



## HARTSDALE GARDENS OWNERS CORP. FACT SHEET

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

**LOCATION:** Parcel ID  
8.250.184.4

**SUPERINTENDENT:** Yuri Molina  
**PORTER:** Luis Mejia  
**TOTAL # APARTMENTS:** 73  
**TOTAL # SOLD:** 64  
**SOLD # SHARES:** 30,126  
**CO-OP OWNED:** 1  
**TOTAL # UNSOLD:** 8  
**TOTAL # UNSOLD SHARES:** 3,411  
**TOTAL # PROJECT SHARES:** 33,537

**FEDERAL TAX I.D.** 13-3149062  
**PHONE NO:** (914) 949-4264  
**SPONSOR:** 140-Coops, LLC  
**LEASE EXPIRE:** 9/30/2083  
**YEAR BUILT:** 1926  
**STYLE:** 6 Story Mid-Rise  
**CONSTRUCTION:** Brick/Frame  
**DATE CONVERTED:** January 25, 1983  
**FLIP TAX:** None  
**RESERVE FUND:** \$325,000

**PRE-WIRED FOR OPTIMUM**  
**PRE-WIRED FOR VERIZON FIOS**

**TERMS OF MORTGAGE:** On November 30, 2015 Hartsdale Gardens Owners Corp. refinanced their mortgage. The new loan amount is \$3,750,000 at an interest rate of 3.84% fixed for the ten year term. The monthly payment is \$17,558.90. The mortgage will mature in December of 2025. The balance upon maturity will be \$2,946,451. On September 15, 2023 Hartsdale Gardens obtained a second mortgage in the amount of 450,000 at 7.5% interest only. The second mortgage will mature coterminous with the first mortgage in December 2025. The proceeds from the second mortgage were used to pay for the exterior capital projects completed in 2023 and replenish the Corporation's Reserve Fund.

### **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.
- \* 2000 - The Corporation completed the modernization of the 27 Elevator and 47 Elevator. The asbestos pipe coverings in the basement passageways were 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 above ground oil tank in the Boiler Room.
- \* 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 in 47 Building.
- \* 2008 - The Corporation completed waterproofing repairs to the 47 exterior north walls.
- \* 2009 - The Corporation installed a new children's playground and picnic area.
- \* 2010 - The Corporation remodeled a basement apartment and has leased it.
- \* 2013 - Hartsdale Gardens successfully converted their heating system from oil to natural gas(dual fuel) and replaced the domestic hot water system and related controls.

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- \*2016 - The Corporation replaced the entire building entry courtyard with new sidewalk pavers, new landscaping and an underground irrigation system. The cost for the courtyard replacement was paid from the Corporation's reserve fund.
- \*2017 - Energy efficient LED lighting was installed in the garage and exterior of the building.
- \*2020 - The corporation converted the oil tank from #4 oil to #2 oil as required by Westchester County Department of Health.
- \*2021 – Hartsdale Gardens replaced the buildings gas service that provides gas to all of the apartments and to the laundry room. The cost for the gas work was paid from the Reserve Fund
- \*2022 - Hartsdale Gardens allocated shares renovated and sold Apartment 27S. Proceeds from the sale were deposited to Corporation's Reserve Fund.
- \*2023 – Hartsdale Gardens has painted the building's fire escapes and has repaired and waterproofed the exterior facades and stucco.

**GENERAL:** There is a Laundry Room located in the basement of 37 Building with brand new equipment and a smart card system. The Heating system is steam heat. The boiler replaced in 2013 uses natural gas and has the capability to burn oil (dual fuel). The electrical service is 40 amps 208. Parking: There are 32 indoor garage spaces and 74 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 were replaced in the compactor room located on each floor. Dogs, subleasing, commercial vehicles and washing machines in the apartments are not permitted.

**10/2023**