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## HARTSDALE GARDENS OWNERS CORP. FACT SHEET

**HARTSDALE GARDENS OWNERS CORP.**  
27/37/47 N. Central Avenue  
Hartsdale, New York 10530

**LOCATION:** Section 27, Sheet 23,  
Block 8233  
Lots 8/9 (1.5 acres)

**SUPERINTENDENT:** Yuri Molina

**PORTER:** Jamie Soto

**TOTAL # APARTMENTS:** 73

**TOTAL # SOLD:** 51

**TOTAL # UNSOLD:** 22

**DATE CONVERTED:** January 25, 1983

**TOTAL # PROJECT SHARES:** 33,137

**PRE-WIRED FOR CABLE TELEVISION**

**PRE-WIRED FOR VERIZON FiOS**

**PHONE NO:** (914) 949-4264

**SPONSOR:** Dale Estates

**LEASE EXPIR:** 9/30/2083

**YEAR BUILT:** 1927

**STYLE:** 6 Story Mid-Rise

**CONSTRUCTION:** Brick/Frame

**TAX ID# 13-3149062**

**FLIP TAX:** None

**RESERVE FUND:** \$60,000 APPROX.

**TERMS OF MORTGAGE:** The mortgage was refinanced on Mach 25, 2007. The total mortgage indebtedness is \$2,500,000 at 5.79% held by National Cooperative Bank (NCB). The monthly payment is \$14,652.91. The interest rate is fixed for the 10 year term which includes amortization based on a 30 year plan. The mortgage matures March 30, 2017. The balance upon maturity will be \$2,080,288. The Corporation has available to it a stand-by Line of Credit in the amount of \$350,000

### **CAPITAL IMPROVEMENTS:**

- \* 1992 - New windows were installed in all apartments.
- \* 1994 - The 37 building elevator was modernized with a new self leveling system.
- \* 1996 - A major roof restoration project was completed. The cost of the project, which included reconstruction of the roof parapet walls and a new flat roof, was \$366,000.
- \* 1997 - All Hallways and apartment doors were repainted.
- \* 1999-2000 – The Corporation completed the modernization of the 27 Elevator and 47 Elevator. The asbestos pipe coverings in the basement passageways were repaired and encapsulated.
- \* 2001 – Co-op renovated Laundry Room with all new equipment and a “SMART Card” system.
- \* 2002 – Co-op completed construction of a new 6,500 gallon oil tank in the Boiler Room and Permanently decommissioned the original buried oil tank.
- \* 2005-2006 – The 27 and 47 Parking Lots were rebuilt with new stone retaining walls, new staircase, driveway planters and repaving. A Video Security System was installed in the garage.
- \* 2007 – The Corporation replaced the 27 Lobby Floor. Fire escape were re-painted and additional private storage was built for 47 Building.
- \* 2008 – The Corporation completed waterproofing repairs to the 47 exterior north wall.
- \* 2009 – The Corporation installed a new deluxe childrens’ playground and picnic area.
- \* 2010 - The Corporation remodeled a basement apartment and leased it. The income from the basement apartment is used to balance the Corporation’s operating budget.



**GENERAL:** There is a Laundry Room located in the basement of 37 Building. The Heating system is steam heat. There is one boiler that uses (#4 oil). The electrical service is 40 amps 208. Parking: There are 33 indoor garage spaces and 56 outdoor spaces. Each apartment is guaranteed the use of one parking space. There is a Waiting List for additional parking. Recycling: All commingled recyclables and receptacles replaced in the compactor room located on each floor. **Dogs, subleasing, commercial vehicles and washing machines are not permitted.**

1/12