

COMPASS

Transaction Information Sheet

Address:	4523 Broadway, Unit 6A New York NY 10040	Date:	2/7/2024
SELLER		BUYER	
Name:	Athanasia & Orestis Manis	Name:	Yuliya Sand
Address:	4523 Broadway 6A, NYC 10040	Address:	Info with attorney
SSN:	with attorney	SSN:	with attorney
Email:	with attorney	Email:	with attorney
Cell:	with attorney	Cell:	with attorney
SELLER'S ATTORNEY		BUYER'S ATTORNEY	
Name:	Christopher G. Kulakis, Esq.	Name:	Thomas J. Mountfort, Esq.
Firm:	Kulakis & Christoforatos, Esqs.	Firm:	Borah, Goldstein, Altschuler, Nahins & Goidel, P.C.
Address:	21-74 Steinway Street	Address:	377 Broadway, 4th Floor
Address:	Astoria, New York 11105	Address:	New York, NY 10013
Email:	ckulakis@kclaw.us	Email:	tmountfort@borahgoldstein.com
Office:	718-726-5400	Office:	(212) 431-1300 x 491
Fax:	718-726-8777	Fax:	
SELLER'S BROKER		BUYER'S BROKER	
Name:	Emily Ackerman Mencke	Name:	Lois Steinig
Firm:	Compass	Firm:	The Gonzalez Property Group
Firm License #	10391202115	Firm License#	10491211950
Broker License #	10301221968	Broker License #	10401342985
Address:	2150 Broadway, 2nd Floor	Address:	260 Madison, 8th Flr. New York NY 10016
	New York, NY 10023		New York, NY 10003
Email:	e.ackerman@compass.com	Email:	lois@gonzalezpg.com
	catalyst@compass.com		
Cell:	917-975-0619	Cell:	716-200-7304
MANAGEMENT FIRM			
Firm:	First Service Residential	Address:	575 Fifth Avenue, Ninth Floor New York, NY 10017
Transfer Agent:	ERA IVEZIC & NATALIE BESKROWNY J		
Office:	212-340-9394 (Era) 212-634-5493 (Natalie)		Fax:
Email:	era.ivezic@fsresidential.com , natalie.beskrownj@fsresidential.com		Website:
MISCELLANEOUS INFORMATION			
Coop	Fort Tryon Gardens		
# of shares	306		
Closing Date:	ASAP		
Purchase Price:	\$375,000		
Maintenance	\$784.00		
Assessment:	None		
Financing:	\$270,000 Down Payment, Financing the rest		
Contingencies:	Financing		
Commission:	6% (\$22,500) split equally 3% to Compass/3% (\$11,250) to Gonzales Property Group (\$11,250)		
Flip Tax			
Inclusions	Appliances		
Exclusions			
Notes			