THE GONZALEZ PROPERTY GROUP LLC

SALES DEAL SHEET

Address: 520 East 81st St New York, NY 10028

Apt #: 2D

Date: 12/08/2023

Seller

Name: Linda and Hank Wisner

Address:

Email:

Home: Cell:

Seller's Attorney

Name: Patrick J. Sullivan

Firm: Law Offices of Patrick J. Sullivan PLLC

Address: 92 Willis Ave, 2nd Floor
Mineola, NY 11501

Email: lawofficespjs1@optonline.net

Office: 516-342-1248 Fax:

Management Firm (Seller)

Firm: David Eisenstein Real Estate

Acct Exec: Harry Eisenstein

Office: 212-582-9080

Email: info@eisensteinrealty.com

Seller's Broker

Name: John Santulli

Firm: Douglas Elliman

Address: 111Fifth Avenue, 7th floor
New York, NY 10003

Email: John.Santulli@elliman.com

Office: 3476-259-8742 Fax:

Agent's License #: : 10401215804

Firm License #: 10491203187

Buyer

Name: Teresa Bernice Parsons

Address:

Email:

Home: Cell:

Buyer's Attorney

Name: Jacob Davidoff

Firm: Fentin Goldman Turk & Davidoff

Address: 270 Madison Ave Suite 1500
New York, N Y 10016

Email: jdavidoff@fentingoldman.com

Office: 212-381-4533 Fax: 646-964-6600

Management Firm (Buyer)

Address: 244 West 54th Street, New York, NY, 10019

Closing Agent:

Fax:

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:

Agent's License #: 10401342985

Firm License #: 10491211950

Deal Information

CO-OP ☐ CONDO ☑ OTHER ☐

Corp/Condo Name: The Salem House

Share/Common Elements:

Inclusions:

Exclusions:

Purchase Price: $540,000

Maintenance/Common Charges: $690/tx $613

Assessment: Seller pays remaining assessment

Financing: YES ☑ $/% ☑ NO ☐

Closing Date: TBD

Flip Tax:

Contingencies: Contingent on 30% financing

Commission: 6% $32,400

Seller's Agent: 3% $16,200

Buyer's Agent: 3% $16,200

Deal #:

Misc. Comments: 30% down payment