BOND™

LICENSED REAL ESTATE BROKER

TRANSACTION SHEET

Address	534 W42, ph8 NY, NY 10036	Date	3/19/24

SELLER		BUYER	
Name	SimonsHK Properties,LLC	Name	Patricia E. Turk
Address	534 W 42, ph8 Ny, NY 10036	Address	323 Cobble Creek Cir Cherry Hill, NJ 08003-1839
SSN		SSN	
Email	claude@charleshenryproperties.com	Email	divinep131@gmail.com
Phone		Phone	
SELLER'S ATTORNEY		**BUYER'S ATTORNEY**	
Name	Darryl Vernon	Name	Danny Grace
Firm	Vernon & Ginsburg, LLP	Firm	Danny Grace PLLC
Address	261 Madison Ave, 26th Floor, New York NY 10016	Address	225 Broadway Suite 1200 NY, NY 10007
Email	dvernon@vgllp.com	Email	danny@dannygracepc.com
Phone	212 949 7300	Phone	212-202-2485

SELLER'S BROKER		BUYER'S BROKER	
Name	Mariana Bekerman	Name	N/A
License #	10401221124	License #	
Brokerage Firm	Bond NY	Brokerage Firm	
Corporate Lic #	109917421	Corporate Lic #	
Branch Lic #	39BO1154452	Branch Lic #	
Address	810 Seventh Ave, 39th Fl NY, NY 10019	Address	
Email	mbekerman@bondnewyork.com	Email	
Phone	9172099480	Phone	

MANAGING AGENT			
Firm	Livingston Management Services	Address	225 West 35th Street (Suite 1500), New York, NY, 10001
Account Executive	Kevin Seaman	Closing Agent	unknown
Email	kseaman@livingny.com	Email	
Phone	516.330.7070	Phone	

MISCELLANEOUS INFORMATION			
Property Name	534 West 42nd Street Condominium		
Purchase Price	$2,050,000		
Closing Date	Asap, 21-30 days		
% Interest/Shares	24.1%		
Maint/Com Charge	$2638/mo		
Real Estate Tax	$1611/mo		
Flip Tax	none	Paid by	
Assessment	none		
Inclusions	couch, patio furniture by kitchen		
Exclusions			
Financing or Cash	cash	Contingent?	none
Mortgage Lender		Phone	
Loan Officer		Email	
Pets			
Storage	included		
Commission	6% to Bond NY		
Comments	the offer shall be assignable		