



**TUDOR ARMS OWNERS CORP.
FACT SHEET**

TUDOR ARMS OWNERS CORP.
31 Pondfield Road West
Bronxville, NY 10708

LOCATION: Section 5,
Block 5650, Lot 14

SUPERINTENDENT: Jose Marroquin
TOTAL # APARTMENTS: 55
TOTAL # SOLD: 42
TOTAL # UNSOLD: 13
TOTAL # PROJECT SHARES: 31,285
DATE CONVERTED: August 1, 1985
RESERVE FUND: \$250,000 Approx.

SPONSOR: Pondfield Estates
PHONE NO: (914) 337-6968
YEAR BUILT: 1920
STYLE: 6 Story Mid-Rise
CONSTRUCTION: Brick/Frame
TAX ID# 13-3219782
FLIP TAX: \$3.00 per share
PRE-WIRED FOR CABLE TV
PROP. LEASE EXPIRES: 12/31/2083

TERMS OF MORTGAGE: The mortgage was refinanced on September 29, 2006. The new mortgage amount is \$2,200,000 and is held by the National Cooperative Bank (NCB). The interest rate is 6.29% with amortization based on a 30 year plan. The monthly payment is \$13,603.06. The mortgage matures August 2016. The balance upon maturity is \$1,855,145.

CAPITAL IMPROVEMENTS:

- * In 1984, a new boiler and oil burner were installed, and the entrance courtyard was reconstructed.
- * In 1985, new trash compactors were installed and all building windows were replaced with new double-hung aluminum insulated windows.
- * In 1989, the flat roof, slate roofs and exterior facades were restored and waterproofed.
- * In 1993, both elevators were upgraded and modernized with a new Dynalift self leveling system. Emergency lighting was installed. The building entrance and all public hallways were repainted.
- * In 1998 the Corporation abated the asbestos pipe coverings in the boiler room and compactor rooms. In the garage the asbestos pipe insulation was repaired and encapsulated.
- * In 1999 the entry courtyard over the garage was waterproofed and re-landscaped.
- * In 2000 the Corporation completed installation of a video security system.
- * In 2001 the Co-op purchased a vacant apartment from the Sponsor and converted it into an exercise room and storage area.
- * In 2002 the entire sidewalk in the front and side of the building was replaced. The Co-op created private "Bargold Storage Units" that can be rented.
- * In 2004 – The Co-op replaced the Mailboxes.
- * In 2006-The Co-op replaced the building Intercom System
- * In 2008/2009 – The Corporation has contracted to decommission their buried oil tank and reconstruct a new 7,500 gallon tank in the Boiler Room.
- * In 2010 the Corporation remodeled both lobbies with new ceilings, lighting and crown molding.
- * In 2011 the Corporation initiated a project to waterproof the stucco and exterior brickwork in the entry courtyard. The work will be completed in the spring of 2012.

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GENERAL: There is one laundry room located in the West wing of the building, there are 5 washing machines and 4 dryers which use a non-coin operated "SMART Card" System.. Washing machines and dryers are not permitted in the apartments. The electrical service is 40 AMP, 208 Volt. The heating system is provided by a Scotch Marine 125hp boiler (#4 oil); steam heat with cast iron radiators. There is an intercom security system as well as security monitors in the public areas of the building. The garbage is deposited in the compactor chutes located on each hallway landing. There is a recycling program in effect. Pondfield Road West is located in the City of Yonkers with a Bronxville post office. There is an indoor garage which houses 24 cars; currently there is a waiting list. **SUBLEASING, DOGS AND WASHING MACHINES ARE NOT PERMITTED.**

RESALE REQUIREMENTS: The Apartment Corporation requires a 20% down payment and no more than 80% of the purchase price to be financed.