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**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:** 52  
**TOTAL # UNSOLD:** 4  
**SUPERINTENDANT:** 1  
**TOTAL # PROJECT SHARES:** 31,525  
**SOLD SHARES:** 29,470  
**UNSOLD/SPONSOR SHARES:** 2,055  
**DATE CONVERTED:** August 1, 1985  
**RESERVE FUND:** \$1,250,000  
**RESALE REQUIREMENTS:** The Apartment Corporation requires a 20% down payment.  
No more than 80% of the purchase price can be financed.

**SPONSOR:** 140-COOPS LLC  
**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 June 26, 2025. The new mortgage amount is \$3,450,000 and is held by Morgan Stanley. The interest rate is 5.72% and is fixed for the 10 year term. The monthly payment is \$18,313.37 and includes interest and amortization based on a 40 year plan. The mortgage matures July 1, 2035. The balance upon maturity will be \$3,148,420.

**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 - Corporation decommissioned their buried oil tank and constructed a new 7,500 gallon above tank in the Boiler Room.
- \* 2010 - Corporation remodeled both lobbies with new ceilings, led lighting and crown molding.

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- \* 2012 - Corporation completed a project to waterproof the stucco and exterior brickwork in the entry courtyard.
- \* 2015 - Corporation converted their heating system from oil to natural gas (dual fuel) and replaced their domestic hot water system and related controls.
- \* 2017 - 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.
- \* 2025 - Corporation has approved plans to make repairs and waterproof the exterior facades.

**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.

6/25