



Deal Memorandum

Address: 10 Park Avenue, 9H	Date: 5/20/2025
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SELLER		BUYER	
Name:	Claude Simon	Name:	Beatrice S. Vann
Address:		Address:	329 Housatonic River Road Falls Village, CT 06031
Email:		Email:	
Cell:		Cell:	914-482-2964

SELLER'S ATTORNEY		BUYER'S ATTORNEY	
Name:	Darryl Vernon, Esq	Name:	Gerald B. (Gerry) Gasman, Esq.
Firm:	Vernon & Ginsburg, LLP	Firm:	Gerald B. Gasman, PC
Address:	261 Madison Avenue, 26th Floor New York, New York 10016	Address:	10 Park Avenue, Suite 2A New York, NY 10016
Email:	dvernon@vgllp.com	Email:	Gbg717@optonline.net
Office:	212.949.7300 ext. 201	Phone:	212-695-6012
Fax:		Fax:	

MANAGEMENT FIRM			
Firm:	AKAM		
Acct Exec:	Laura Nicoll	Transfer Agent:	Sonia Dottin
Office:	917-451-4037	Office:	646-329-1188
Fax:		Fax:	
Email:	lnicoll@akam.com	Email:	sdottin@akam.com

SELLER'S BROKER		BUYER'S BROKER	
Name:	Andrew Mak	Name:	Cheryl Greenberg
Firm:	Serhant, LLC d/b/a SERHANT.	Firm:	City Connections Realty, Inc.
Address:	372 West Broadway New York, NY 10012	Address:	45 West 21st Street, Suite 301 New York, NY 10010
Email:	andrew@serhant.com	Email:	cgreenberg@ccrny.com
Office:		Office:	212-994-3212
Cell:	917-808-5359	Cell:	917-620-2001
Agent License #:	10301215854	Agent License #:	10301202274
Firm License #:	10491210340	Firm License #:	31SCO722998

MISCELLANEOUS INFORMATION	
Coop or Condo:	Coop
Corp / Condo Name:	Ten Park Avenue Tenants' Corporation
Inclusions:	Built-ins
Exclusions:	
Shares:	224
Storage:	N/A
Closing Date:	ASAP
Purchase Price:	520,000
Maintenance:	1227.97/month + 53.50/month mandatory cable fee
Assessment:	Yes - 33.50/month from 1/2025 through 12/2025
Flip Tax:	None
Financing (yes/no):	None - All Cash
Commission:	6% cobroke split 50/50 - 3% (15,600) to Serhant and 3% (15,600) to City Connections Realty
Misc Comments:	Tenant currently in place until mid-July. Closing with vacant possession

The submission of this deal sheet to Purchaser or Purchaser's attorney shall not be considered an offer by Seller and shall not be binding on Seller until a Contract is executed by both Seller and Purchaser. The Seller may continue to show the Unit and entertain other prospective purchasers if he/she so chooses until such time as a contract is executed between Seller and Purchaser.