



SALES DEAL SHEET

Address: 790 Riverside Dr, New York, NY 10032

Seller

Name: Adrienne Brodeur

Address: 138 Pleasant Street
Cambridge MA 02139

Email: brodeur.adrienne@gmail.com

Home: _____ Cell: 646-263-6800

Seller's Attorney

Name: Andrew Grabiner, Esq.

Firm: The Gulotta Grabiner Law Group, PLLC

Address: 1430 Broadway, Ste. 400
New York, NY 10018

Email: agrabiner@gglgny.com

Office: 212-344-0200 Fax: _____

Management Firm (Seller)

Firm: FirstService Residential New York, Inc.

Acct Exec: Nancy Diamond Frazee

Office: 212-851-8507

Email: nancy.diamondfrazee@fsresidential.com

Seller's Broker

Name: Bruce Robertson

Firm: Compass

Address: 2150 Broadway, 2nd Fl., New York, NY 10023

Email: bruce.robertson@compass.com

Office: 646.734.6195 Fax: _____

Agent's License #: 30RO1055363

Firm License #: 10391202115

Deal Information

CO-OP CONDO OTHER

Corp/Condo Name: 790 Riverside Drive Owners, Inc.

Share/Common Elements: 677 shares

Inclusion: All ceiling light fixtures, stove/oven, refrigerator, dishwasher, Washer/Dryer, 2 window AC units, shelving units in hallway

Exclusion No Exclusions

Purchase Price: \$1,050,000

Maintenance/Common Charges: \$2,409

Assessment: Assessment starts 11/01/24 for 12 mos @ \$713/ mo.= \$8,556.
Balance to be paid in full by seller at closing.

Apt #: 5B Date: 10/23/2024

Buyer

Name: Martin Griggs and Elizabeth Asawa

Address: 118 Java St 3FL
Brooklyn, NY 11222

Email: with attorney

Home: _____ Cell: _____

Buyer's Attorney

Name: Jacob Davidoff, Esq

Firm: Fentin Goldman Turk & Davidoff LLP

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

Email: jdavidoff@fentingoldman.com

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

Management Firm (Buyer)

Address: 575 Fifth Avenue - 9th Floor | NY, NY 10017

Transfer Agent: Erica Santiago

Office: 646-589-7823 erica.santiago@fsresidential.com

Buyer's Broker

Name: Lois Steinig

Firm: The Gonzalez Property Group LLC

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

Email: lois@gonzalezpg.com

Office: (917) 565-5436 Fax: _____

Agent's License #: 10401342985

Firm License #: 10491211950

Financing: YES \$/% NO

Closing Date: As soon as possible

Flip Tax: 3% Sale Price Paid by Seller

Contingencies: Mortgage contingency

Commission: 6% \$63,000

Seller's Agent: 3% \$31,500 COMPASS

Buyer's Agent: 3% \$31,500 Gonzalez Property Group LLC

Deal #: _____

Misc. Comments: _____

