THE GONZALEZ PROPERTY GROUP

SALES DEAL SHEET

Address: 9 Metropolitan Oval, Bronx NY 10462

Apt #: 7A Date: 10/25/2024

Seller

Name: Deserie Monroe Penson

Address: 9 Metropolitan Oval 7A
Bronx, NY 10462

Email: with attorney

Home: with attorney Cell: with attorney

Buyer

Name: Carter Management LLC or Entity to be Na

Address: 42 Broadway Suite 1744
New York, New York 10004

Email: with attorney

Home: with attorney Cell: with attorney

Seller's Attorney

Name: Jacob Davidoff, Esq

Firm: Fentin Goldman Turk & Davidoff, LLP

Address: 260 Madison Ave 17th Floor
New York, NY 10016

Email: jdavidoff@fentingoldman.com

Office: 212-265-4900 Fax: 914-428-1969

Buyer's Attorney

Name: Lowrance Fisher

Firm: Fisher Stone, PC

Address: 42 Broadway., suite 1744
New York, New York 10004

Email: lowrance@fisherstonelaw.com

Office: 212-256-1877 ext 40 Fax:

Management Firm (Seller)

Firm: Parkchester North Condominium

Acct Exec: Sonia Seda

Office: 917-834-4219

Email: sseda@parkchesternorth.com

Management Firm (Buyer)

Address:

Closing Agent:

Fax:

Seller's Broker

Name: JuliaJune Lent

Firm: The Gonzalez Property Group

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

Email: june@gonzalezpg.com

Office: 845-532-5265 Fax:

Agent's License #: 10401386787

Firm License #: 10491211950

Buyer's Broker

Name: Raymond Maldonado

Firm: Keller Williams Realty Group

Address: 760 White Plains Road
Scarsdale, NY, 10583

Email: RMaldonado@kw.com

Office: 646-296-7995 Fax:

Agent's License #: 40MA0819585

Firm License #: 49HA1165794

Deal Information

CO-OP ☐ CONDO ☑ OTHER ☐

Corp/Condo Name: Parkchester North Condominium

Share/Common Elements: TBD by management

Inclusions: 1 stove 1 refrigerator

Exclusions: none

Purchase Price: $225,000

Maintenance/Common Charges: $765 / taxes $181 mor

Assessment: TBD by management

Financing: YES ☐ $/% ☐ NO ☑

Closing Date: to be determined

Flip Tax:

Contingencies: buyer agrees to closing upon seller

Commission: 6% $13,500

Seller's Agent: 3% $6,750

Buyer's Agent: 3%. $6,750

Deal #:

Misc. Comments: buyer is aware seller needs to pu