hesitates, stops, lights a cigarette and laughs as phone rings

NICK

Hi Elliot! That's great news. The offer was accepted! Hallejeuh! I'll call the buyer and let them know our client is good to go to contract then.

Smiles again and laughs, then picks up phone to call.

Hey Charlie, tell your couple from the Sex Club they have a deal working now and they need a new Mortgage Letter faxed over to us tonight ASAP. Gotta run now brother.

FADE TO BLACK

**• F###ING BROKERS (appears on screen as subtitle)**

FADE FROM BLACK

INT. CAB- DAY

NICK is with a CLIENT.

NICK

So I think the storefront is really ideal for your needs for a number of reasons, and if you guys are willing to do your own build out... (phone rings) I'm sorry, that's me. Let me grab this. Yeah, this is Nick, how can I help you?

Russian Accent/Voice...

BROKER

Yes, yes. This Neeek Sulvan?

NICK

Yes. This is Nick. This is my cell phone. How can I help you?

BROKER

I yam Eli Vonomoreva. I yam Real Estate Broker.

NICK

O.K. That's great. Which apartment were you calling about?

BROKER

Look. Theez leezting you are having, Theez eez nize apartment you are having?

NICK

Which listing? What are you trying to show your client? What are they looking for exactly?

BROKER

Yes! I yam trying show client apartment you are having, yes. He say he try not spend much money. You are having good deal for heem? I yam thinking I see theez one bedroom you are having by Seety College.

NICK

O.K. Do you have a key already? Which company are you with?

BROKER

I yam with company, yes. I yam not having this key. You are having key for Eli? We meet, yes. Feefteen minutes, good?

NICK

Whoa, whoa, Eli, look, here's the story; the apartment has an application, O.K. Now you're welcome to show the place if you'd like, but you should let your client know we have an application on the apartment already and they'd have to be a back up application.

BROKER

What you are saying? Eeez apartment available to show? I am at beeeldging right now.

NICK

Listen, Eli, I am headed your way anyway. I'm in a car with a client, we can swing by and I can let you in the apartment. I'll jump out, let you in, and you can show the place. It's gonna be at least fifteen minutes though.

BROKER

Why you not get there faster? You are super, no?

NICK

No. I'm a broker. I'm the broker. This is my exclusive. Got it? Fifteen minutes, ok?

BROKER

Dah. I yam apologizing. Leeesten, can you hurry? My client is anxious to take apartment today.

NICK

Fine. Be outside the building or right in the lobby. I'm with another client and we're short on time.

(to client in car)

I'm sorry about that; I've just got to make one quick stop on the way. One of my client's has a rental building and we handle his rental business.

CLIENT

I thought you were a commercial broker? You mean to say you're involved with rentals?

NICK

Not normally, but I did get my start like most people in this business, doing rentals and some sales before going into commercial realty. Still, I do take care of my older clients, and this one owns a lot of property here. Anyway, this'll take one second. I just need to let this broker into an apartment and we'll be off.

CLIENT

Fine. But lets not get too backed up, I'm on a tight schedule and my partner needs to O.K. anything we went approved, so I need to get back to my office in an hour, he flies out this afternoon for the coast and if you want this deal its has to happen today.

CUT TO:

EXT. STREET - LATER

WE SEE a town car pulling up in front of horrible building, Nick jumps out and runs up landing steps into the lobby.

NICK

Eli? Eli! Eli, where the hell are you pal? I'm in a rush here.

BROKER

Neeek? Hey, we are in the apartment, the superintendent was letting us inside already.

NICK

Why the hell didn't you call me and let me know that? I'm running late.

BROKER

Let me ask you what you are thinking about these other person who is with application applying; he is doing deal or no?

NICK

Buddy, I don't know the deal is for sure yet, but I have a rule. First app in gets priority. Just let your guy know he can be a back-up deal.

BROKER

Maybe I can geev you money, theez make difference, nyet?

NICK

Look, call me after you run credit on this guy. I have to go. Just wanted to get you in to see the place, I have a huge client downstairs waiting in a car. Just call me.

BROKER

What you want? How much money?

NICK

Run the guy's credit first, O.K? Then call me. I'm out of here. Nice to meet you fellas, alright.

Nick runs out, down the stairs just as car is driving off...  
Nick's cell rings-

NICK

What happened?

CLIENT

Sorry, I had to get going. My partner needs me to meet him at the airport. He's taking the early flight now. I hope you don't mind taking a cab. He said it was urgent and I had to meet him right away.

NICK

What? What about the storefront? Can I FedEx the paperwork to your partner once he gets back to LA?

CLIENT

We'll talk in a few days. Not much to do now that my partner is leaving. I'll call you and let you know.

NICK

Is there a problem?

CLIENT

Well, no big deal, but a guy working rentals isn't quite what my partner had in mind for representation and negotiations for our new East coast stores. I'll talk to him though.

NICK

That's not a problem, I rarely work anything but comm.-

He is interrupted.

CLIENT

We'll call.

He hangs up.

NICK

Fucking BROKERS!!!! Fucking Russians! Fucking Russian Brokers!

Phone rings again.

NICK

Hello! Elliot? I was just telling Charlie to Our people know everything. How's the contract gonna go? Quick I hope.

Elliot

Take it easy killer. Your buyer, Susan Whats-her-face, she looks as Good paper as she does in person. Still takes a little work though sometimes.



NICK

OK, just tell me what you need and you got it.

ELLIOT

Kick ass and take names slick; I'll let you know the second we have a closing date or if we have any questions. In the mean time, you give our client Al some space and tell Charlie to lay off harassing the hell out of his client and her attorney, Deborah Whatever too.

NICK

Beautiful my man. I appreciate your work and if this all happens quick enough for my birthday I'll get you into the Speakeasy we met those models at last month and we'll do it VIP.

Hangs up.

CUT TO:

**• THE PERPETUALLY ALMOST FINISHED APARTMENT & THE F\*\*\*ING CONTRACTORS (appears on screen as subtitle)**

EXT. APARTMENT JOB SITE- LATER

Nick is on his cell phone with a General Contractor at jobsite in apartment he's already leased and is late on completion.

NICK

Damn it Kenny! What the hell is going on?

KENNY

Hey Nick, take it easy.

NICK

You know I told these fucking people they could have the place tomorrow.

KENNY

Shit. That's not happening tomorrow. I haven't got the cabinets in yet.

NICK

We're gonna get sued over this one you asshole. What the fuck man? You've got to be kidding me. The mother-fucking cabinets?! The fucking FLOOR ain't even done yet! Kenny, get the cabinets ordered yesterday, Christ man, get these guys to finish this fucking place.

KENNY

They're working on it as we speak.

NICK

(furious)  
Dammitt Kenny, I'm in the apartment!

KENNY

Oh yeah?

NICK looks around at the empty apartment.

NICK

Oh yeah!  
(beat)  
Where in the FUCK are these guys?

KENNY

Uh, I think they started early today and took an early lunch.

NICK

Guess again, I was here at 9AM this morning. Where are these guys?

KENNY

Look, these are great workers Nick. Maybe they stopped for coffee. I Don't know O.K., but every job they do is Usually on time, and their work is awesome.

NICK

What? Coffee? Great workers, huh? Shit, where'd you scare up this crew, on the pier? Are they Mexican, Salvadoran, what? I know for sure not one speaks a word of fucking English.

KENNY

Nah, these guys are different. Zsolt's a good guy.

NICK

Zsolt?! Did you say Zsolt?

KENNY

Yeah, he's good. Zsolt does a lot of-

He is interrupted.

NICK

Fucking Hungarians. Goddamn Zsolts; Zsolt-Zsolt, Zsolt-Zsolt-Zsolty-Zsolt.

KENNY

Yeah, they're Hungarian guys. There a problem?

NICK

No. The damn Zsolts I've worked with do a good job for sure, but they're slower than cat shit in January. I'd be happier with some Spanish guys on time right now.

KENNY

Well, I could switch crews, but I don't want to screw up the rhythm.

NICK

Pal, I don't give a shit if the fucking Michelangelo family is on the team here, alright? Just get this fucker finished by next week.

KENNY

O.K. I'll stand on their heads. You'll have it another week.

NICK takes a deep breath.

NICK

Do you know who these people are?

KENNY

No.

NICK

They're fucking friends of the  
Fucking owners.

KENNY

Shit!

NICK

Yeah. Shit. We promised them they  
could have this place ready a week  
ago.

KENNY

That sounds like a fuck-up from you  
guys. Why the hell'd you do that?

NICK

Because, you prick, you need money  
right?

KENNY

What? Money?

NICK

Yeah. Come on man! Building  
construction costs money.

KENNY

Are you saying I might come up  
short on my check there buddy?  
Cause I'll call Sal right now and  
you can talk with him on that shit.

NICK

We don't need Sal, Sherlock.  
You're not getting this.

KENNY

So, fucking talk. What are you  
trying to say?

NICK takes another breath.

NICK

O.K. The deal is this, these guys  
paid cash to buy this building,  
INVESTOR cash. For these guys to  
get their mortgage and get their  
money back out we had to get these  
things rented up 85%. You get it?  
I had to lease these fucking things  
pre-construction and promise dates  
so we could show a rent-roll to the  
bank that looks righteous.

KENNY

Whoa!

NICK

YEAH, asshole, Whoa. The mortgage deal is in a few days. If anyone backs out of their lease now, they could lose the finance they need.

KENNY

You'd lose your deal with these guys for sure.

NICK

No. They love my ass. I don't cost them money, I MAKE them money. But you, you're in a little different spot. You might just have a big progress paycheck you need coming in to cover your ass.

KENNY

Fuck, I'll get things moving for real. For real Nick, for real.

NICK is breathing deeply again.

NICK

O.K. I'm glad we're on the same page now. Thanks.

He hangs up. Then phone rings again...

• **TOUR GUIDE (appears on screen as subtitle)**

NICK

Nick Sullivan, how can I help you today?

SOB CLIENT

Yes, I saw a lot of great ads of yours on the web and wanted to check out a few apartments.

NICK

Sure. What are you looking for exactly?

SOB CLIENT

I'm looking for space, could be a 1 bedroom or a 3, just something nice.

Nick has obvious distain on his face

NICK

I see. Well, I don't have time to show you every single apartment in Manhattan, so let's do this; tell me your budget, or price range and where you'd like to be in the city.

SOB CLIENT

I've seen things for \$1500, but I wasn't happy. I could afford up to \$2500.

NICK

There's a reason the \$1500 apartment didn't make you happy sir. In New York, people that own property are typically savvy enough to price it accordingly. Granted, sometimes things are overpriced, and sometimes there's a deal to be had when something is under priced, but overall, a Manhattan Landlord is in the ballpark when he prices out an apartment for rent or for sale.

SOB CLIENT

I see. Do you also handle sales?

NICK almost hangs up in frustration.

NICK

Yes, I do have a few exclusives on the market right now for sales. Tell me though, are you looking to buy or to sell?

SOB CLIENT

Well, like you said, if there's a deal to be had.

NICK

Sir, I don't have time for this. I'm happy to show you property for sale and property for rent, but I'm very busy and wouldn't want to neglect my clients who know what they're looking for and need to move today.

SOB CLIENT

Well, I understand. Let's just look at the properties for rent then I guess. Maybe from \$1600 to \$2500.

NICK

Look, that's what I'm telling you. If you can afford \$2500, maybe we should just look a little under that range and up to \$2600, as there is often room to negotiate a little.

SOB CLIENT

OK. But I want to see the apartment for \$1400 you advertised as well as the luxury studio in the doorman building you posted in TriBeCa.

NICK

Sir, I'm not going to show you the \$1400 apartment. We didn't post that as a studio in TriBeCa, you're confusing the ads; the \$1400 apartment is uptown. It isn't what you're looking for. It's a 2 bedroom on the 5th floor of a walk-up on a rough block in Harlem.

SOB CLIENT

But it might be a deal and what I like!

NICK

Listen, I don't have time to argue with you anymore. Furthermore, I goddamn sure don't have time to play tour guide for you. I have plenty of people who are rational and who need a place to live. If you make up your mind what you're looking for, call me. Good bye.

He hangs up.

NICK

Motherfucker!

CUT TO:

**• DEATH OF A DELIVERY GUY (appears on screen as subtitle)**

EXT. PAPAYA ON 72ND STREET- AFTERNOON

CHARLIE & NICK are eating & drinking.

As Nick & Charlie are talking, the notice a Spanish looking guy on a bicycle is cutting through a stoplight.

DELIVERY GUY  
(yelling)  
Deleeeeeeveyry !!

HE rings the bell on the bike and runs the light.

WE SEE an SUV. A girl driving with JERSEY TAGS talking on cell phone, smoking, yelling at kids, all while doing her make up in mirror then freaking out as though she sees out of nowhere, the delivery guy, cutting in front of her.

GIRL  
Oh my God! Shit Shit Shit!!!

Nick IS WATCHING then SUDDENLY WE HEAR the sound effect of screeching breaks/ tires & a crashing noise.

DELIVERY GUY  
Deleeeeeeeeveyry! Aiiiigh!!!!

NICK  
Holy shit. Did you see that? That Jersey bitch in the SUV just nailed that delivery guy!

CHARLIE  
Wow. I'm seeing it alright. The crazy Jersey bitch just bounced him off her bumper like a racquetball into the middle of the street. Jeez, that girl totally clobbered him.

Turning to SUV driver in middle of intersection

NICK  
Hey! Hey Jersey MANIAC BITCH!!  
Where the fuck do you think you're going?!?! Go back to Jersey!!!

Woman in SUV is backing up, screeching tires, fleeing the scene entirely.

NICK  
That Jersey bitch is fleeing the scene! Psycho chick probably killed that damn delivery guy and now she's trying to get the hell out of the city.



Charlie is looking at a small crowd gathering

CHARLIE

Jesus, there's an ambulance. I doubt it's gonna help that delivery kid though, and the fucker that nailed him is getting away.

NICK

Yeah. Poor delivery guy probably came up from Salvador or Nicaragua or Mexico or God knows where, and he gets splattered in the middle of the street here.

CHARLIE

Well, that's a tough break. Another delivery guy on a bicycle gone. Gotta happen three times a week in this town.

NICK

Yeah, that is a tough one. At least there'll be one less bitch from Jersey that's likely to come over the bridge for a week or so I guess.

CHARLIE

Don't bet on it. Not much stops the Bridge & Tunnel set coming into Manhattan, even a vehicular homicide.

NICK

I guess... Look at the ambulance crew scraping that delivery guy onto a gurney. Wow. You want another hot dog?

CHARLIE

Yeah. Why not? So what's happening with your guy Al and his mouthpiece?

NICK

Well, I think the mouthpiece, Elliot, he's just about got everything in order for the closing with your clients and we should hear from them pretty soon.

CHARLIE

Cool! This is a dream deal. My best friend as a partner and some great people as clients with decent attorneys.

NICK

Charlie my man, they could all go  
that smooth. It's these rentals that  
are killing us I swear.

DISSOLVE TO:

**• TRUTH IN ADVERTISING (appears on screen as subtitle)**

INT. ANOTHER APARTMENT- AFTERNOON

CHARLIE is ON THE PHONE in this dark, filthy apartment while  
he is with a client showing this same apartment.  
He is the classic salesman. Dark, Broken Glass, and WE SEE a  
RAT scurry across the floor. The CLIENT there with him  
grimaces as he looks around as Charlie describes the  
APARTMENT.

CHARLIE

(on phone)

It's a beautiful apartment,  
spacious and sunny, with a  
wonderful level of comfort  
that makes this place just the  
perfect starter apartment in this  
price range.

Client says nothing, turns around and walks out of the apt

CHARLIE

I gotta get out of this racket.

CUT TO:

• FENG SHUI / BAD CHI (appears on screen as subtitle)

INT. APT-

Vicki & Taylor's Scene- Taylor is laid back, Vicky is a bitch on wheels...

CHARLIE

So, what do you think?

TAYLOR

Well, I like the size, and the price is great. I think this will be fine for us. Vickie?

VICKIE

I don't know, I'm not sure about the vibes here.

CHARLIE

Vibes?

TAYLOR

Yeah, my wife is very conscious of aura and she's very in touch with her chi.

CHARLIE

Um, O.K. So what's the vibe you're getting here?

VICKIE

Well it's hard to put my finger on precisely; I just sense something that vexes me.

CHARLIE

Something's vexing you? Is it the view? The window gives great light, and in the winter when the leaves fall from the trees you can see the skyline.

VICKIE

No. I don't think this is the one.

CHARLIE

What? It's a rent-stabilized apartment in the heart of the Village with an elevator and a doorman. This is a steal. The thing's five, maybe six hundred under market and it's huge. Are you for real about this place having weird juju or something?

VICKIE

Don't make fun. There are forces in the universe bigger than us you know.

TAYLOR

Look Charlie, let's just see what else you have. I love it, but there's no arguing with her on these damn things.

CHARLIE

I can't beat this deal. You guys are only making fifty, maybe a hundred thou between the two of you and this is a deal and a half for your budget. What's the real problem here?

VICKIE

Feng shui.

CHARLIE

Fang whah? What did you say? Didn't I have that last night at Wohop?

TAYLOR

Feng shui. It's bad for her chi.

CHARLIE

Are you guys shitting me here, or what?

VICKIE

(sneering)  
You think I am jesting?

TAYLOR

Do you have anything else or not?

CHARLIE

No. If you don't take this place I think the two of you should be looking for an apartment at Bellevue in the Psyche Ward.

VICKIE

Are you going to let him talk to me like that Taylor?

TAYLOR

What am I supposed to do, it is a great place, let's just go.

CHARLIE

Good luck guys.

He gestures to the door.

TAYLOR

Um...

CHARLIE

Go ahead, I've got another group coming here in a minute that is taking this place I'm sure. You and your psychic-medium E.T. talking coo-coo wife can have the rest of the city to yourselves for the afternoon.

The couple storms out as Charlie turns his back and looks out the window shaking his head.

• **TIME THEIVES** (appears on screen as subtitle)

EXT. BUILDING- LATER

Charlie is pacing back and forth in front of a building in the 70's - 80's on Riverside, smoking, looking at watch, saying hello and smiling to passersby in anticipation of meeting a client before finally making a calling the client on his cell phone.

CHARLIE

Hi this is Charlie, I'm in front of the building waiting for you. Please call me and let me know if you're having any problem finding the place or if you're running late, please let me know as I'm on a very tight schedule today.

Charlie lights another cigarette and waits, cut to next call.

CHARLIE

Hi it's Charlie again, just wanted to let you know I may have to run here shortly. You're very important to me, but my next client is equally important and I don't want to be late meeting them today. Please call me and let me know when we can reschedule.

PHONE RINGING.

CHARLIE

Hi this is Charlie. What? You're 5 minutes away? Well, OK, I could push back my next appointment a little bit if you're really going to be here in just 5 minutes.

DISSOLVE TO: 15 MINUTES LATER SAME

CHARLIE

Where exactly are you? I'm really starting to get backed up now. You're on the bridge??! You told me you were 5 minutes away about 15 minutes ago. Which bridge are you on?

(beat)

The Verrazano! It'll take you a half an hour to get here. --- No, I can not wait on you. I can reschedule you this afternoon maybe about 2:30. That's OK? OK, are you sure you'll make it? You have the address? You're absolutely sure. Alright, I'll be there.

DISSOLVE INTO: SAME- LATER

The lighting is more dim.

Charlie is pacing, looking homicidal- gradual fade into some cool rock music

DISSOLVE INTO: MUSIC MONTAGE

CHARLIE

OK, it's a quarter to Three, and we were supposed to meet about 15 minutes ago. Please call me and let me know if you're going to make it. The last time someone promised me they'd be there and didn't make it they were involved in a horrible car accident and decapitated so I'm very worried about you right now.

He hangs up.

CHARLIE

Bastards.

Charlie begins screaming obscenities and walking towards Riverside Park in a homicidal rage, rock music escalates. A nice shot of Hudson would be cool.

FADE TO BLACK.

FADE INTO:

• CLOSING WITH AL (appears on screen as subtitle)

INT. OFFICE for CLOSING (Some cool but jumping music)

This is a million dollar office with amazing views and an enormous conference table with Al the Seller, Elliot his Attorney), Susan the Buyer, Debbie, her Attorney, Charlie, Nick, and a Paralegal. (Al is at the front center chair)

Nick and Charlie walk into the room with coffee, donuts, and bag from a liquor store.

AL

Nice of you two making here before we mailed your checks out.

SUSAN (smiling)

What's in the bag you lazy bastards?

NICK

Could be a little bottle of fun if you sign the fucking papers to a tee and hand over a check that's certified and ricochet proof!

AL

Oh Christ, Elliot, how much more of this is there to go?

CHARLIE

Are we that late guys?

SUSAN

As far as I'm concerned, you guys could have just shown up when I called you to let you know that we were finished and grabbed the checks, shook hands with everyone and gone out for one hell of a great afternoon at that cabaret around the corner.

ELLIOT

The go-go bar?

AL

Come on Elliot, not you too. Can we close this thing today already?

NICK

What's left anyway? We gave everyone an hour and a half to hash anything left still in mid-air.

SUSAN

Nope. I'm actually good with everything on my side.

DEBBIE

That's what I like to hear Susan, but I need to clear up the tax commencement date.

ELLIOT

Does tomorrow work for everyone?

NICK

Works great for me.

CHARLIE

Me too.

AL

You two shut the hell up. Elliot, is this a big deal or what?

ELLIOT

Nah. Its your wallet though, so...

AL

Let's just sign this damn deal and wrap it.

SUSAN

One day doesn't fucking matter to me. My decorator is waiting on me at the building.

NICK (takes champagne bottle from bag)

Let's get some glasses from somewhere and celebrate.

DEBBIE

Wow! Nice vintage boys. What are you two up to after this? Susan has to let her decorator in but...

AL

Elliot, get the glasses while the guys pop the cork.

ELLIOT

Right away Al. You boys did a nice job and made all of our jobs a lot easier and more fun too.

Elliot gets glasses from cabinet at end of room

Nick opens bottle and pours champagne for everyone.

SUSAN (smiling and flirting)

Yes you did Charlie. Cheers!

CHARLIE

Cheers Susan! Cheers everyone!

AL



Who wants to go to the topless joint?

ELLIOT

Me. I'm in.

SUSAN

Next time sweetheart.

AL

Give me a report fellas.

NICK

Count on it Al. Thanks for your trust on this deal.

AL

What the hell? I knew you boys would take care of me the right way because you're hearts were in the deal and you worked your asses off.

NICK

Remember us when you buy the next anything.

ELLIOT

He will, right Al?

AL

You bet guys. Good job.

SUSAN

Yeah. Thanks Charlie.

DEBBIE

You'll be on my next party invitations, all of you.

They all toast and trade checks and paperwork, shake hand and start to gather their things and leave, with Nick and Charlie staying behind a minute to enjoy the view, finish the bottle.

CHARLIE

Hey Nick, this almost covers my losses at the track.

NICK

Really? Then it's been a good day.

CHARLIE

Yeah. Maybe you're evened out too with your tabs from the brothel and those bookies you've got too.

NICK

I'm closer my man.

CHARLIE

Closer, huh? Damn. I guess that's something.

NICK

Every deal should go this fucking way.

FADE TO BLACK

FADE FROM BLACK.

- **FUN WITH KEYS** (Appears on screen as subtitle)

COBROKE AGENT

Now what you gotta do is go and get the keys from Wong's House of Suds. Just tell him you're working with me and he'll give you the keys for the apartment around the corner. After that, once you get into the building and into the apartment you'll find they key to the other unit in the third drawer from the refrigerator in the kitchen. That's also the key for the vacant unit at the building 4 blocks down.

WE ARE IN a chaotic montage series of running scenes, stairwells and other scavenger hunt antics set to music.

DISSOLVE INTO:

- DRAGON LADY (appears on screen as subtitle)

INT. OFFICE

A CIA ON SITE BROKER

This DRAGONLADY is dressed in black leather, chain smoking cigarettos.

DRAGONLADY

Sit down. What exactly makes you think this client of yours is qualified?

NICK

Well, their income is solid, their credit is good, they've got great references and they're very nice people. Here's all the paperwork

DRAGONLADY

I will be zeh judge. Ten years dealing with CIA did not leave me so trusting as you.

NICK

O.K. But these are going to be great tenants for this building and you'll like them.

draws on cigarette, arches her well defined eyebrows

DRAGONLADY

We shall see. People are always hiding something! People always haf SUMSINK to hite.

NICK

Let me try it this way, how much do you think, exactly how much, would make your client qualified?

DRAGONLADY smiles and laughs evil laughter, points to door and it shuts.

CUT TO:

EXT. BUILDING- LATER

THE BROKER is on cell phone in front of building reporting deal.

NICK

(on phone)

Yeah Charlie, the Dragon Lady meet  
is over and done with.

CHARLIE

How much?

NICK

She's pure evil bro. It took \$500  
to get them in the goddamn  
building.

CHARLIE

She really breathe fire and all?

NICK

Yeah. Menthol.

CUT TO:

INT. STYLISH APARTMENT- LATER

- **Could be Somethin'- Could be Nothin'** (appears on screen as subtitle)

Nick has a lead on the listing of the century at a party in a stylish apartment.

GUY is frustrated, a little stoned and drunk.

GUY

Look, I'm working on a deal right now but I'm not making any headway. I'm about to give up. If you want to give it a go, you're welcome to, just take care of me.

NICK

O.K. I'm interested, what's the story?

GUY

Well, I'm in the middle of a huge deal here, but there's something holding it up. Anyway, it's a big developer, and he's looking to demo an entire corner and put up office buildings.

NICK

Sounds sweet. Why the hell aren't you all over this fucking thing?

GUY

The truth is, the whole deal is stymied. We can't get all the tenants out of the old buildings fast enough, and I'm just fed up with it. Besides, to tell you the truth, I'm getting burnt out on this whole goddamned business.

NICK

I hear you Guy; this business can suck the life out of you.

GUY

So look, I'll put you with my man, and if you can do anything with the deal, I know you'll take care of me the right way.

NICK

Set it up. I'll do my best.

INT. CONFERENCE ROOM- LATER

- A DEAL TO KILL FOR (appears on screen as subtitle)

PARK AVE MALLS- building's height, heavy music, impending badass, something about to go down.

MR. D'ALEO

Have a seat fellas. Guy said you guys make things happen, I hope that's true. Look, I don't know what Guy told you, but here's the long and the short- I got full rights on a beautiful corner space. We're gonna demo the whole thing and put in an office building. It's gonna make a helluva lot of money for the investors and for me.

NICK

OK, we'd like to help. I've got some terrific connections in the corporate and institutional sector and my partner has a couple of clients ready to take a nice space right now. When's the project going to be ready for occupancy?

MR. D'ALEO

That's the problem. In the corner building there's a single Rent Control tenant holding us back.

CHARLIE

Jesus. And they won't move out?

MR. D'ALEO

Yeah, some old lady who was supposed to have died came in and all the sudden got a judge to back us off because she got all teary eyes in Landlord Tenant Court.

NICK

O.K. Can she be bought out?

MR. D'ALEO

The crazy bitch wants ten million dollars.

CHARLIE

Holy shit. Are you guys serious?

MR. D'ALEO

There's the problem son, we're running out of time. If the old lady finally kicked we'd be OK, but now, this bitch has been holding us up for damn near a year and we're

tapped out. The investors are looking to sue if we can't go forward. They're saying we're liable for fraud because we must have known about this situation. We did the research, the old lady had Cirrhosis, and she was supposed to be dead, but she just keeps hanging on, drinking Muscatel all day, pushing us to bankruptcy! Look, I've got everything riding on this deal. with slow, heavy, heavy delivery

NICK

That's where we come in I guess.

He looks at Charlie with reservation.

MR. D'ALEO

I'll give you guys the exclusive on the leasing with a full commission on a million square feet of prime office space. Any broker in Manhattan would kill for that kind of exclusive, figuratively speaking of course.

Charlie, aside to Nick, who nods and agrees.

NICK

Would you put something in writing to that effect for us, the exclusivity on the whole development?

MR. D'ALEO

I'll have a letter of agreement messengered to your office tomorrow morning.

NICK

How much time do we have to work with on this?

MR. D'ALEO

If we don't have her out of there by the end of the month we lose everything.

NICK

We'll do it. Get us the agreement ASAP. Nothing happens before that.

MR. D'ALEO

OK gentlemen, we have a deal.



He gets up from the conference table, shakes hands, follows Nick & Charlie to the elevator bank. There is silence between them, just mutual looks of awe as they wait on the elevator.

CHARLIE

Nick, what the fuck did we just do?

NICK

I don't know Charlie. Maybe  
nothin',

CHARLIE

Maybe somethin'.

The elevator arrives.

FADE TO BLACK.

EXT. SMOKING BAR or a ROOFTOP- NIGHT

• **BRAINSTORM AT T.J'S LOUNGE** (appears on screen as subtitle)

Not very crowded.

CHARLIE

What's the first move here?

NICK

Well, I guess we should go and talk to the tenant. Maggie, Maggie... Whatever.

CHARLIE

Are you nuts? Then people will find out we were getting to having a motive.

NICK

So, a motive huh? Well, at least I know you're on the same page in thinking what might be the ultimate solution for this mess.

CHARLIE

Yeah, well. Fuck, I need a score here. I'm reaching burn out, and this deal puts us in the majors for good.

NICK

Look, even if worst comes to worst and we have to do what we have to do, we'll already be suspects the second we get the exclusive. By then everyone knows we would have tried talking to her anyway.

CHARLIE

So?

NICK

So, we gotta do whatever we have to do the right way. We cover our asses frontwards and backwards. But regardless, we should have a conversation with the tenant.

CHARLIE

So what the fuck do we say to her?

NICK

Nothing. We lay it out like this. The owners want to put up a new building. What would it take to get you to move?

CHARLIE

And if she doesn't want anything, if she won't play ball?

NICK

Charlie, I don't think we're gonna see too many deals like this, and I'm not really keen on walking away from this deal. You and me go back, we been through a lot, but I need to know right now where you stand.

CHARLIE

I'm sitting here aren't I?

NICK

Yeah, I can see that. But I need to hear it.

CHARLIE

O.K. I'm with you on this.

NICK

All the way?

CHARLIE

Yeah, I'm down. All the way.

NICK

I got your back, all the way. Let's get another round.

FADE TO: CUT AWAY.

Might show smoke rising, the street, or if at rooftop bar, then could show skyline.

FADE IN w CU:

- CRAZY MAGGIE (appears on screen as subtitle)

WE HEAR a RINGING BUZZER of a decrepit building.

NICK

Anyone home? Maggie?

MAGGIE

Who the hell is it? What the hell do you want?

NICK

I'm a Real Estate Agent that works with the owner.

MAGGIE

Get da hell away from da doe before I call da po-lease!

NICK

Look Maggie, I want to talk to you about making some money and getting a great new place all for nothing. Just listen to me for one minute.

Door buzzes open, then Nick walks up several flights of stairs into a dingy hallway with an exposed bulb hanging.

MAGGIE

Ok.

HE passes through the door.

NICK

Can I come in please?

MAGGIE

Get my attention first.

NICK

How about a hundred thousand dollars?

Silence, then the door bolts click and the door cracks open.

MAGGIE

Come in my dear and have some sweet tea.

Nick enters and is given a seat on a ragged sofa in a dusty room.

NICK

Look, this is a one time offer from the people who want to build here. Your apartment is holding back a new development that will mean jobs, new businesses in the neighborhood and will help make this a safe neighborhood.

MAGGIE

Safe for who exactly? If I took your deal I wouldn't be here anyway, right?

NICK

I could get you a great apartment right in the same spot here in a new building I'm sure. If it's the neighborhood you like, then you'd get all the benefits of the money and have a nice new apartment. We could even put you in a nice hotel in the city for as long as it takes if you'd like.

MAGGIE

What you getting out of this deal boy?

NICK

Well, I can answer that straight out. My partner and I would be the real estate agents who would lease the space in the building and help sell some of the condos here.

MAGGIE

If I leave here after all these years, I would lose my mind. The money's good of course, but I have everything I need here.

NICK

O.K., but you could do a lot of good with the money. Family, friends in need, maybe your church could use some help.

MAGGIE

A million.

NICK

What? Did you say a million?

MAGGIE

I would like a million dollars, and I'd like you to rebuild my church. And I'd like to be put up at the Plaza Hotel in a suite until you've finished the building, then I'll take the biggest condo you have.

NICK

Whoa. Christ. Anything else sweetheart?

MAGGIE

If I'm still alive when I move into the building, I'd like the owner to pay for all taxes, commons charges and maintenance for me until I die.

And a maid.

NICK

A maid of course. Look, I don't know if you've completely lost it or-

He is interrupted.

MAGGIE

Sonny, you can go back to whoever you need to and let them know I know how much this little rat hole apartment is really worth.

NICK

I can't promise you more than the hundred thousand. They're not going to go for all of this crazy-

He is interrupted again.

MAGGIE

I have to take my bath now, so you best be on your way, son. You know where to find me when you get your answer.

Maggie gets up and gestures to the door while looking at her watch.

NICK

I'll let you know. Thanks.

FADE TO BLACK

INT. BAR- LATER

• **THE BARGAINING BEGINS** (appears on screen as subtitle)

Nick & Charlie are at the bar again, Nick's waiting, having a drink, visibly drunk.

CHARLIE ENTERS.

NICK

Nice of you to join me today.

CHARLIE

Yeah, yeah. Cut with the pleasantries. How long you been here?

NICK

About 4 Scotches long.

CHARLIE

I see. How'd your little chat with the tenant go?

NICK

Here's the deal, she wants a cool million, and a condo with a maid in the new building.

CHARLIE

Holy shit man. Who does she think she is, George Jefferson, -the dee luxe apt in the sky? Did you talk to Mr. D'Aleo?

NICK

Yeah. I gave him all the details, then he went silent, then he told me he'd be calling and if in the mean time we could pursue other avenues, to get going fast.

CHARLIE

My god. You're not thinking about going through with something crazy areyou? You're not thinking of doing what I think you're doing are you?

NICK

Well pal, I know I've hit the sauce early more than a few times, but today it's to give me the nerve to dial a number.

CHARLIE

Fuck me, you REALLY know someone?

NICK

Yeah, friend of a friend from that contractor that did the brownstones uptown.

CHARLIE is terrified.

CHARLIE

Nick, please wait until we talk to Mr. D'Aleo again.

NICK

No shit. I don't wanna have to do this either man. But...

He trails off deep in thought staring into his glass.

CHARLIE

Yeah. How much anyway?

NICK

The guy's gonna want 25 Grand.

Phone rings suddenly while it's lying on the bar.

NICK

Nick Sullivan.

(clears throat)

Yeah Mr. D'Aleo, I can. Right away.

He hangs up, smirking.

CHARLIE

Well, fuckin' lay it on me!

NICK

It's a go.

CHARLIE

NO! Are you shitting me?!

Nick picks up the phone and dials, it is ringing.

NICK

Maggie?

MAGGIE

Yes.

NICK

It's Nick from this morning. I think we can work this out. Can I see you tonight?

MAGGIE

No dear, I have church tonight.



Come by early tomorrow morning.

NICK

You got it, be there at 8AM.

He hangs up and turns to the bartender while slapping Charlie on the back.

NICK

Bartender, give us a bottle of  
Johnnie Blue.

FADE TO BLACK.

DISSOLVE INTO:

EXT. MAGGIE'S BUILDING - MORNING

• CRAZY MAGGIE & NICK (appears on screen as subtitle)

Nick is waiting downstairs in front of Maggie's Building, having a coffee and a cigarette, when suddenly the door buzzes open and he climbs up the rickety stairs, again.

NICK

Good morning.

MAGGIE

Morning dear.

MAGGIE

NICK

Listen, I can make almost everything you want happen.

MAGGIE

But what can't you do?

NICK

Well, we can get you the condo, do the hotel, have the developers pay for your maids, taxes, the whole deal, even furnish the place, but it's the money.

MAGGIE

What about the money?

NICK

We could get you half the day you move, and the rest over a year.

MAGGIE

Well, now I want two million dollars anyway.

NICK

What? Now wait one minute here! Why? I mean, I'd love to have twice as much money in pocket as I do on any day, but I talked to my people in good faith yesterday and I can't come back to them with this insanity.

MAGGIE

Fine, how's five million for insanity?

NICK

Now just wait. I'm sorry. Look, if I can get you the million up front, and maybe a little money after that, say a hundred grand a year,

what would you say?

MAGGIE

Two Million up front, plus \$250K a year, plus everything else.

NICK is thinking heavily about the hit man.

NICK

Sure Maggie. But I'll need some time to work out the details. Just wait until I call. You'll be in your usual places for the next couple of days, right?

MAGGIE

Of course. Where can I go on social security?

NICK

Great. I'll be in touch soon.

He shakes her hand uncomfortably and walks out and down the stairs to the street, where he dials his phone and lights a cigarette.

PHONE CONVERSATION W CU OF EACH..

NICK

Mr. D'Aleo, I don't think there's any reason to try getting the money together. She's crazy.

MR. D'ALEO

Yeah, I could get \$300K. Maybe call a few more friends for a little more, but I'm about wiped out here. I can't ask the investors for anything now or they'll pull out. They almost pulled out yesterday when I told them we might have to put a tenant back in after completion.

NICK

Look. I have another way. It takes less.

MR. D'ALEO

O.K. How much and when?

NICK

I need \$50K in cash, as soon as you can.

MR. D'ALEO

Well, I guess I could write this up as a retainer for the tenant, but you're responsible for the money in

the event she does not wind up getting out inside of a week, understand? I have people too buddy. Do you know what I'm saying? Not like what I'm sure you're setting up, but people who can run a guy out of this town forever. Understand?

NICK

Yes. And this will work. Either she'll change her mind about the neighborhood or things will escalate and the choice won't be hers to make, but I can make something happen.

MR. D'ALEO

One more thing kid, you'll put up half.

NICK

Fine, just have it sent to my office today. I'll be there until 6PM.

MR. D'ALEO

Done. Don't fuck this up.

He hangs up.

EXT. ON STREET IN FRONT OF BAR-

- THE WHACK (appears on screen as subtitle)

Nick is outside a bar, lights another cigarette and dials the number he had been looking at from a matchbook.

NICK (ON PHONE)

Yeah. It's me. Do it.

Nick & Charlie are at the bar again, watching the news, when a story breaks on TV.

CHARLIE

Hey Nick!

He elbows him and points up at the TV.

CHARLIE

Isn't that our building?

NICK

Yeah. Looks like something's happened.

CHARLIE

(nervous)

I thought you said we were going to work things out with her.

NICK

Yeah. We worked something out alright.

CHARLIE

My god. I let you involve me. I'm, I'm, I'm an accessory to-

NICK

Shut the fuck up Charlie.

to the bartender-

Hey Barman, can you crank that set up louder?

BARTENDER

Sure fella.

TV

And just breaking, tonight a senior citizen in a dilapidated Harlem building was attacked by an armed assailant. The elderly woman is fine, it seems she awoke to find the man in her bedroom and defended herself with a kitchen knife, killing the attacker. Detectives believe the incident to have been drug related.

NICK

Thanks.

CHARLIE

You mother fucker. You went and did this without even telling me?

NICK

He wasn't supposed to do her tonight man, just scare her first and then he was going to call from the payphone by the subway.

CHARLIE

What the fuck are we into now?

NICK

Look. Listen. Relax. I got some money from Mr. D'Aleo for the job, and I expect he is going to want it back, and then some.

CHARLIE

And how much did you get from him?

NICK

Only \$25K, but the real problem's gonna be his reaction to the news.

CHARLIE

He fronted the money for this crazy bullshit scheme?

NICK

Nah, I told him it was \$50K because I figured he'd want me vested and tell me to come up with some money on my own.

CHARLIE

I can't believe we're even talking about this. Holy Jesus, I wasn't a millionaire, but I had a life.

Shit. Now, I don't know. I don't...  
(Trails off)

NICK

Chill. Mr. D'Aleo thinks we put up some money too, so I can cry poverty and tell him we're out some cash. Plus, I'll tell him the old hag wants to do a deal now. There's no way he'll try contacting her after this story comes out. Think.

CHARLIE

Think!?! That's how you got me into this fucked up situation in the first place. I'm gone man, fuck you. Fuck you, you bastard.

NICK

Charlie, you leave now and you're just as irrational as every nut-job client you ever cursed. Now use your head and go with me on this. Mr. D'Aleo doesn't have to know the old woman is standing firm. Now I've got to act and act fast or this guy's gonna fuck both of us out of our jobs entirely.

CHARLIE

Christ, that guys connected to everybody that's anybody in Manhattan. Get a story down and call him. Let's get our fucking story straight first though, fuck sakes.

NICK

I'm working on this man, give me a minute.

TO BARTENDER

And give me a shot barman.

Takes the shot, swallows hard, shakes head

Now give me the phone Charlie.

CHARLIE

It's in your coat genius.

NICK is dialing, waiting.

NICK

Voicemail, thank god. Mr. D'Aleo, I'm guessing you watch the news. We had a snafu. This isn't the end of the world though. Our favorite senior citizen just called me and wants to do a deal. I'll call you after I meet with her tonight.

He hangs up.

CHARLIE

What now genius? You going over there to blow the building up with yourself and everyone in it? If so, I'll buy the fucking dynamite myself and tape it to you.

NICK

Shut up and give me the phone.

CHARLIE

In your hand dumbass.

NICK is dialing again, waiting.

NICK  
Maggie, are you OK?

MAGGIE  
Who the hell is this?

NICK  
It's Nick Ma'am. Just saw the news.  
I'm wondering if this was more  
than Random.

MAGGIE  
Look, don't be cute dear. One of  
your friends was involved I'm sure.  
But, I'll do you a favor.

NICK  
Me? A favor? How do you mean?

MAGGIE  
For \$10 Million I'll keep my mouth  
shut and do a deal with the yearly  
money, the condo, and everything.

NICK  
When can we meet?

MAGGIE  
Early tomorrow dear, as usual.

She hangs up.

CHARLIE  
Well, what the fuck was that?

NICK  
Meeting her in the morning again.  
She wants money. She's not crazy at  
all. We have to find out what's  
going on here. I think there's  
someone putting her up to this. A  
little birdie tells me she's tight  
with that local publicity hound  
Davis.

CHARLIE  
The pastor from uptown that's in  
the news every other week?

NICK  
Yeah. Something to consider...

CHARLIE  
My god. I have to get out of here.  
Call me if anything happens.

He walks out quickly.

NICK  
Yeah. If anything happens.



CUT TO:

INT. MAGGIE'S LIVING ROOM- EARLY MORNING

• **THE TWIST** (appears on screen as subtitle)

Nick is sitting with Maggie.

NICK

Ma'am, I'm confused. I'm glad you decided to work this out with us, but what made up your mind? Is there more to this than you and those you could help with the money?

MAGGIE

Hon, there's a lot of things in this world that can make a person see the silver lining in situation, and I believe there's a silver lining.

NICK

Well, I got a letter with the terms of the deal we discussed typed up right here, and a couple of other papers for you to sign.

He passes papers across the table.

MAGGIE

Dear, I can't read all of this. My eyes...

NICK

Take your time. It's important you do read this because it outlines my consideration.

MAGGIE

Your consideration?

NICK

Yes. There are a few documents there as I mentioned. One is a Dual Agency Consent form I'd like you to sign, and the other is a contract with me as your Exclusive Commissioned agent for the buy-out of your unit and your final settlement. If I'm going to take this to the owners and aggravate them with these demands of yours, fair or no, I may have to give up some of my commissions from them later as a concession of my own. If I'm giving up some back-end

commission from them in good faith for this deal, I want some front end commission from you.

MAGGIE

You are a devil for sure! You're asking for money from me on top of the deal you have?

NICK

Yes ma'am, that's right. If I can get you the best, highest number for you from the owners, then I'm working for you, aren't I?

MAGGIE

I suppose it's a little like that if you are trying to get the best deal for me, but how do I know you are?

NICK

Ma'am, when we first met I told you my partners and I were hoping to make some heavy money in commissions from the sales of condos and office space. And maybe we still can, but we'll have to discount our fees to the owner as part of this deal to get you such a huge settlement. Do you understand what I'm saying here?

Maggie is half listening and reading

MAGGIE

Yes. I get what you're saying. But this here says you want twenty percent of that ten million, you want to keep two Million.

NICK

That's exactly right. And if I can get you a dime more, I want 20% of that too. And maybe, I doubt it, but maybe, I might get more than \$10 Million. I might ask for \$15 Million and see how badly they react first.

MAGGIE

Hon, you might not be so valuable if I got my Pastor to get involved or hired some hot shot lawyer like he been telling me to get.

NICK

Actually, I might prove a hell of a lot more valuable than any hot shot lawyer or uptown preacher because I'm already working on the inside. Think about that. And don't forget, that hot shot lawyer doesn't work for free either, he'll take a third of the deal for himself.

MAGGIE

Least I could trust them. They wouldn't be dealing from the middle like you want to do.

NICK

Ma'am, right now my being in the middle is the best place for you to have someone who's working for you on commission. I'm the only man they trust to work things out with you, and I'm on the inside. But if you want me to fight for you and not them, I'm going to expect some substantial compensation for working for you.

MAGGIE

Devil with a silver tongue. I'm still talking to my pastor, but how fast could you work this deal if I let you?

NICK

This is a negotiation ma'am. We're not going to wrap this up overnight. There'll be lawyers and accountants and meetings with everyone involved up and down the line on this deal.

MAGGIE

You are the devil for sure. Course, there's nothing stopping me from calling them myself you know. What'd you think if I just called their office after you leave and told them I want what I want?

NICK

Well, you could do that. But don't forget, I'm the one they want handling this for them. They already think you're crazy, so I don't know how serious they'll take

you at this point on your own.  
But, just for the hell of it,  
imagine you were really able to  
take me out of the loop, that would  
also mean the possibility of more  
burglars and crime in this  
neighborhood, or God forbid this  
building again, none of which could  
be pointed at me, since I wouldn't  
have much motive if I was out of  
the loop.

MAGGIE

(heated)

Now you threaten me and I might  
have some people 'round here that  
could stop some sorry man tryin' to  
do me any harm. My pastor already  
has a few people in the  
neighborhood lookin' out for me.  
And I still don't think it's your  
place to ask for money out of my  
end. That's just greed son.

NICK

No ma'am that's business. And those  
people your pastor might have  
watching you, I guarantee they'd be  
more interested in talking to me  
and you together than just you.

MAGGIE

What are you saying son?

NICK

Let's just say that the good Pastor  
would trust my business sense more  
than yours. I mean, I'm guessing  
he's the one that suggested getting  
some money before you die of  
natural causes, or whatever,  
anyway.

MAGGIE is heated again, but a little nervous.

MAGGIE

Don't you talk to me like that, I'm  
an old woman and I deserve some  
respect.

NICK

OK, I'd RESPECTFULLY like to remind  
you that the sands of time are in  
motion, and you're up there in  
years now. If you should pass  
away, we win, and we win for free.  
Not a dime for you, your family, or

the church you love.

MAGGIE

My church parishioners and my pastor are of the highest morality, they are good folk, and I doubt they'd listen to a snake like you at all.

NICK

Well, if this snake were to take a walk over to the Pastor's office and explain that things could be sliced a little differently for his interests if I were to get a piece of this deal, I believe his interests might be more aligned with mine.

MAGGIE

Why I never. You are low. How can you look at yourself in the mirror? That is what you are, a snake.

NICK

This snake is offering you a deal. And I usually look myself in the mirror leaning over my bathroom sink. Hell, I don't even know that the owners will still go for this as much as they're all praying you'll die in the night soon all by yourself.

despondently shaking head and looking down

MAGGIE

My church would never do that to me.

NICK

Really? I'd bet a million or two they just might. And by the way, your pastor answers to more people than just the almighty. There's a few guys in between that carry some weight too.

MAGGIE

What ever are you talking about?

NICK

Damn it, Maggie. Let's cut the bullshit. Some of the guys that run the East side of town are in business with more than a few self-ordained pastor types like your

good Pastor Davis that help keep the high spirits of people here. They need each other for businesses that go beyond the scope of Bingo night and weekly offerings. I'm talking about the numbers business in Harlem.

Maggie is now sad and submissive

MAGGIE

Leave the letter. I want my lawyer to read this.

NICK

Lady, you damn well better just read this now and sign it for me right here. Time is ticking for you remember.

MAGGIE

Fine. I'll sign. But you should know your soul is lost. You better hope the Lord can forgive you for what you're doing here to me today.

NICK

Somehow ma'am, I got a feeling God won't send me to hell for making you rich. Now sign and date where I've marked.

He hands the pen to her confidently; she takes, sighs and signs disappointedly.

MAGGIE

O.K. I'm done.

NICK

Thank you.

He takes his Montblanc pen & papers from her, gets up coldly without shaking hands, walks out the door and starts dialing the phone as he descends the rickety stairs.

EXT. BENCH - LATER

• SPINNING THE WHEEL OF FATE WITH SAL (appears on screen as subtitle)

Nick phones Sal while he is sitting on a bench in the park somewhere

NICK

Yeah, Sal. This is Nick. Nick from uptown with the rehab deals.

SAL

Nick, what can I do for you? This ain't about that fucking retard Kenny I hope.

NICK

No. But thanks for helping him understand that situation; I'm sure your math is better than his.

SAL

Who don't know that?

NICK

Look, this is a stretch, but if you do me a solid I could probably sweeten up your bid on the upcoming office complex.

SAL

Well, I'm guessing this is a job I'd want, but I heard about the headache that tenant's giving everybody. Bitch should just kick off on her own and do the world a favor. Heard a story on the news that got my attention last night too pal, if you're in the middle of this thing, maybe you should watch your step.

NICK

Sal, that guy on the news was under you know who's flag. Not too high, but I'm a little embarrassed over the deal. Now I'm sort of jammed up over the whole thing. That's why I want to give you something to get the bad taste out of your mouth too.

SAL

I'm listening kid.

NICK

Here's the deal, I just about got this thing worked out aside from that guy's prime time fuck-up. But our favorite senior is giving me some grief and her ear is pressed tight to her Pastor's lips.

SAL

Pastor D from the block?

NICK

Yeah. I figured you'd know the deal.

SAL

Yeah, I got ears Pacino says. So where do I fit in on this?

NICK

I'm asking for a few bucks out of the settlement on top. Not that it's going far, but I've developed a few Bolsheviks and I need to take care of some people to stay in the heart of this thing.

SAL

What's the number?

NICK

If it all goes the way I want it too, I could either help you lock down the bid on windows for the West tower of the rental deal I got going up in the Heights, or guarantee you something else just as good to help with those tolls on the TriBorough.

SAL

You could deliver that?

NICK

Yeah, if we can make this happen.

SAL

OK, you want me to get our fine collared friend to understand whatever deal you bring in to the old bag is the deal to do, right?

NICK

Yeah.



SAL

Nick, I do this for you, and you fuck things up on your side, your line of credit in Manhattan is gonna have to go the way.

NICK

I can connect the dots Sal. No problem, this is a lock.

SAL

O.K. It's done. Anything else?

NICK

No. Thanks Sal. I owe you one.

Nick hangs up on Sal & calls Mr. D'Aleo.

MR. D'ALEO

Motherfucker! What the fuck is going on?

NICK

I need to meet with you right away.

MR. D'ALEO

So get your ass in here. I'm at my office.

Nick hangs up & calls Charlie. WE SEE CHARLIE recognizes the cell number.

CHARLIE

What the fuck is happening Nick?

NICK

How fast you can you get to Mr. D'Aleo's office?

CHARLIE

Maybe 20 minutes, but first tell me what the fuck is happening because I-

He is interrupted.

NICK

No time. Trust me, I'll fill you in first, just meet me in the lobby and I'll bring you up to speed beforehand.

He hangs up.

EXT. ON STREET IN FRONT OF D'ALEO'S BLDG

• MR. D'ALEO & THE KINKO'S CONNECTION (appears on screen as subtitle)

Nick is waiting in front of Mr. D'Aleo's building entrance as Charlie walks up looking very stressed.

CHARLIE

Hey Nick.

NICK

Charlie, we only got a few minutes, so don't interrupt till I'm done.

CHARLIE

OK.

NICK

Five minutes ago at the Kinko's down the street I made a couple of extra copies of the papers I'm about to show you. One is an agreement between me and Maggie where I get 20% of whatever settlement we can make upstairs in the next five minutes.

CHARLIE

Oh fuck! You talked her into that!?!?

NICK

Don't interrupt Charlie! Now listen, the other document is a Dual Agency form with her OK to act as go between and knowingly let us take some money from the other party.

CHARLIE looks at the papers in disbelief

CHARLIE

Nick, you should really get this notarized. I mean, oh, shit! These are notarized!!!

NICK

Yes, I got a Notary at Kinko's does things for me here and there. On this one I told him it was heavy and promised him ten thousand if things go right and five thousand if they don't.

CHARLIE

Where are you getting the ten thousand?

NICK

Ah Christ. I got a few bucks left from that asshole muscle guy, half of the 25 G's. Whaddya think? I'd pay in advance on a job like that? Don't interrupt, we're short on time.

CHARLIE

Sorry.

NICK

Now here's the deal. We have to get Mr. D'Aleo up there to set up a phone conference with the investors ASAP.

CHARLIE

What the fuck are we supposed to say to him to get him to do that? What the fuck are we telling these gazillionaire investor guys? What the fuck?!?!

NICK

Charlie, sometimes I wonder why I bother. Listen, I called you down here so you could be the bad cop.

CHARLIE

Cops? What?

NICK

Good cop, bad cop. You're bad cop. You gotta break the news to Mr. D'Aleo that there's a ton of Bolsheviks behind the old woman cued up and we had to work a deal where we got a taste of this thing to pay off everyone we used to make this happen.

CHARLIE

Holy fuck! You're nuts! HE'S GONNA KILL US!!!

NICK

(looking at watch)  
Dammit! Go with me, we've got maybe a minute now. Tell him we covered up the muscle moron that fothched up the job, and that the lady's church is involved and we had to square away some local gurus from the community, OK? Just leave it at that and don't use any names. OK?

CHARLIE

(calm, realizing)

OK Nick. I'm with you. Let's do  
this thing.

NICK

Good. Now get it together cause  
you're gonna have to tell this the  
same way more than a few times and  
tell it out of sequence. Come on,  
follow me.

He heads into the lobby and into an elevator.

FADE TO BLACK.

FADE FROM BLACK.

CUT TO:

INT. OFFICE OF MR. D'ALEO - DAY

• **MEXICAN STANDOFF CUBED** (appears on screen as subtitle)

Nick and Charlie walk into the conference room of MR. D'ALEO, who is standing, no one sits down.

CHARLIE

Hey Mr. D'Aleo.

MR. D'ALEO

Shut the fuck up. Nick, what the fuck is the deal now?

NICK

She'll do the deal and we have a signed and notarized statement right here.

MR. D'ALEO

Really. Then why the fuck do you two look so fucking somber?

NICK

(gestures with hand as though passing the conch)

Charlie... She'll only consent to the deal for a larger number; this deal is for \$10Million

NICK

Yeah. We had a few Bolsheviks involved behind her and her damn church.

MR. D'ALEO

What?! Are you talking about that fucking Pastor?

CHARLIE

Well, look, if we can get the investors to somehow slush us a check, then this is it.

MR. D'ALEO

Slush us a check?!?! Are you fucking mental?

NICK

Mr. D'Aleo, if you get these guys to take on a small partner or pony up because you can show them a signed deal that seals this thing up tighter than a frog's ass, why not ask?

MR. D'ALEO

(grimaces, thinking hard)  
Let me see the agreement.

NICK

Charlie!

He gestures to Charlie and he slides the agreement across the long conference table to Mr. D'Aleo.

Nick and Charlie take a deep breath and stance for a fight

MR. D'ALEO

You motherfuckers.

Looks down his eyes at Nick and Charlie with disgust.

NICK

Look. If I got thrown out of this room by you, you got fired, and the investors called me or her tomorrow, I want to get mine out of the deal.

MR. D'ALEO

O.K. asshole. So that's how it is, huh?

NICK

That's how it is. Now, there may be room for you in this thing if we can do it. Think about that. We're perfectly willing to split our end with you after we take care of Pastor Davis. Aren't we Charlie?

CHARLIE

Yeah. We just wanted to have a long shot chance to get compensated for our work if things were going to fall through anyway.

MR. D'ALEO contains his rage in a low, slow voice.

MR. D'ALEO

Alright. But if I back you on this I get part of your commissions on the building too, a third minimum.

NICK

Fine. Deal. So, make the call.

MR. D'ALEO

Yeah. O.K. Get the fuck out of here. I'll let you know today if I can swing everything.

Nick grabs an open mouth, awe-struck Charlie and drags him out of the conference room as Mr. D'Aleo sits down and picks up his telephone in a gravelly tone.

FADE OUT

CUT TO- EXT. A MIDTOWN STREET- SAME

• YAKUZA SURPRISE (appears on screen as subtitle)

Nick and Charlie are walking down the street somewhere in Midtown talking.

CHARLIE  
Hey Nick. What the fuck just happened up there?

NICK  
Charlie, we just bagged ourselves a motherfucker of a deal, one I hope. And... run!!

CHARLIE  
What?! Hey! Nick leaves and Charlie runs after, looking behind and noticing five Japanese men in black suits chasing.

Nick flags down a cab and grabs Charlie.

NICK  
TAXI!!! Charlie, get the fuck in here. DRIVE NORTH! hands driver a twenty dollar bill.

CHARLIE  
What the fuck was that!?

NICK  
Fucking Yakuza is after me still.

CHARLIE  
What? Yakuza? My god! Who are you? Who am I dealing with?

NICK  
Look, I kept a huge deposit after these Japanese kids backed out of a deal. I knew they were likely to flake, so I kept gunning for more money from the kids that liked the apartment, and well, when the other kids couldn't commit, I told them they would forfeit the money, and I kept the deposit.

CHARLIE  
How much money Nick?

NICK  
Well, it was a condo.

CHARLIE  
Damn you. How much?



NICK  
Fifty Grand. But I lost half in  
Atlantic City and spent the rest  
In my typical style.

CHARLIE  
What the fuck? Why would you do  
something that stupid?

NICK  
Shit man. I didn't know one of  
their dad's was a Yakuza big shot  
But that does give me an idea.

CHARLIE  
Let me out of the fucking cab  
please driver!

NICK  
Hey wait up; I think we could have  
a meet with these Yakuza guys and  
work out a deal if they help us  
with either the old bag, Mr.  
D'Aleo, or that son-of-a-bitch  
Pastor Davis.

CHARLIE  
Go fuck yourself Nick. I'm out. I  
can't believe you got me into this  
shit.

NICK  
What if I upped your end on this??

CHARLIE  
Upped it how? Like I get fifty five  
percent?

NICK  
Maybe. I'd do fifty-two and a one  
half percent for you if you helped  
me cover the bases. Driver, keep  
heading uptown, 88th & 2nd Ave.

CHARLIE  
What do you want me to do with the  
Yakuza?

NICK  
Set up a meeting in Bryant Park  
with you.

CHARLIE  
Are you fucking crazy?

NICK  
Tell them you can triple their  
money if they help me get a deal  
done.

CHARLIE

What?

NICK

(low whisper)

I'm gonna need somebody done soon. Maggie, Mr. D'Aleo, Pastor Davis, I don't know yet, but tell them if they take care of someone for me, I'll give them a hundred and fifty thousand, plus they have to swear to leave me alone.

CHARLIE

Sixty percent.

NICK

Fifty five. And I don't have to do much of anything other than marketing and working our deals from South Beach on whatever boat I buy.

CHARLIE

You mean you want the money without having to oversee the showings and all the bullshit we're gonna have to do if we don't get killed or jailed first?

NICK

Yeah. Fuck you. Everything's in my name. You'll make millions in the next few years. Beat the deal Charlie. Beat the deal.

CHARLIE

O.K. I'll call the Japanese, but how do I know I'll be safe. These guys may cut off my head with a Samurai sword.

NICK

Nah, no Samurai swords, you watch too many movies. These guys have guns with silencers.

CHARLIE

Whoa. This is nuts.

NICK

Charlie, relax, set a meeting in the middle of Bryant Park at lunch time, it'll be super crowded and I can watch.

CHARLIE

Fuck, and what are you going to do?

NICK

I'm going to set up a meeting with Mr. D'Aleo at the same time, a few tables up in the cafe, and I'm also going to invite Maggie, Sal, and the good Pastor Davis for a sit down. I don't think anyone will turn me down.

CHARLIE

Good god. We're gonna die tomorrow.

NICK

Well, someone might, but really, I just want an ugly standoff in case anyone needs to see some muscle.

CHARLIE

And what happens next?

NICK dials his phone.

NICK

Hang on Charlie, calling Mr. D'Aleo.

(beat)

Mr. D'Aleo, bring a check and a letter tomorrow to Bryant Park Cafe. Yeah. Twelve

Noon. High Noon.

CHARLIE

We really are going to die!

NICK

Take it easy, I gotta get going. I have to meet a girl and call Pastor Davis and get hold of Maggie tonight. The girl will make me more relaxed and collective.

CHARLIE

What? A girl?

NICK

Charlie, relax. =Please, trust me, we're going to walk out of this tomorrow very rich and have a deal for the next few years that will make us even more money. Hey driver, pull over here.

This is good. Take my friend where  
ever he wants.

He hands the driver a twenty dollar bill.

CHARLIE

I'll be there. And you? You're OK?

NICK

I'm totally cool. Gonna make a few  
calls, meet this chick for a drink  
by my place, and hopefully have a  
hot shower with her after.

He slaps Charlie on the back and says over the shoulder.

NICK

See you tomorrow, quarter till noon  
at Bryant Park.

PAN TO: Charlie's overwhelmed and almost defeated face.

FADE TO BLACK

FADE FROM BLACK

• YOU SSE ME, I SEE YOU, YOU RUN AWAY (appears on screen as subtitle)

EXT. BRYANT PARK - DAY

Charlie is on his phone in the middle of Bryant Park.

CHARLIE

Nick, where the fuck are you? It's  
11:40AM! I don't see you. I know  
you said 11:45, but, get here!

Nick approaches Charlie from behind, scaring him with another  
slap on the shoulder

NICK

Charlie! Relax.

CHARLIE

Holy shit man. You scared the fuck  
out of me. I could kill you.

NICK

Speaking of that, put this under  
that stone by the bench.

Hands him a .38 revolver.

CHARLIE

You brought a gun?!?!

NICK

Charlie, calm down and stash that  
thing. It's in case you need it,  
and the Yakuza for sure will pat  
you down, so stash it, and be cool.

CHARLIE

Now?

NICK

No, in a minute, first look at that  
table dead center the café. That's  
where Pastor Davis and Maggie will  
be. I'm meeting Sal and Mr. D'Aleo in  
the bar and then we're coming to sit  
down with Maggie and Pastor Davis  
outside, directly above that table  
behind you.

CHARLIE

That's where you said to seat the  
Yakuza?

NICK

Exactly, when they see me walk to the table with Mr. D'Aleo and Sal and see the old hag and Davis, they'll know its all on the level.

CHARLIE

And what do I after we've talked and they see you and they want to come up?

NICK

You let them.

CHARLIE

What if I'm not done negotiating with them first?

NICK

You call my cell phone and say ITS A GO. How's that?

CHARLIE

OK. I guess. Shit, the time! I gotta go over and sit down at the table.

NICK

Stash the piece on the way, casual.

CHARLIE

OK you bastard. I'll call you.

NICK

Thanks pal.

DISSOLVE TO:

EXT. SAME SCENE AT BRYAN PARK CAFÉ

• SAL-UTATIONS MR. D'ALEO (appears on screen as subtitle)

Nick winks and walks casually through the courtyard into the bar part of the café seeing Sal

NICK  
Sal, how ya doin'?

SAL  
I'm Aces. You? How you doin'?

NICK  
Well, not bad. Could be better.  
Wanted to bring you in to meet a  
friend of mine that's about to  
make me and hopefully you very  
wealthy.

SAL  
Yeah. I gotcha. Look, I know what  
you need out of this meeting.  
You want me to be here now because  
this guy is gonna be less likely to  
knife you out of anger over this  
deal with me next to you.

NICK  
Well, he will know who you are.  
And you will get some construction  
bids from this guy if he knows you  
know what his position is.

SAL  
And what is his position?

NICK  
Any Bolsheviks on this thing  
besides the ones I brought in  
myself would kill this  
poor bastard. He's stretched to  
the max on this deal.

SAL  
OK. This the guy?

NICK  
Yeah. Hey Mr. D'Aleo! Right down  
here.

MR. D'ALEO walks up and shakes hands reluctantly.

MR. D'ALEO  
Right. Who's this guy?

NICK  
This is my old buddy Sal, brought  
him to introduce you guys.

SAL

How ya doin' Mr. D'Aleo. Nice to meet up with ya.

MR. D'ALEO

Yeah. I know your name. Heard you did some big jobs around town.

SAL

Sure have. Made sure things went smooth too. Especially since my cousin's over at OSHA, and I do things by the book when anyone's checking.

MR. D'ALEO

Great. Might be something there if you help me. I might need some help sometime lining up another project.

SAL

Sounds good. We should talk about that some time this week.

MR. D'ALEO

Thank you Sal. Where are they Nick?

NICK

Should be here any minute, hang on, my phone.

Nick looks outside and sees Pastor Davis being seated at the table with Maggie.

CUT AWAY:



CUT TO:

• CHARLIE & THE YAKUZA (appears on screen as subtitle)

Charlie stashes the gun as though he dropped his cell phone in shrubs. He notices three Japanese men in black silk suits, approaches them and gestures to the table Nick picked out.

CHARLIE

Konitiwa. Gentlemen, my name is Charlie. Nick asked me to meet with you here, and he will be here himself shortly. Would you like a seat?

YAKUZA 1

Very good Charlie-san. If you don't mind, we just need to make sure you have no surprises on you first.

CHARLIE

No problem. I expected you might, go ahead.

Extends arms with as much subtlety as he can muster and trying his best not to be nervous. Yakuza 2 & 3 frisk him quickly as though hugging him in case of suspicious passersby.

YAKUZA 1

So, what is it that Nick wants to do here? When I got your message today I understood there would be some money and a favor. This is asking a lot considering the face my daughter felt she lost in giving up that deposit your associate took.

CHARLIE

The deal my associate is proposing would involve returning the money in question, with 100% interest, plus an additional \$50K for a favor from you and your friends, along

with your word that you'll let him live in peace.

YAKUZA 1

Where is the money, what is the favor, and where is Nick-san?

CHARLIE

The money can be wired to you tomorrow. Nick asked me to meet you here today so you could see the truth of his ability to make this offer.

YAKUZA 1

Explain Charlie-san.

CHARLIE

Nick is about to close a deal. The deal will yield a commission for him that would provide the funds for the deal he asked me to make with you today. He's waiting for a call from me letting him know everything is OK with you before he appears.

YAKUZA 1

And what if I kill you here and now just to show Nick-san that we are agitated by his sending an emissary instead of being a man and coming to talk himself?

CHARLIE

(gulping)  
Sir, that will not give you money or vengeance, being that I was not involved in your dealings with Nick until now, and only as a favor.

YAKUZA 1

Ah, a favor. What is the favor Nick san would ask of me today?

CHARLIE

I believe he may need you for your expertise in disposal solutions.

YAKUZA 1

He needs an assassin?

CHARLIE

Maybe. Does it matter who he needs your help with?

YAKUZA 1

So long as it is no one who we have  
an interest with, it would not  
matter.

CHARLIE

Can I have your word on this deal?  
Right now?

YAKUZA 1

Yes, you have my word for 24 hours,  
then, if you and your associate do  
not do as you have said, you both  
will die.

CHARLIE

But, I'm just a messenger here.

YAKUZA 1

Once you proposed this deal, your  
honor became material, and thus,  
your life.

CHARLIE (turning pale and gulping again) I,  
I, I, I'll call Nick if I have  
your word.

YAKUZA 1

My word has been given. Call  
Nick-san.

Charlie pulls out his cell phone and dials Nick.

CUT TO:

INT-EXT. CAFÉ PATIO RESTUARANT BAR- SAME

• SHRIMP COCKTAIL & HIGH NOON SHOOTOUT (appears on screen as subtitle)

NICK (answering phone)  
Charlie. They go for it? Good,  
comin' out now.

SAL  
Everything good Nick?

NICK  
Yeah. Let's all get a seat. The  
good Pastor Davis is sitting  
down right now with Maggie it  
looks like.

He waves towards the outside seating and everyone looks and sees the others seated. They pay the bartender in cash and all walk to the table outside with Maggie & Davis. Maggie is wearing sunglasses, looking down at the table only, greets no one.

PASTOR DAVIS  
Sit down please gentlemen.

NICK  
Thanks Pastor. I think you know  
everyone but Mr. D'Aleo.

PASTOR DAVIS (offering hand to D'Aleo)  
Nice to meet you. Sal and Nick  
have told me a lot of your story.

MR. D'ALEO  
That right?

He shakes hands, turns his head and frowns at Nick  
And Sal.

NICK  
Look, let's get down to brass tacks  
here. Maggie signed an agreement  
which Mr. D'Aleo here agreed to and  
Pastor Davis is here to make sure  
Maggie's interests are represented  
here in case something isn't clear.

Sal is here to represent my  
interests in a similar capacity,  
but before we do anything at all,  
I'd like to show you something.

He leans over behind him and holds a finger up as if to signal  
to hang on to the Yakuza and Charlie to stay by the table

MR. D'ALEO  
Who the hell is that down there?

NICK

That's an old friend of mine, Mr. Yoboto. He's here in New York on business and wanted to help me in case I had any problems today with anyone, and I mean anyone.

SAL

Yoboto? Are you shitting me? You know those guys?

NICK

I do. They owe me a favor, a big One too.

MR. D'ALEO

Sal, are those guys Yakuza?

SAL

Yeah. It looks that way. What the fuck Nick?

NICK

Look, they're here of their own accord. They're just looking out for me. But if anyone has an urge to move suddenly, or raise their voice too loud, I'd advise against it.

PASTOR DAVIS

My God! You brought some Japanese gangsters here to back you?

NICK

Let's get back on point here fellas.

All of you have come to terms. We just need to get checks from Mr. D'Aleo, and I want your word, all of you, that you'll honor this agreement.

PASTOR DAVIS

Nick, I don't know what you are trying to pull here, but...

NICK

Pastor, shut up. Everyone has already agreed to everything, I just want you to know that Sal is not the only guy who owes me a favor, and that you can't get to everyone who looks out for me. And that goes for anyone. Now, Mr. D'Aleo, the checks?

MR. D'ALEO

Not on me. I have a courier.

NICK

I suggest you page his ass and get those checks on this table.

He spots the waitress.

NICK

Waitress could I have a Boodles Martini, shaken up. Anyone else?

MAGGIE

Where's the money?

She is still looking down at the table.

PASTOR DAVIS

It's on its way it sounds like.

MR. D'ALEO

Sal, I know you by reputation, are those guys for real down there?

SAL

Yeah, and so is Nick it seems. More real than I thought. Get me a Martini too, would ya Nick.

NICK

Done. Anyone else?

MAGGIE

Water.

PASTOR DAVIS

I'll have water too, I don't drink.

NICK

Yeah, right, at least not in front of the flock, huh?

PASTOR DAVIS

Fine. I'd like a rum and coke.

NICK

Mr. D'Aleo? You want a drink? I don't see you calling anyone yet? Shall I?

MR. D'ALEO

You motherfucker. Alright.

Waves arm to someone across the park.

MR. D'ALEO

I'll have a water.

NICK

Good. I'll be right back.

He walks down steps and over to Yakuza table.

NICK

Hey Yoboto.

Yoboto acknowledges Nick and bows slightly, but does not sit at the table.

NICK

In a moment I'll have a deal closed at that table that will allow me to make full restitution to you. The favor Charlie asked of you may be needed today if I have a problem in this deal.

YAKUZA 1

Fine Nick-san, but if you do not pay us, you will die too, and your friend Charlie-san will die, and anyone I find out is involved in this deal will die as well.

NICK turns away and bows to Yoboto.

NICK

That sounds fair to me. Should I need you I'll waive you over.  
Thank you Yoboto.

He walks back to the table with Sal & D'Aleo.

SAL

Nick, what is this man?

NICK

Sal, I told them you were backing me, but I was uncertain how far you would go, so they assured me that my security is ultimate.

MR. D'ALEO

O.K. Nick, so you're smart. I got that. Tell those fuckers to relax. I came here today to do a deal, not have a shoot-out.

MAGGIE

The money! (getting flustered, still looking at table)

NICK

Wow. A shoot-out, eh? Well I know word on the street the good Pastor has his .22 in his sock, and I'm carrying, so I have to imagine you are too. And you've got to have a few bodyguards somewhere nearby. And Sal, well, I know he took precautions of some kind before meeting with anyone on a deal this size.

PASTOR DAVIS

What, you want to see the thing?

NICK

Hardly, I just want the money.

MR. D'ALEO

Maybe I do have some heat around here.

NICK

Don't be coy. My man Yoboto has plenty of guys you'll never see around here too. Now where's that fucking check?

MR. D'ALEO

Easy. Coming up now.

WAITRESS

Here's your drinks.

She begins putting drinks on the table, then spills the Pastor's drink on his lap accidentally.

PASTOR DAVIS (jumps up from seat)

Damn woman! This is a brand new suit!!!

NICK

Sit down. Sit down!

PASTOR DAVIS

Oh god, you're Yakuza are coming this way.

WE SEE Charlie react as gangsters get up and so does he-

CHARLIE

Whoa. Wait. It's OK, it's fine, wait!



YAKUZA 1

I wouldn't mind killing you right now Charlie-san, sit down. My men will move closer if I say.

SAL

Nick! One of those guys is coming over here fast.

NICK

Easy. Everyone relax. Pastor, sit down now!

MAGGIE

Just give us the money.

PASTOR DAVIS looking wired and ready to shoot.

PASTOR DAVIS

Right. Right. OK. I'm sitting, but this thing is in my lap now. My god, this is supposed to be a business meeting.

He sits down.

YAKUZA 3

Problem Nick-san?

NICK

Nah. Everyone is a little jumpy. But listen, if anyone leaves this table before I do, take care of them right here.

YAKUZA 3

I'll be by the tree there, five meters.

SAL

Nick, what the fuck are you getting me into?

NICK

Sal, I heard you know Mr. D'Aleo from a few years back, I trust you, but I'm afraid you might trust Mr. D'Aleo more. Now please, understand I'm just looking out for myself here. Be cool and we all leave this table with something.

MR. D'ALEO

You are a son of a bitch Nick. You think I'd have you killed before you cash your check? You think I'm that pissed at you? What do you think, I'd re-neg on the deal?

NICK

I'm an open minded guy Mr. D'Aleo, I think people are good at heart, and the world is a fair place, and Santa Clause and the Tooth Ferry vacation in Aruba together. Now, where's the fucking courier?

SAL

Alright, looks like him over there. That him Mr. D'Aleo?

MR. D'ALEO

Yeah. Hey Larry, come on over with that attaché.

A rent-a-cop in an ill fitted suit with a not so concealed weapon approaches carefully, hands the case to Mr. D'Aleo and backs away into the hedges and out of sight.

NICK

Open the fucker Mr. D'Aleo. Let's get out of here.

PASTOR DAVIS

I agree. I'd like to take Maggie back home.

MAGGIE

The money! I want my money!

MR. D'ALEO

Here, slides 2 checks on the table.

NICK

(grabbing both)  
OK. These look good. Pastor, this one's Maggie's, show her.

PASTOR DAVIS picks up the check and shows Maggie.

PASTOR DAVIS

Look at all those 0's! It's a beautiful thing Maggie, it really is.

MAGGIE looks and is getting very wide eyed. Wipes brow with a napkin.

MAGGIE

Oh my lord. Oh my lord. This has my name on it. Never in my life did I ever think there was even this much money in the world. Oh my lord, it's hot today.

NICK

Maggie, you okay?

Maggie coughs and wipes brow again

MAGGIE

Why yes son. I'm glad you, I'm so happy you helped me make this all happen.

NICK

You're welcome dear. OK. We're done here it seems. Sal, Mr. D'Aleo, Pastor, I'll be on my way now. Charlie and me have a little business with these Samurai and then we're taking a few days off.

Begins getting up slowly and waving at Charlie and Yakuza 1 with an OK sign.

Maggie puts her hand to her chest.

MAGGIE

Oh God. I don't feel well. Oh my!  
My heart!

Nick waves "OK" across the lawn to Yoboto & Charlie that all is good.

NICK

I'm gone. Nice doing business with you fellas. We'll talk tomorrow. I'm late for another meeting.

MR. D'ALEO

Wait. Maggie, are you alright sweetheart?

Looking at the check in front of her.

PASTOR DAVIS

Maggie, are you alright?

MAGGIE

Ambulance! Call an ambulance. I think I'm having a heart attack!

SAL

Somebody get a doctor! I'm calling 9-1-1!

NICK  
See you. Call you tomorrow about  
how we'll start marketing the  
building and all that...

MR. D'ALEO  
Don't you move Nick.

Mr. D is reaching into his jacket...

I have something for you to sign.

NICK  
No. We did the deal. I'm leaving,  
see you later, call a doctor for  
Maggie; fast.

Nick gets up and begins backing away, Charlie is up too.

MAGGIE  
Oh lord, I'm going. My heart!

She falls backwards out of her chair to the ground clutching  
chest and writhing.

PASTOR DAVIS  
Maggie!

Pastor Davis hops out of his chair and the gun from his lap  
falls to the floor. Pastor Davis calls 9 1 1.

YAKUZA 3  
I keeeel you all if this bullshit!

SAL  
Mr. D'Aleo! I can see the check!  
Should I go for it?

NICK  
What else do you have for us? Tell  
me you've got an exclusive contract  
drafted up for us already.

MR. D'ALEO  
I was thinking you'd goddamned well  
blackmail us for one anyway if I  
didn't offer the thing now so take  
it with you and get back to me ASAP.

YAKUZA 1, 2 & 3 starts laughing, waves hand and five more  
Yakuza appear from the trees and threaten to start shooting  
at Sal and Mr. D'Aleo

YAKUZA 1  
I keeeel you, you bastards, you  
die if I say so!!!!!!!!!!!!!!!

SAL  
Mr. D'Aleo, please just let me  
shoot everybody!

NICK

Sal, you're a funny mother-fucker,  
you know that?

MR. D'ALEO

Everyone calm down. Nick, take the  
Contract and read it after you've  
gotten squared with your Japanese  
friends here and call me as soon as  
you have a chance about working  
this property. I like the way you  
get things done kid. You have...  
some style.

EXT. EAST END OF THE PARK- A MOMENT LATER

An army of RENT-A-COPS come out of the wood works blazing as  
EMS from the 9-1-1 call run up to grab Maggie followed by more  
Yakuza, yelling from all directions (crazy music begins) This  
could be shot slo-motion as Nick and Charlie dash towards the  
subway lines and as they see each other through the chaos;  
they enter the subway on 42nd Nick closer to the NY Public  
Library, close to 6th Ave.

NICK

Charlie! You OK?! Get that .38!

CHARLIE

Yeah! I'm alright. I wanna kill  
you with this thing though!

NICK

Look, I gotta get this check to  
the bank. It's certified; I can  
deposit the thing and wire it to my  
Caymans account right now, but we  
have to hurry, you can still cancel  
a certified, we have to haul ass so  
I can pay the Yakuza boys.

CHARLIE

I'm getting on a train and gone  
fast out of here.

NICK

7 Train! My bank is over by the  
U.N. Hurry man!

Nick grabs Charlie, and they run to the platform to  
catch the 7 immediately.

CUT TO:

EXT. BANK - LATER

• **7 TRAIN TO GRAND CAYMAN** (appears on screen as subtitle)

Charlie is cleaning himself up waiting outside NICK's bank, stashing Nick's gun into his pants nervously, trying to look inconspicuous, puffing a cigarette. Nick comes out smiling, but looking focused and ready to go.

NICK

OK, here's the plan. I chartered a flight to Grand Cayman, leaves in an hour. We can run down to the Kip's Bay heliport and take a chopper to Teterboro. From there we...

CHARLIE

Are you nuts?!?!?! A chopper, a flight to the Caymans?

NICK

Just start walking South with me Charlie. The money is already wired; the plane and the chopper are paid for; in a few hours we'll be in the Caymans, where I'll wire the \$150 Grand to Yoboto.

CHARLIE

You're gonna pay that Yakuza fucker?

Begins walking with Nick

NICK

Yeah, if he made it out alive. You gave us the fucking lease remember? And if Mr. D'Aleo's alive I've got a deal for him too.

CHARLIE

What the hell? We were almost just in a shootout! He wanted to kill you! You wanted to kill him! There were almost murders in the middle of a Manhattan Park in broad daylight!

walking faster...

NICK

Look, I've got \$2 Million of this guy's money, and when he calms down, he is a businessman after all, I can get him to clean this mess up and we'll call the \$2 Million a deposit on our exclusive.

CHARLIE

Fuck you again! Why the fuck would he do anything like that?

NICK

I'm a great salesman, and I just saved him \$8 Million. Maggie is either dead or happy as a clam I'm sure and he gets the rights automatically now. I created a meeting of the minds; I earned my \$2 Million fee!

CHARLIE

Jesus. What happens if he doesn't want to work with us or if he gets himself shot today?

Charlie runs behind Nick

NICK

Then we go talk to the investors and tell him everything was his fault and we get a deal from those guys. Come on, that's our chopper; run!

CHARLIE

I can't hear you, the engine!

Ducking and running behind Nick to helicopter.

Nick gets into backseat of helicopter

NICK

Charlie, if nothing else, and the guy's hostile, I can have Yoboto's people come after him sooner or later and we can go into the Tenant Negotiation and Buy-out business. Not great, but not bad, right?

CHARLIE

That's actually not a bad idea.

Slams door of helicopter.

NICK

Yeah, I already got some people in mind. Guy called me last week about another deal.

Nick Opens two small bottles of Scotch from the helicopter's mini-bar, hands one to Charlie.

CHARLIE

And Guy!? You don't think he's super pissed over this?!

NICK

Nah, we just have to spread some  
love his way.

CHARLIE

How much love?

NICK

A nice chunk. Relax, your take on  
this is gonna be at least \$750K.  
And Guy's gotta get a half mil!

CHARLIE

Well, I guess it would be worse  
without the money.

NICK

That's the Charlie I remember!  
Cheers!

They laugh as the helicopter takes off and sweeps over the  
East River with footage of Manhattan with very cool music.

SKYLINE.

FADE TO BLACK.

MUSIC PLAYS.

ROLL CREDITS.



After or during credits as a teaser to a SEQUEL trailer-

• **MR D. LIVES!!** (appears on screen as subtitle)

EXT.- CU with Fade to Wide Shot

Mr. D'Aleo is dusting himself off, ... very obviously adjusting and straightening tie, and walking casually through the bodies, crowd panic, police and ambulance sirens getting louder approaching, and screams in the park until at his car where the driver opens door and Mr. D grabs his seat while firing up a cigar lit by driver...

With deep sentiment again ...like start of movie

MR. D'ALEO

I remember when a problem tenant was solved with a fat envelope full of cash. Damn... Yakuza. Sal. Pastor Davis. Maggie. Nick and that idiot Charlie... You know if we can still close this thing I will be ok with them keeping the check. Might even hire him to sell the place out; if we close, and if I do not kill him. He kind of reminds me of myself at that age; those damn entitled kids today, huh pally?

...nodding

DRIVER

Atlantic City Mr. D?

MR. D'ALEO

Yeah. Atlantic City Pally. AC...

DRIVER

Call those Philly girls Mr. D?

Mr. D gets misty eyes, smiles and laughs...

MR. D'ALEO

Yeah. Philly girls Pally. Call those Philly girls...

Car drives off slow; camera panning up in to skyline and clouds...  
DISSOLVE to black; big letters: "FIN" then - "Singleton Realty  
Capital & Michelle Wong Realty - Live the Dream"

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