

The Barriga Team

At Douglas Elliman Real Estate
Transaction Information Sheet

Address:	33-44 91st Street 1V JACKSON HEIGHTS NY 11372	Date:	MARCH 21st, 2024
-----------------	--	--------------	------------------

SELLER		BUYER	
Name:	RAVI THAKUR	Name:	LHAKPA & TSERING DHONDHEN
Address:	33-44 91st AVENUE APT 1V JACKSON HEIGHTS NY 11372	Address:	89-10 WHITNEY AVENUE, APT 1K ELMHURST NY
SSN:	Attorney	SSN:	On file with Attorney
Email:	Attorney	Email:	On file with Attorney
Office:	Attorney	Office:	On file with Attorney
Cell:	Attorney	Cell:	On file with Attorney
Fax:	Attorney	Fax:	On file with Attorney

SELLER'S ATTORNEY		BUYER'S ATTORNEY	
Name:	JASON KIM	Name:	JUSTIN WAISER, ESQ
Firm:	MMPS LAW FIRM	Firm:	
Address:	1981 MARCUS AVENUE LAKE SUCCESS	Address:	118-21 QUEENS BLVD SUITE 615
Email:	SHANA@MMPS.COM	Email:	JUSTIN@WSLAWNY.COM
Office:	347-755-5503	Office:	917-821-9514
Fax:		Fax:	

MANAGEMENT FIRM			
Firm:	DAVID ASSOCIATES	Address:	6860 AUSTIN STREET SUITE 406 FOREST HILLS
Acct Exec:	MARY CLARK	Closing Agent:	LASSER LAW GROUP - MICHAEL KAYAM
Office:	718-521-5760	Office:	212-376-9307
Fax:		Fax:	
Email:	MCLARK@DAVIDASSOCIATES.BIZ	Email:	MKAYAM@LASSERLG.COM

SELLER'S BROKER		BUYER'S BROKER	
Name:	DAVID BARRIGA	Name:	ANDREW McCORKLE
Firm:	DOUGLAS ELLIMAN	Firm:	THE GONZALEZ PROPERTY GROUP LLC
Address:	36-29 BELL BLVD BAYSIDE NY 11360	Address:	260 MADISON AVENUE 8th FLOOR
Agent License #	10301212793	Agent License #	10401361625
Firm License #	10391201024	Firm License #	10491211950
Email:	DAVID.BARRIGA@ELLIMAN.COM	Email:	ANDREW@GONZALEZPG.COM
Office:	718-631-8900	Office:	
Cell:	718-213-7391	Cell:	347-456-5061
Fax:		Fax:	

MISCELLANEOUS INFORMATION			
Coop or Condo:	COOP		
Corp / Condo Name:	SOUTHBRIDGE SECTION III		
Shares/Common Elements:	199 SHARES. FLIP TAX: \$50/SHARE		
Inclusions:	NONE		
Exclusions:	NONE		
Storage:	AVAILABLE/OPTIONAL		
Closing Date:	60 DAYS		
Purchase Price:	\$340,000 ALL CASH		
Maintenance/ Common Charges	BASE: \$700.00/MONTH \$25/MONTH ENERGY FEE. OPTIONAL AC \$25/MONTH		
Real Estate Tax:	REPAIR CREDIT \$1500. Seller also agrees to Repair ceiling in primary bedroom and deep clean bathroom.		
New Dev Closing Costs			
Transfer Taxes NYC & NYS			
Financing (choose one):	<input checked="" type="checkbox"/> Contingent	<input type="checkbox"/> Non-Contingent	<input type="checkbox"/> Cash Only
	Amount to be Financed		
	BOARD APPROVAL REQUIRED - ALL CASH DEAL		
Occupants of Units:			
Pets:		Number of Each:	
Commission:	5%	Douglas Elliman 3% & The Gonzalez Property Group LLC (2%)	