

336 E 56th St[illegible]

Lucy Levy

From: Alan Rosenberg [alan@leattorneys.com]
Sent: Wednesday, November 20, 2013 2:31 PM
To: Lucy Levy
Cc: Darryl Vernon; csimon@fairlane.biz
Subject: RE: 336 East 56th St

Lucy,

Below are the adjustments that I have for Tuesday's closing.
Please review and contact me with any questions.

I should have the payoff figure from the bank later today.
I will forward that to you as soon as I have it - after the payoff the balance of the funds should be made payable by bank or certified check to Lefkowitz and Edelstein as attorneys.

Sales Price of Building
\$3,680,000.00

Adjustments to Seller

Real Estate Taxes	\$5,805.72
Property Tax - $\$29,674.50/184=161.27 \times 36 \text{ days}=5085.72$	

Total due to Seller
\$3,685,805.72

Credits to Purchaser

Downpayment	\$368,000.00
Security Deposits	\$31,399.77
November Rent adjustment $17,227.77/30 \text{ days}=574.26 \times 5 \text{ days}=2871.30$	\$2,871.30

Total Credits to Purchaser
\$402,271.07

Balance of Purchase Price Due Seller
\$3,283,534.65

If you have any questions, please contact me.

Thanks,

Alan Rosenberg

Lefkowitz and Edelstein
444 Madison Avenue
Suite 1805
New York, NY 10022

(212) 759-1200
(212) 317-8717 - Fax

-----Original Message-----

From: Lucy Levy [mailto:llevy@vgllp.com]

New York Title Research Corporation
550 Mamaroneck Avenue Suite 401
Harrison, NY 10528
Telephone: (914) 835-7100 Fax: (914) 835-7466

CLOSING DATE:
CLOSER:

TITLE NUMBER: NYT16687

Purchaser(s): Charles Henry Properties, LLC
Seller(s): 336 East 56 Street Realty, LLC
Applicant: Vernon & Ginsburg LLP Vernon & Ginsburg LLP
Premises: 336 East 56th Street, Manhattan, NY
County: New York County

Purchase / TOEPP Owner's
Owner's Policy Amount: \$3,680,000.00

ITEM	PURCHASER	SELLER	LENDER
Owner's Policy Premium	17,180.00		
NY State Transfer Tax		14,720.00	
RP5217 Filing Fee	250.00		
RPTT (New York City Tax)		96,600.00	
Bankruptcy Search - \$50 per name	50.00		
Patriot Search - \$25 per name	25.00		
Departmental Searches - NYC Expanded	600.00		
ACRIS Preparation		200.00	
Survey (New)	800.00		
(1) Deed Rec. Fee	90.00		
(1) Satisfaction Rec. Fee - Seller		75.00	
() Other Rec. Fee			
Recording Service Charge - \$30 per document (P/B)	30.00		
Recording Service Charge - \$30 per document (S)		60.00	
Real Estate Taxes			
Water Charges			
Sales Tax (Purchaser/Borrower)	53.25		
Sales Tax (Seller)			
Escrow Service Fee (Purchaser/Borrower)	75.00		
Escrow Service Fee (Seller)		75.00	
(1) Termination of ALR Rec. Fee		125.00	
Continuation Charge	95.00		
TOTALS	\$	\$	\$

Checks Received:

PAYOR	AMOUNT
TOTAL RECEIVED	\$

CLOSER IS RESPONSIBLE FOR ACCURACY OF ALL CHARGES

CLOSER'S REMARKS: