



Prudential Douglas Elliman Real Estate



Douglas Elliman

EST. 1911
REAL ESTATE

DEAL INFORMATION SHEET - 534 West 42nd st, New York, NY, 10036

Property Address	534 West 42 nd st #PH		
Property Type Condo Name			
SELLER INFORMATION			
Seller's Name	534 West 42 nd st LLC		
Address	C/O Silverstone property group 825 Third Ave 37 th floor NY NY	Social Security number	Attorney's will provide
Seller Attorney	Linda Plotnicki / Eric Wohl	Phone	212-973-3325 212- 973-3323
Firm	Kaufman Friedman Plotnicki & Grun	Fax#	
Address	300 East 42nd Street New York, New York 10017	Email	lplotnicki@kfpgllp.com EWohl@kfpgllp.com
Seller Broker	The Tavivian Sporn Team	Phone	212-319-5580
Listing Broker Name	Francis Russo / Ariel Tavivian	Fax	917.369.1447
Address	575 Madison Ave, New York NY 10022	Email	Francis.russo@elliman.com / atavivian@elliman.com
BUYER'S INFORMATION			
Buyer's Name	Claude Simon	Social Security number	Attorney's will provide
Address			
Buyer Attorney	Darryl Vernon	Phone	212 949 7300
Firm	Vernon & Ginsburg, LLP	Fax	212 697 4432
Address	261 Madison Avenue, New York, NY 10016 -2303	Email	dvernon@vermonginsburg.com
Buyer Broker Name	Mariana Bekerman - Coldwell Banker AC Lawrence	Phone	917.209.9480
Address		Email	mbekerman@aclawrence.com

FINANCIAL INFORMATION	
Price	\$1,800,000 (As is)
Down Payment	10% at contract signing (Balance due at Closing)
Financing	All cash – no financing, no contingencies.
Managing Agent	Madison Realty Capital – Marc Zegen 646-472-1900 mzege@madisonrealtycapital.com
Maintenance:	\$ 2,396
Taxes:	\$ 721
Closing Date	60 days
Additional terms	Sponsor Sale - Buyer pays Transfer tax and attorney fees.
Commission Due	5 % commission: 2.5% – Douglas Elliman , 2.5% - Coldwell Banker AC Lawrence