



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: 57
TOTAL # SOLD: 51
TOTAL # UNSOLD: 5
SUPERINTENDANT: 1
TOTAL # PROJECT SHARES: 31,525
SOLD SHARES: 28,815
UNSOLD/SPONSOR SHARES: 2,710
DATE CONVERTED: August 1, 1985
RESERVE FUND: \$445,000 Approx.
RESALE REQUIREMENTS: The Apartment Corporation requires a 20% down payment and no more than 80% of the purchase price to be financed.

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 August 26, 2015. The new mortgage amount is \$3,150,000 and is held by the National Cooperative Bank (NCB). The interest rate is 3.82% and is fixed for the 10 year term. The monthly payment is \$14,713.54 and includes interest and amortization based on a 30 year plan. The mortgage matures July 31, 2025 and the balance upon maturity will be \$2,486,945.

CAPITAL IMPROVEMENTS:

- * 1984 - A new boiler and oil burner were installed.
- * 1985- All building windows were replaced with double-hung insulated windows.
- * 1989 - The flat roof, slate roofs and exterior facades were restored and waterproofed.
- * 1993 - Both elevators were upgraded and modernized with a new Dynalift self leveling system. Emergency lighting was installed in all public hallways. The building entrance and all public hallways were repainted.
- * 1998 - The Corporation abated the asbestos pipe coverings in the boiler room and compactor rooms. In the garage the asbestos pipe insulation was encapsulated.
- * 2000 - The Corporation completed installation of a video security system.
- * 2001 - The Co-op purchased a vacant apartment from the Sponsor and converted it into an exercise room and storage area.
- * 2002 - The sidewalk in the front and side of the building was replaced. The Co-op entered into a contract with Bargold Storage to build private storage units that can be leased direct from Bargold.
- * 2004 - The Co-op replaced the Mailboxes.
- * 2006 - The Co-op replaced the building Intercom System.
- * 2009 - The Corporation decommissioned their buried oil tank and constructed a new 7,500 gallon above tank in the Boiler Room.

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- * 2010 - The Corporation remodeled both lobbies with new ceilings, led lighting and crown molding.
- * 2012 - The Corporation completed a project to waterproof the stucco and exterior brickwork in the entry courtyard.
- *2015 - The Corporation converted their heating system from oil to natural gas (dual fuel) and replaced their domestic hot water system and related controls.
- *2017 - The Corporation replaced the entry courtyard and renovated the indoor garage. The building's exercise room was renovated with all new equipment. The total cost was \$450,000 that was paid from the Corporation's Reserve Fund.
- *2020 - The Corporation has converted the oil tank from # 4 oil to # 2 oil as required by the Westchester County Health Department
- *2021 All of the apartment and common area doors were repaired to self-close.

GENERAL: There is one laundry room located in the West wing of the building, there are 5 washing machines and 4 dryers that use a non-coin operated "SMART Card" System. The electrical service is 40 AMP, 208 Volt. There are circuit breaker panels in all apartments. The heat and hot water system are supplied by a Federal 150 hp steam boiler. The boiler operates on natural gas and has the capability to use oil. The heating system is a steam two pipe steam. There is an intercom security system as well as security cameras in the public areas of the building. The garbage and recyclables are deposited in a designated area in the garage. Pondfield Road West is located in the City of Yonkers with a Bronxville post office. There is an indoor garage with 24 spaces; there is a waiting list to lease an indoor space. The Corporation does not permit subleasing. In accordance with the House Rules, smoking, dogs and apartment washing machines are not permitted.

10/2023