THE GONZALEZ PROPERTY GROUP LLC

SALES DEAL SHEET

Address: 333 West 85th St New York, NY 10024

Apt #: 4B

Date: 07/27/2023

Seller

Name: Nick Eglevsky

Address: 333 West 85th Street #4B
New York, NY 10024

Email: Neglevsky@hotmail.com

Home: 631-896-9502 Cell: 631-896-9502

Buyer

Name: Timothy Goonan

Address: With attorney

Email:

Home: Cell:

Seller's Attorney

Name: Brad D. Rabinowitz

Firm: Montgomery McCracken Walker & Rhoads LLP

Address: 437 Madison Avenue
New York, NY 10022

Email: brabinowitz@mmwr.com

Office: 212-551-7752 / cell: 516-458-9996 Fax: N/A

Buyer's Attorney

Name: Jacob Davidoff

Firm: Fentin Goldman Turk & Davidoff

Address: 270 Madison Avenue, Suite 1500
New York, NY 10016

Email: jdavidoff@fentingoldman.com

Office: 212-265-4900 Fax: 646-964-6600

Management Firm (Seller)

Firm: ABC Management Corp.

Acct Exec: Ralph Davis / Lydia Rodriguez

Office: 212-307-0500 x225

Email: rdavis@abcmgmt.net / lydia@abcmgmt.net

Management Firm (Buyer)

Address: N/A

Closing Agent:

Fax:

Seller's Broker

Name: Alyse Kenny

Firm: Compass

Address: 2150 Broadway, First Floor
New York NY 10023

Email: alyse.kenny@compass.com

Office: 646-491-2732 Fax: N/A

Agent's License #: 10401336434

Firm Licnese #: 10391202708

Buyer's Broker

Name: Lois Steinig

Firm: The Gonzalez Property Group

Address: 260 Madison Ave 8th floor
New York, NY 10016

Email: lois@gonzalezpg.com

Office: 716-200-7304 Fax: NA

Agent's License #: 10401342985

Firm Licnese #: 10491211950

Deal Information

CO-OP ☒ CONDO ☐ OTHER ☐

Corp/Condo Name: 333 West 85th St House

Share/Common Elements:

Inclusions:

Exclusions:

Purchase Price: $525,000

Maintenance/Common Charges: $1,209

Assessment: N/A or paid by seller

Financing: YES ■ $/% 80% NO ☐

Closing Date: TBD

Flip Tax: N/A or paid by seller

Contingencies: Mortgage contingencey

Commission: 6% $31,500

Seller's Agent: 3% $15,750

Buyer's Agent: 3% $15,750

Deal #:

Misc. Comments: Seller pays if there's a remaining assessment