

Transaction Summary

Address: 420 East 58th St. Apt. 14C New York, NY 10022

Date of Accepted Offer: 01/09/26

SELLER

Name: George T. Lee Jr./ Mary Ann Lee

Address: 420 East 58th St. Apt. 14C New York, NY 10022

Email: _____

Phone: _____

BUYER

Name: Vivian Zha

Address: With Attorney

Email: _____

Phone: _____

SELLER'S ATTORNEY

Name: Matthew Matatof, Esq.

Firm: Matatof Murphy LLP

Address: 251 West 30th St. 6th Fl New York, NY 10001

Email: matthew@matatofmurphy.com

Phone: O:929-999-7715 C: 917-538-3158 F: 929-999-7714

BUYER'S ATTORNEY

Name: Jacob Davidoff, Esq.

Firm: Fentin, Goldman, Turk & Davidoff LLP

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

Email: jadvidoff@fentingoldman.com

Phone: 914-220-4400; F: 646-964-6600

ESSENTIAL INFORMATION

Purchase Price: 670,000.00

Maint./CC: \$ 903.28 per month

Financing %/Amt: _____

Assessment: \$ \$317.86 till 8/2028

Building/Corp Name: The Sutton View Condominium

Inclusions/Exclusions: _____

Mortgage Broker Name and Contact: BUYER: Loan Depot; Sara Edelman; 516-267-5236; SEdelman@loandepot.com

Occupants: Vivian Zha

Shares/% of Common Element: to be supplied

Taxes: \$878.74 per month

Contingencies: Mortgage- 33% fin ; \$450K down;

Flip Tax: 2 % Paid By Seller

Closing Date: TBD

Pets: No

MANAGEMENT FIRM

Firm: Vintage Real Estate

Account Executive: _____

Email: ap@vintageresl.com

Phone: 212-736-3680 X 10 ; F - 212-736-1445

Address: 1981 Marcus Ave, STE 206 Lake Success, NY 11042

Closing Agent: Melody Sherman

Email: melody@vintageresl.com

Phone: (Fax) 212-736-1445

SELLER'S BROKER

Name: Edwin R. Josue

Agent Lic#: 10301201115

Email: ejosue@bhsusa.com

Phone: 917-560-6874

Firm Name and Firm Lic#: BHS - 109918090

Office Address: 445 Park Ave, 11th Fl., New York, NY 10022

BUYER'S BROKER

Name: Lois Steinig

Agent Lic#: 10401342985

Email: lois@gonzalezpg.com

Phone: 917-565-5436

Firm Name and Firm Lic#: Gonzalez Property Group, LLC - 10491211950

Office Address: 260 Madison Ave, 8th Fl. New York, NY 10016

COMMISSION

Seller's Broker

Amount/Percentage: 2.5% \$16,750

Paid By: Paid by Seller

Buyer's Broker

Amount/Percentage: 2.5% \$16,750

Paid By: Paid by Seller

Additional Information \$450,000 Down Payment