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**BRYANT GARDENS CORP.  
FACT SHEET**

**BRYANT GARDENS CORP.  
1-15 Bryant Crescent  
175 & 185 Bryant Avenue  
White Plains, NY 10605**

**LOCATION: Section 131.09,  
Block 3, Lot 2  
FED. TAX I.D. #13-3056828  
SPONSOR: Bryant Gardens Assoc.**

**SUPERINTENDENT: Robert Compasso  
ASSISTANT: David Tapia**

**PHONE: (914) 946-3313**

**TOTAL # OF APARTMENTS: 409  
TOTAL # SOLD: 364  
TOTAL # UNSOLD: 45  
DATE CONVERTED: September 15, 1981  
TOTAL # PROJECT SHARES: 112,880  
RESERVE FUND: \$3,200,000**

**YEAR BUILT: 1950 - 1952  
STYLE: Garden (2 Story)  
CONSTRUCTION: Brick Frame  
15 BUILDINGS  
FLIP TAX: None  
PRE-WIRED FOR CABLE TV  
PRE-WIRED FOR VERIZON FIOS  
PROPRIETARY LEASE EXPIRES: 9/30/2060**

**TERMS OF MORTGAGE:** The Mortgage was refinanced on July 1, 2011 with the National Consumer Cooperative Bank (NCB). The Mortgage amount is \$9,500,000. The Interest Rate is 5.16% fixed for the 10 year term. The monthly payment is \$67,611.72. The Mortgage provides for amortization (reduction in principal) based on an 18 Year schedule. The Mortgage will mature June 2021. The balance upon maturity will be \$5,308,611.

**CAPITAL IMPROVEMENTS:**

- \* **1984** - Both boilers were replaced.
- \* **1986** - All buildings received new Honeywell 3 way valve Heat-Timer system to balance and improve heat distribution.
- \* **1987** - The electrical service was upgraded to 60 AMP, 208 VOLT service to ALL apartments.
- \* **1991** - Bryant Gardens received a Beautification Award from the City of White Plains Beautification Foundation and was honored again in 1998.
- \* **1993** - The asbestos pipe coverings were removed from the laundry rooms, basement passageways, garbage rooms, mechanical rooms and bicycle rooms. All basements were painted. All parking lots, sidewalks and paths were resurfaced and sealcoated.
- \* **1996** - All laundry rooms were renovated and received new computerized laundry equipment. All machines are activated by the new "Smart Card System".
- \* **1997** - New canopies were constructed at each building entrance.



- \* **1998** – All wood windows were replaced, the Co-op introduced private storage units in Buildings 3, 5, 7, 13, 15 and 185, the Co-op replaced the wood garage doors with new vinyl doors.
- \* **2003** – The Corporation has completed the replacement of all building roofs, along with replacement of all apartment mailboxes and new entry signs.
- \* **2004** – The Co-op purchased new equipment for snow removal.
- \* **2007** – The Corporation has completed a major Capital Project that included complete renovation of the interior public hallways and replacement of the building entrances with new stone pavers and planters.
- \* **2009** – Bryant Gardens has started a new Energy Savings Program which includes installation of Danfoss Thermostatic radiator control valves in apartments.
- \* **2010** – Bryant Gardens installed brand new energy efficient LED pole lights in the park, two Garden Gazebos and built a large community vegetable garden.
- \* **2011** Bryant Gardens completed installation of Danfoss Thermostatic Radiator control valves in nine Buildings. The remaining six buildings are scheduled to be completed in 2012. The Bryant Crescent roadway was repaved along with the parking lot between buildings 1 & 3.

**GENERAL/POLICIES/AMENITIES:** Bryant Gardens is located on 22 acres with 15 buildings, 28 apartments per building. A laundry room and garbage room are located in the basement of each building. A comprehensive recycling program is in effect. Garbage is removed daily except Sunday. There are 187 private garages and approximately 550 outdoor spaces for residents and their guests. Garages rent for \$50.00 per month and may NOT be assigned upon the sale of their unit. The Board of Directors consists of seven members. The Board will NOT accept an application from an investor who intends to rent out the unit. The superintendent lives on the premises. The maintenance staff consists of an assistant superintendent and five porters. Bryant Crescent is a private road that the Co-op maintains. The heat is supplied by two 250hp boilers (#4 oil) located in buildings 4 and 10. Hot water heating is provided via underground lines which circulate the hot water for heat to each building. Each building has its own coil to make domestic hot water. The radiators in each apartment are convector type. **SUBLEASING NOT PERMITTED. SINCE 1984 DOGS ARE NOT PERMITTED.**

**SECURITY SERVICE:** Bryant Gardens maintains a private security service comprised of off duty White Plains police officers. The police officers patrol the grounds at various times during the day, evenings and weekends.

**MANAGING AGENT:** Robert Orlofsky Realty, Inc., 7 Bryant Crescent, Suite 1C, White Plains, NY 10605. TEL (914) 328-6962 \* FAX (914) 328-6993

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