



COMPASS



Transaction Information Sheet

Address:	284 Fifth Avenue Apt 6E New York NY	Date:	10/6/2024
SELLER		BUYER	
Name:	284-5 Apt Inc.	Name:	Mark Lyons
Address:	284 Fifth Avenue, New York NY	Address:	104 East 7th Street, Apt 15, New York NY
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:	Andrew Luftig, Esq.	Name:	Jacob Davidoff, Esq.
Firm:	Chaves Perlowitz Luftig LLP	Firm:	Fentin Goldman Turk & Davidoff, LLP
Address:	One Liberty Plaza, 46th Floor New York, NY 10006	Address:	260 Madison Avenue, 17th Floor, New York, NY 10016
Email:	al@cpllawfirm.com	Email:	jdavidoff@fentinggoldman.com
Office:	212-791-5993	Office:	212-381-4533
Fax:		Fax:	646-964-6600
SELLER'S BROKER		BUYER'S BROKER	
Name:	Lei Han	Name:	Lois Steinig
Firm:	Compass	Firm:	The Gonzalez Property Group
Broker License #	10311205781	Broker License #	10401342985
Corp. License #	10401229920	Corp. License #	10491211950
Address:	110 Fifth Avenue, 3rd Flr, New York NY	Address:	260 Madison Ave 8th Fl New York, NY 10016
Email:	oliver.han@compass.com	Email:	lois@gonzalezpg.com
Cell:	914-439-6040	Cell:	(917) 565-5436
MANAGEMENT FIRM			
Firm:	ERPM Co.	Address:	343 Lexington Ave. 4th Fl. NY, NY 10016
Acct Exec:	Megan E. Tarter	Closing Agt:	Megan E. Tarter
Cell:	646-354-8677	Cell:	646-354-8677
Email:	Megan@ERPMcompany.com	Email:	Megan@ERPMcompany.com
MISCELLANEOUS INFORMATION			
Ownership:	Co-op		
Coop/Condo Name:	284-5 Apt Inc.		
Shares:	122 Shares		
Inclusions:	N/A		
Exclusions:	N/A		
Closing Date:	12/1		
Purchase Price:	\$850,000		
Maint/CC's:	\$3,014		
Assessment:	None		
Flip Tax:	None		
Financing:	20% down payment, 80% financing. 40 Days mortgage contingency period. If buyer's first choice of lender can not lend, buyer agree		
ler Agent Commission:	3%		
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Misc. Comments:	The apartment is being sold in as-is condtion.		