

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

<b>SELLER'S ATTORNEY</b>		<b>BUYER'S ATTORNEY</b>	
Name:	Darryl Vernon, Esq	Name:	Gerald B. (Gerry) Gasman, Esq.
Firm:	Vernon & Ginsburg, LLP	Firm:	Gerald B. Gasman, PC
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<b>MANAGEMENT FIRM</b>			
Firm:	AKAM		
Acct Exec:	Laura Nicoll	Transfer Agent:	Sonia Dottin
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<b>SELLER'S BROKER</b>		<b>BUYER'S BROKER</b>	
Name:	Andrew Mak	Name:	Cheryl Greenberg
Firm:	Serhant, LLC d/b/a SERHANT.	Firm:	City Connections Realty, Inc.
Address:	372 West Broadway	Address:	45 West 21st Street, Suite 301
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Firm License #:	10491210340	Firm License #:	31SCO722998

<b>MISCELLANEOUS INFORMATION</b>	
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.