



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: 74
TOTAL # SOLD: 69
TOTAL # UNSOLD: 5
SOLD # SHARES: 31,628
CO-OP OWNED: 1
TOTAL # UNSOLD SHARES: 1,909
TOTAL # PROJECT SHARES: 33,537
PRE-WIRED FOR OPTIMUM
PRE-WIRED FOR VERIZON FiOS

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: \$1,780,000

TERMS OF MORTGAGE: On October 30, 2025, Hartsdale Gardens Owners Corp., refinanced their mortgage. The new mortgage amount is \$5,000,000 at an interest rate of 5.5% fixed for the ten-year term. The monthly payment is \$25,788.5. The mortgage matures in October 2035, the amount due upon maturity will be 4,541,918.

CAPITAL IMPROVEMENTS:

- * 1992 – Building windows were replaced.
- * 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.
- * 2000 - The Corporation completed the modernization of the 27 Elevator and 47 Elevator. The asbestos pipe coverings in the basement passageways were encapsulated.
- * 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.
- * 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.
- *2016 - The Corporation replaced the 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

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- 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.

12/25