LichtensteinRE

ANDREW LICHTENSTEIN, INC.
(Licensed Real Estate Broker) The One Stop Real Estate Shop
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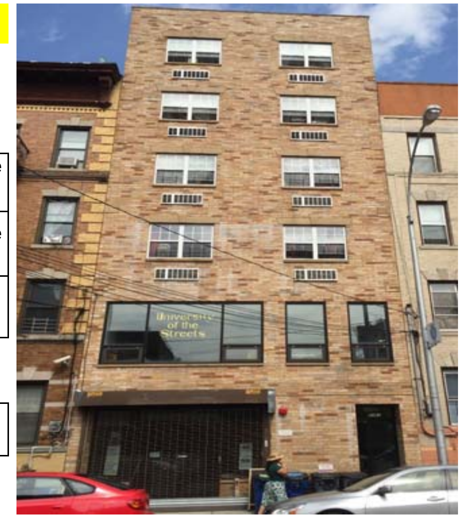
Bellissimo! Little Italy Brand New Mixed Use Elevator Building



FOR SALE: **ASKING PRICE** ~~$3,000,000~~ **20% PRICE DROP!!**
Seller's Required Bottom-Line Price: **$2,300,000** **Further Reduced From $2,400,000**

A			B	C	
4.5%	Cap Rate	Proforma:	7.5%	9%	= Long Term Projected Proforma Future Cash On Cash ROI (Before CC&MCI)
5%	Immediate Proforma Cash on Cash ROI	Proforma:	12%	16%	= Long Term Projected Proforma Future Cash On Cash ROI (Before CC&MCI)
5%	True Initial Cash On Cash ROE Return on Equity Investment Net Income PLUS Principal Reduction	Proforma:	12%	16%	= Long Term Projected Proforma ROE
12.5%	True Initial Cash On Cash Return on Equity Investment Including Net Income After Debt Service PLUS Depreciation Benefits PLUS Add Back Vacancy Allowance, Collection Loss, Replacement Reserves, TILC, 5% Management Fee Plus Amortization Principal Reduction From Debt Service		19.7%	24.4%	
13	= GRM Gross Income Multiplier	Proforma GRM xRR:	9.34	7.78	= Long Term Projected Gross Rent Multiplier
$212	= Price Per Square Foot				
$255,556	= Price Per Unit				

Subject Property Address Being Sold, Location and Description

Property Address:	**2381 Belmont Avenue**
Neighborhood:	**Little Italy Section of Belmont**
City, State, Zipcode:	**Bronx NY 10458**
Location:	**(Between East 186th & 187th Streets)**
Block & Lot #	**Block: 3074 Lot: 30**

DESCRIPTION: **A 6 story Elevator Apartment Building with 7 large 2 Bedroom Apartments and 2 Commercial Offices in the Little Italy/Belmont section of the Bronx.**

CERTIFICATE OF OCCUPANCY INFORMATION:

CERTIFICATE OF OCCUPANCY : SEE ATTACHED

Property and Land Lot Size, Square Footage, Zoning, etc.

Zoning District:	**C2-4/R6**	**Year Built:**	**2008**	
E-Designation: None Historic District: None Landmark: None				
Building Class Now: Elevator Apartment-Semi-Fireproof with Stores. (D7)				
	Square Footage	**Feet Wide Width**	Feet Deep Depth	
Building Base Exterior Square Footage & Building Exterior Dimensions:	2,100	25	84	
Lot Size Land Square Footage & Land Dimensions:	**2,188**	25	87.5	
	10,874	**TOTAL EXISTING USABLE BUILDING Square Footage NOW**		
Residential Square Footage	7,174			
Office	3,700			

Layout of EXISTING Apartment Units and Estimated Comparable Rentals :

# of Each	APARTMENT LAYOUTS:	Market Value Each Apartment Layout Comparable Quality Rental Apartments	Rooms	Baths	Total # of Rooms	Total Monthly Market Value Of Each Apartment Unit Layout	
7	2 Bedroom 1 Bathroom	**$1,865**	4.0	1.00	28	$13,055	
7	**TOTAL Apartments On Owner's Rent Roll Listed As Rented With # of Rooms**				**28**	$13,055	Monthly
	TOTAL NUMBER OF Apartments As provided by owner/seller					$156,660	Annually
28	**TOTAL NUMBER OF ROOMS**					$1,865	Market Rate Average Apt. Rent/Month
Layout Summary: 7 (2 Bedrooms).							

	Financial Overview				**A**	**B**	**C**
	Income: (as of **5/31/2017**) Tenants	**# of Units**	**Occupancy Rate**	**Square Feet Estimate**	**CURRENT TOTAL Now**	Long Term Future PROFORMA Projected Potential Gross Annual Income Assuming Upgrading Existing Apartments to Similar Quality Comparable Rentals at Market Value	**Reasonable Long Term Future PROFORMA** Projected Potential Gross Annual Income Assuming Rental Increases Over Left Column of % below:
# of Apartments	**RESIDENTIAL INCOME:**					10%	**20%**
7	**RENTS FROM RENTED APARTMENTS**	**Occupied Apartments**	**100%**	7,174	**$111,988**	**$156,660**	**$187,992**
	Average Rent Per Month				**$1,333**	**$1,865**	**$2,238**
	Residential Rent Per Square Foot Per Year				$15.61	$21.84	$26.20
7	**TOTAL ACTUAL RESIDENTIAL GROSS ANNUAL RENTAL INCOME:**		**100%**	**7,174**	**$110,988**	**$156,660**	**$187,992**
# of Units	**COMMERCIAL, RETAIL AND ALL NON-RESIDENTIAL INCOME:**			Square Feet (Estimate)			
1	**University Of the Streets**	**Unit:** First Floor	**57%**	**2,100**	**$32,400**	**$47,700**	**$57,240**
1	**University Of the Streets**	**Unit:** Second Floor	**43%**	**1,600**	**$27,600**	**$42,000**	**$50,400**
2	**TOTAL COMMERCIAL/RETAIL GROSS ANNUAL RENTAL INCOME:**		**100%**	**3,700**	**$60,000**	**$89,700**	**$107,640**
	Commercial & Retail Rent Per Square Foot Per Year			Square Feet	$16.22	$24.24	$29.09
9	**TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL & PROJECTED ALL SOURCES:**				**$170,988**	**$246,360**	**$295,632**
	Residential Vacancy & Collection Allowance:		**-5%**		**($5,549)**	**($7,833)**	**($9,400)**
	Commercial Vacancy & Collection Allowance:		**-5%**		**($3,000)**	**($4,485)**	**($5,382)**
	EFFECTIVE GROSS INCOME (EGI) After Vacancy & Collection Allowance:				**$162,439**	**$234,042**	**$280,850**
	EXPENSES: (Estimated Ordinary Operating Expenses)						
	NYC R.E. Taxable Asssesment Valuation 2017/2018* Before Exemptions & Abatements				$468,087	$468,087	$468,087
	NYC Tax Class 2 Tax Rate: 2017/2018				**12.8920%**	**12.8920%**	**12.8920%**
	2017/2018 Real Estate Taxes*				$60,346	$60,346	$60,346
	Less 421A Exemptions		-$282,650	Assessed	-$36,439	-$36,439	-$36,439
	Estimated Expenses: (Ordinary Operating Excluding Capital Expenses & Improvements)						
	* Real Estate Taxes 2017/2018 (25 year 421A Tax Abatement Expiring 2033)				**$23,907**	**$23,907**	**$23,907**
	Water & Sewer		Actual From Seller		**$6,565**	**$6,565**	**$6,565**
	Insurance		$500	/Unit	**$4,500**	**$4,500**	**$4,500**
OIL	Heating Fuel Common Areas: Gas (Tenants Pay Own)		Actual From Seller		**$3,370**	**$3,370**	**$3,370**
	Utilities: Electricity Common Areas: (Tenants Pay own)		Actual From Seller		**$2,049**	**$2,049**	**$2,049**
	Labor Payroll: Janitorial		$4,800	Annually	**$4,800**	**$4,800**	**$4,800**
	Repair & Maintenance:		$550	/Unit	**$4,500**	**$4,500**	**$4,500**
	Service Contracts: Elevator		$4,000	Annually	**$4,000**	**$4,000**	**$4,000**
	Management Fee (Estimate For New Buyer)		3%		**$4,873**	**$7,021**	**$8,426**
	TOTAL ORDINARY OPERATING EXPENSES: (Estimated)				**$58,564**	**$60,712**	**$62,116**
	Expenses Per Unit Per Year				**($8,366)**	**($8,673)**	**($8,874)**
	Expenses Per Square Foot Per Year				**($15.83)**	**($16.41)**	**($16.79)**
	Expenses As Percentage of EGI				**36%**	**26%**	**22%**
NOI BDS:	**NET INCOME Before Debt Service Annually: NOI BDS** (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)				**$103,875**	**$173,330**	**$218,734**

A)	PRICING METRICS			
	PRICE Seller will Accept All Cash	$2,300,000	$2,300,000	$2,300,000
A)	A) **Cap Rate:** (All Cash Purchase Cash On Cash Return On Investment): (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)	4.5%	7.5%	9.5%
	GRM = Gross Rent Multiplier	13.45	9.34	7.78
	Price Per Unit	$255,556	$255,556	$255,556
	Price Per Square Foot	$212	$212	$212
B)	B) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:			
NOI BDS:	**NET INCOME Before Debt Service Annually: NOI BDS** (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)	$103,875	$173,330	$218,734
	B) Add Back Vacancy, Collection, TILC, Replacement Reserves & Management Fee	$13,423	$19,339	$23,207
	B) NET INCOME CURRENT PROJECTED (Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)	$117,298	$192,669	$241,941
	B) Cap Rate All Cash Purchase; Cash On Cash Return On Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)	5.1%	8.4%	10.5%
B1)	PROJECTED POSSIBLE POTENTIAL FUTURE RESALE PROFITABILITY:			
B1)	**Projected Resale Value of Property:** Projected Resale Cap Rate: 4.00%		$4,333,255	$5,468,359
	Projected Resale Profit: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)		$2,033,255	$3,168,359
	Projected Resale Profit Markup: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)		88%	138%
	Projected Cash On Cash Return on Equity Investment: (Projected Resale Profit Divided by Cash Equity Required Over Proposed Financing Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)		194%	302%

D2)	PROPOSED NEW FINANCING: (Subject to lender approval & closing.)					
	Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.					
	5 Year US Treasury Index Yield	2.24%	As of Date: 12/27/17 subject to change until rate locked.			
	Spread	2.00%				
	FIXED INTEREST RATE:	4.24%	FIXED FOR 5+5+5+5+5+5 YEARS WITH 30 YEAR AMORTIZATION SCHEDULE			
	Amortization Schedule in Years	25		A	B	C
	First Mortgage Offer Proposed by Lender of Mortgage Broker Andrew Lichtenstein, Inc.			$1,250,000	$1,250,000	$1,250,000
	Loan to Purchase Price			54%	54%	54%
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)			$103,875	$173,330	$218,734
D2) DS:	Debt Service Principal & Interest Payments Annually: (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)			($81,177)	($81,177)	($81,177)
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]			6.49%	6.49%	6.49%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]			(1.28)	(2.14)	(2.69)
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]			8.31%	13.87%	17.50%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):			29%	29%	23%
NOI ADS:	NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)			$22,698	$92,153	$137,558
D2) DS:	Cash Equity Required to Buy Over And Above Proposed New Financing Herein: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)			$1,050,000	$1,050,000	$1,050,000
D2) ROI:	ROI: Initial Cash On Cash Return on Investment With Proposed New Financing: (Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)			2.2%	9%	13%
D2)Amort.	Add Back Principal Reduction Amortization Equity Buildup:			$28,731	$28,731	$28,731
D2)	TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)			$51,429	$120,884	$166,288
D2) ROE:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction: (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)			4.9%	12%	16%

E)	E) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:			
NOI ADS:	**NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	$22,698	$92,153	$137,558
E1,E2&E3)	Add Back Vacancy, Collection Loss, Replacement Reserves, TILC and 5% Management Fee	$13,423	$19,339	$23,207
D2)Amort.	**Add Back Principal Reduction Amortization Equity Buildup:**	$28,731	$28,731	$28,731
E4)	**TRUE INITIAL TOTAL RETURN: NOIADS PLUS ADD BACK VACANCY, COLLECTION LOSS, REPLACEMENT RESERVES, 5% MANAGEMENT FEE PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	$64,852	$140,224	$189,496
D2) DS:	**Cash Equity Required to Buy Over And Above Proposed New Financing Herein:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)	$1,050,000	$1,050,000	$1,050,000
E5) ROE:	**True Initial Cash On Cash Return on Equity Investment Including Net Income After Debt Service PLUS Add Back Vacancy Allowance, Collection Loss, Replacement Reserves, TILC, 5% Management Fee Plus Amortization Principal Reduction From Debt Service:** (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)	6.2%	13.4%	18.0%

D4)	**PROPOSED NEW FINANCING (5 YEAR INTEREST ONLY):** (Subject to lender approval & closing.)				
	Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.				
	5 Year US Treasury Constant Maturity Index Yield	2.24%	**As of Date:** 12/27/2017		
	Spread	1.96%			
	FIXED INTEREST RATE:	**4.20%**	**FIXED for 5 YEARS INTEREST ONLY. Possible 196 BPS spread over 5 year ust constant maturity index Fixed for 5 Years Then Floating Therafter 30 YEAR AMORTIZATION SCHEDULE. Maximum 65% LTV Minimum 1.40 DSCR**		
	Amortization Schedule in Years	**30**	**A**	**B**	**C**
	First Mortgage Offer Proposed by **Lender** of Mortgage Broker Andrew Lichtenstein, Inc.		**$1,250,000**	**$1,250,000**	**$1,250,000**
	Loan to Purchase Price		54%	54%	54%
NOI BDS:	**NET INCOME Before Debt Service Annually: NOI BDS** (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)		**$103,875**	**$173,330**	**$218,734**
D3) DS:	**Debt Service INTEREST ONLY Payments Annually:** (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)		($52,500)	($52,500)	($52,500)
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]		4.20%	4.20%	4.20%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]		(1.24)	(2.67)	(3.61)
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]		5.19%	11.22%	15.16%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):		29%	29%	29%
NOI ADS:	**NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)		**$51,375**	**$120,830**	**$166,234**
D3) DS:	**Cash Equity Required to Buy Over And Above Proposed New Financing Herein:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)		**$1,050,000**	**$1,050,000**	**$1,050,000**
D3) ROI:	**ROI: Initial Cash On Cash Return on Investment With Proposed New Financing:**(Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)		**5%**	**12%**	**16%**
D3)Amort.	**Add Back Principal Reduction Amortization Equity Buildup:**		$0	$0	$0
D3)	**TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)		**$51,375**	**$120,830**	**$166,234**
D3) ROE:	**True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction:** (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)		**4.89%**	**11.51%**	**15.83%**
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value		**$66,909**	**$66,909**	**$66,909**
	Total Initial Return NOIADS Plus Depreciation Tax Deductions		**$118,284**	**$187,739**	**$233,143**
D3) ROE w/Deprec. :	**True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits:** (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)		**11.27%**	**17.88%**	**22.20%**

E)	E) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:			
NOI ADS:	**NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	$51,375	$120,830	$166,234
E1,E2&E3)	Add Back Vacancy, Collection Loss, Replacement Reserves, and 3% Management Fee	$13,423	$19,339	$23,207
D2)Amort.	**Add Back Principal Reduction Amortization Equity Buildup:**	$0	$0	$0
E4)	**TRUE INITIAL TOTAL RETURN: NOIADS PLUS ADD BACK VACANCY, COLLECTION LOSS, REPLACEMENT RESERVES, 5% MANAGEMENT FEE PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	$64,798	$140,169	$189,441
D3) DS:	**Cash Equity Required to Buy Over And Above Proposed New Financing Herein:** (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)	$1,050,000	$1,050,000	$1,050,000
E5) ROE:	**True Initial Cash On Cash Return on Equity Investment Including Net Income After Debt Service PLUS Add Back Vacancy Allowance, Collection Loss, Replacement Reserves, TILC, 5% Management Fee Plus Amortization Principal Reduction From Debt Service:** (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)	6.2%	13.3%	18.0%
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value	$66,909	$66,909	$66,909
	Total Initial Return NOIADS Plus Depreciation Tax Deductions	$131,707	$207,079	$256,351
E6) ROE w/Deprec. :	**True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits:** (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)	12.54%	19.72%	24.41%

Highlights, Notes, Remarks, Comments, Conditions and Some Known Violations:

Property Condition: Great, MINT LIKE NEW

Notes, Remarks, Comments:

Highlights:	● Newly Built 2008 Elevator Building	
	● Located in Beautiful Section of Little Italy	
	● Great Upside to Increase to Market Rents	
	● Close to Shopping and Entertainment	
	● MTA Transportation to the B & D Trains on Grand Concourse	
	● Hardwood Floors, New Kitchen Appliances & 3 Piece Bathroom	
Violations:	A Class HPD Housing Violations:	1
As of Date:	B Class HPD Housing Violations:	6
1/3/2018	C Class HPD Housing Violations:	0
	I Class HPD Housing Violations:	0
	Total Number of HPD Housing Violations:	**7**
	# of Open DOB Department of Building Violations:	5
	# of Open ECB Environmental Control Board Violations:	1
	# of Open Complaints:	2
	Are there any "Stop Work Orders"? Provide architect signed certified letter how much it will cost and how long it will take to remove this violation	NO

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

- **Seller is a not for profit. Not for profit sellers require approximately 6 month turnaround to receive approval from NYS attorney general to sell their real estate.**
- **It is a deal breaking requirement that seller lease back 2nd floor, ground retail 1st floor and the basement/cellar recreation/storage room, laundry room for use as music room and bathroom for term of 5 years at flat rent of $5,000/month with 5 year tenant rollover renewal at $5,500 a month with no real estate tax contribution. Tenant shall pay its own utilities, heat, hot water, electricity.**
- **Certificate of occupancy of 2nd floor reads "medical" but tenant is not medical tenant.**
- **C of o of basement reads "storage" but tenant uses as recreational room.**
- **If landlord gets fine for c of o for non-conforming use tenant shall pay the fine and respond to the violation.**
- **Seller built out basement, ground floor and second floor without filing Archtectural plans or permits.**

Buyer must sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement and if Buyer requires property inspection and receipt of confidential seller due diligence this shall be made available to only bona fide buyer who first submits letter of intent offer to buy satisfactory to Seller "subject to satisfactory property inspection and due diligence that includes Buyer's proof of cash funds for the required equity over proposed mortgage financing."

Contact Seller's Exclusive Broker ONLY: Andrew Lichtenstein (800)242-9888 AL@LichtensteinRE.com Do Not circumvent Broker. No site access without Broker appointment.

Cooperating Buyer's Broker will be paid 25% of the fee received from Seller by Broker ALI. (Fee Currently Set at 4%)

2/28/2017

MULTIFAMILY RENT ROLL 11/10/2016

Property Address Being Sold:	**2381 Belmont Avenue**	
City, State, Zip:	**Bronx NY 10458**	
# of Residential Units	**7**	
# of Commercial Units	**2**	**+**
Total # of Units:	**9**	**=**
# of Vacant Units:	**0**	**0.00% Vacancy Rate**
# of Occupied Units:	**9**	**100.00% Occupancy Rate**

UNIT #	TENANT NAME (as it appears on lease)	Terrace or Balcony?	**Residential CURRENT Monthly Rent NOW**	Commercial, Retail or Office	Square Footage*	# BEDROOMS	# BATHS	# of ROOMS	Status (Rent Registration with DHCR) (RC, RS, FM Decontrolled Destabilized Free Market)	Section 8 or Other Rent Assistance, Agency or Subsidy Program? (N, or Y) If Yes specify which program	LEASE EXPIRATION DATE
3A			$1,136.12		656	2	1	4	RS	Public Assistance	7/31/2018
3B		Terrace	$1,144.44		656	2	1	4	RS	Public Assistance	8/31/2018
4A			$1,226.40		656	2	1	4	RS		2/28/2018
4B		Balcony	$1,385.16		656	2	1	4	RS	Section 8	6/30/2018
5A			$1,337.04		656	2	1	4	RS	Section 8, Public Assistance	8/31/2017
5B		Balcony	$1,650.00		656	2	1	4	RS		/2018
6		Rooftop Terrace	$1,369.86		874	2	1	4	RS	Section 8	10/31/2017
1st Floor	University of the Streets Inc.			$2,700.00	2,100		0				8/31/2018
2nd Floor	University of the Streets Inc.	Rooftop Terrace		$2,300.00	1,687		0				8/31/2018
Cellar	Basement- Part of Ground Floor Office				1,500						
9	**Total**		**$9,249.02**	**$5,000.00**	**10,097**	**14**	**7**	**28**			

Monthly Residential Scheduled Rent	**$9,249.02**
Monthly Commercial Scheduled Rent	**$5,000.00**
TOTAL GROSS MONTHLY INCOME ALL SOURCES:	**$14,249.02**
TOTAL ANNUAL INCOME:	**$170,988**

# of Apartments of Each Layout	Bed-Rooms	Baths	Rooms	Total # of Rooms	**APARTMENT LAYOUTS:**
0	0	1.00	2.0	0	Studio 1 Bathroom
0	1	1.00	3.0	0	1 Bedroom 1 Bathroom
0	1.5	1.00	3.5	0	1 1/2 Bedroom 1 Bathroom
7	2	1.00	4.0	28	2 Bedroom 1 Bathroom
0	2.5	2.00	4.5	0	2 1/2 Bedroom & 2 Baths
0	3	2.00	5.0	0	3 Bedroom & 2 Baths
7				**28**	

Certified True and Correct to the best of my knowledge.

(Signature of Owner/Seller)

Owner/Seller

rr12.wk4

The Property, Located at 2381 Belmont Avenue, Contains Seven Residential Apartments plus Two Commercial Units.

The Building is Conveniently Located Next to Shopping and Public Transportation.


Belmont Av
ONE WAY
Sirm
GOURMET DELI
& CONVENIENCE
IENCE
24HRS
651 E
WE ACCEPT EBT • ATM INSIDE
ATM
ONE WAY


ITALY
Belmont Av
ONE WAY
BOOKS
BIBLES
VIDEOS
& GIFTS


632
BORGATTI'S
632
OLI & EGG NOOD
100 YEARS
LITTLE ITALY IN THE BRONX
ARTHUR AVE.
The Good Taste of Tradition
Cento Anni
632
Borgatti's
Since 1935
Borgatti's
Since 1935
THE FEAST OF
ST. ANTHONY
Wednesday, June 8th
thru Sunday, June 12th
Borgatti's
SUMMER SCHEDULE
SUNDAY ... CLOSED
MONDAY ... CLOSED
TUESDAY ... 8:30 AM - 5:00 PM
WEDNESDAY ... 8:30 AM - 5:00 PM
THURSDAY ... 8:30 AM - 5:00 PM
FRIDAY ... 8:30 AM - 5:00 PM
SATURDAY ... 8:30 AM - 6:00 PM
CLOSED LABOR DAY
ZAGAT
2012/13
I Support
WOUNDED WARRIOR PROJECT
Proud
to be


Egidio Pastry
EST. 1912
PASTICCERIA
FULL BAR•COFFEE


Monday
Tuesday
Thursday
Friday
8am - 8:30am
2 hour metered parking
8:30am - 7pm
Except Sunday


EXIT
COMMUNITY
NO CONCEALED


EXIT
COMMUNITY


University
of the
Streets
Roland


EXIT


LIFT
goals
chance
inspiration
homelessness
bold
do
trust
@LIFTcommunities
support
give
advocates
now
@LIFTcommunities
need
ability
compassion
action
today
life
one
understanding
relationships
people
confidence
dynamic
dignified
share
tenacious
work
engaging
fearless
poverty
donation
volunteer
receptive
courage
fulfillment
growth
power
motivation
empowerment
opportunity
strength
clients
resource
passion
someone
courage
thoughtful
uplift
help
innovation
win
confidence
gain
do
volunteer
support
compassion
relationships
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LIFT
donation
advocacy
empowerment
courage
connection
together
mission
eager
fight
action


PRONOUNCE
TRAYS
NAME
THREE
RELIEF
BELIEVE
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PERCEIVE
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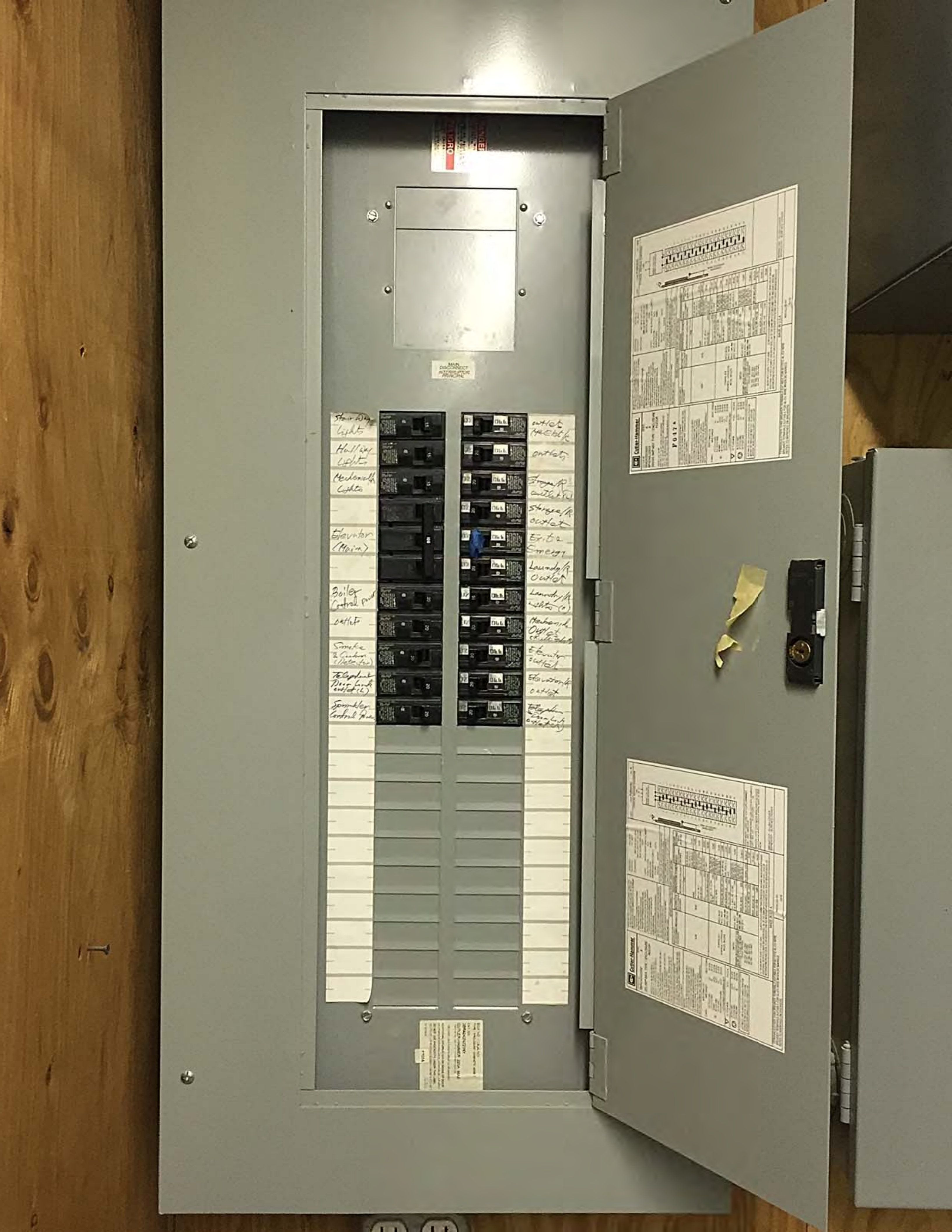
Rooftop Patio


3A
4A
5A
3B
4B
5B
CUBIC FEET

ON
OFF
1st FL
2nd FL
4th FL B
4th FL 4A
3rd FL B
3rd FL
6th FL
5th FL A
5th FL B


A.O.Smith
Slant Fin
ENERGYGUIDE



Belmont Neighborhood Overview

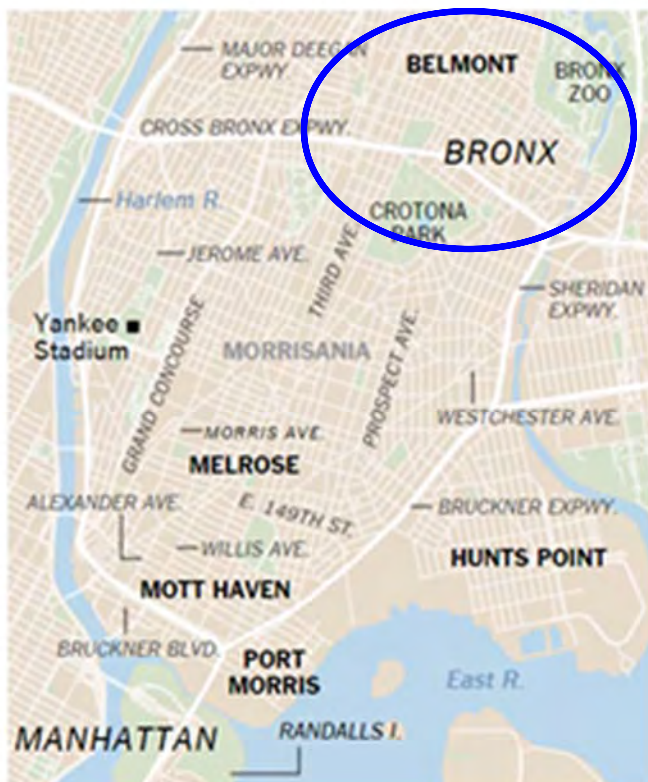
LICHTENSTEINRE

The One Stop Real Estate Shop May 2016

Belmont is primarily a residential neighborhood geographically located in the west Bronx of New York City. The neighborhood is part of Bronx Community Board 6. Its boundaries, starting from the north and moving clockwise are: Fordham Road to the north, Bronx Park to the east, East 183rd Street to the south, and the Third Avenue to the west. These boundaries give the neighborhood a crescent like shape. Arthur Avenue is the primary thoroughfare through Belmont. Zip codes include 10458. The area is patrolled by the NYPD 48th Precinct located at 450 Cross-Bronx Expressway in East Tremont.

Belmont is a dense, urban neighborhood with a total residential population of 27,378 people. The neighborhood consist of a diverse mix of races, ethnic groups, religious affiliations, sexual orientations, and national origins. Traditionally the Italian heart of the Bronx, the neighborhood now contains a significant population of Latin Americans, Albanians, long standing Italian Americans and more recent Italian immigrants. Like most neighborhoods in New York City the vast majority of households are renter occupied. There is significant income diversity on a block by block basis.

Belmont is dominated by 5 and 6-story elevator apartment buildings but the residential streets are lined with a vibrant blend of housing types including row-houses and larger Art Deco and Tudor Style apartment buildings. In the last decade, construction of modern 2 and 3 unit row-houses and apartment buildings have increased the percentage of owners versus renters. The land area is roughly .3 a square mile. The terrain is relatively low laying and flat.



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Andrew Lichtenstein, Principal

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AL@LichtensteinRE.com
(800) 242-9888

Little Italy and Arthur Avenue:

"The authentic Italian culture found in the vibrant community of the Real Little Italy in the Bronx, often known as Arthur Avenue, sustains a thriving business district that includes world-class restaurants, high-quality artisanal food shops and specialty stores carrying superb handmade local and imported items. We are also home to Our Lady of Mt. Carmel Church and the Enrico Fermi Italian Cultural Institute."

Located in the Belmont section of the Bronx, Arthur Avenue was named after President Chester A. Arthur in the 19th century. Italians temporarily settled here to help build the Bronx Zoo, but with the creation of the Third Avenue elevated train, which ran between the Bronx and downtown Manhattan, their presence in the neighborhood remained and grew, with the population reaching close to 100,000 Italian residents by the early 1900s.

Today, red, white and green garland hangs festively from street poles all year round. Inside the stores that line Arthur Avenue and East 187th Street, colorful pastries, cured meats and fresh fish are rivaled in appeal only by the characters behind the counter.

The New York Times

Belmont in the Media
LIVING IN | BELMONT, THE BRONX
The Bigger Little Italy

Eirini Vourloumis for The New York Times

PASTEL PARADE Houses along Hoffman Avenue are typical of Belmont, which in addition to its well-known Italian-themed Arthur Avenue has Puerto Rican and Albanian influences.

By JEFF VANDAM

The other day in the Belmont section of the **Bronx**, two women carrying shopping bags conversed excitedly as they ambled down Crescent Avenue. One wore black winter gear from head to toe; her companion had on jeans and stylish black boots. Something marked their conversation as unusual: half was in Italian and the other in Spanish. But they clearly understood each other.

So it is in Belmont, now and perhaps forever known as the Little Italy of the Bronx — or, to some, "the real Little Italy" — and the subject of longstanding lore. The neighborhood was the breeding ground for Dion and the Belmonts in the 1950s and the setting for Chazz Palminteri's "Bronx Tale," a childhood memoir that he has toured the country to perform. (Robert De Niro's film version came out in 1993.)

To this day Arthur Avenue, Belmont's main artery, remains a thriving marketplace of menuless trattorias and pork stores par excellence.

"On any Saturday or any holiday, any given weekend, you cannot walk," said Ivine Galarza, the district manager of Community Board 6 for the last 15 years. "It is so congested. People come from all over — Jersey,Connecticut — to get their meats."

But what is it like to live there?

Outside Arthur Avenue and its sister commercial strip, East 187th Street, the neighborhood's Italian standbys become sparse; instead, there is Tu y Yo Unisex Salon and La Iglesia Que Se Va.

An influx of students from Fordham University, just north of Belmont across Fordham Road, makes up a sizable part of the population, alongside communities of Albanian immigrants and Puerto Ricans. (The restaurant Rozafa on Crescent Avenue serves both chicken marsala and Albanian speca te mbushur, a type of stuffed pepper.)

Yet, far from a museum piece or a shopping mall, the area is a functioning community where people get along.

"A lot of people say, 'Move!' No. I like it here," said Marie Riolo, 90, who moved to Belmont early in life and has lived in the same building since 1941. Now the secretary of the local community board and chairwoman of its senior citizen committee, Mrs. Riolo is friendly with the students in her building on Lorillard Place and still visits all the same shops she has for years.

On the other end of the spectrum is Thomas Conroy, 21, a Fordham senior from Maryland who lives in a Hoffman Street apartment with five roommates, for which he pays about $600 a month. After two years of frequenting local shops, he has learned to follow the local loyalty rules when it comes to meats and cheeses.

"You feel like you're betraying them if you go somewhere else," said Mr. Conroy, a devotee of Tino's Delicatessen on Arthur Avenue. "It's my ritual now; I go there once a week."

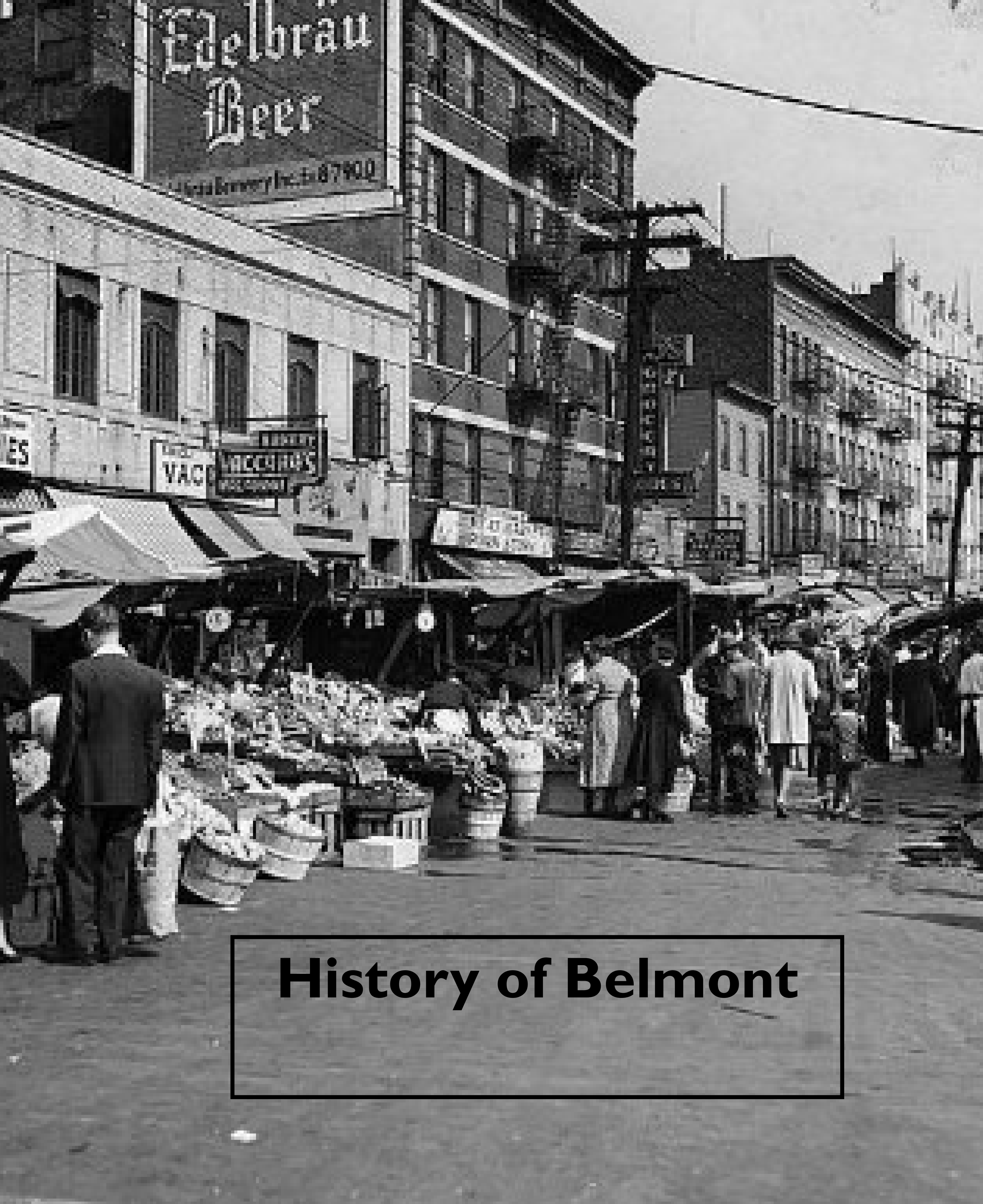
WHAT YOU'LL FIND

Roughly eight blocks long at its longest point and nine blocks wide at its widest, Belmont is hemmed in to the east by Bronx Park. But on other flanks, it has seen enough shifting of boundaries over the last few decades that there is no longer any firm definition of where it ends and where the rest of the Bronx begins. The southern border is generally thought to be either 182nd or 183rd Street; the dividing line then snakes up Third Avenue, at some point turning north to hit Fordham Road, the clear northern boundary.

Outside of the area around 187th Street and Arthur Avenue, where a new business improvement district was recently approved, Belmont consists largely of two- and three-family houses, though apartment buildings appear here and there. Some homes are in pristine condition, decorated to the nines for whatever holiday is approaching.

Busy Fordham Road winds west into Fordham Plaza, a frenetic shopping area with all the staple chain stores and also the neighborhood stop on the Metro-North Railroad. There is talk in Belmont both for and against the idea of a new 13-story mixed-use building on Fordham Road; community hearings took place last week.

Belmont doesn't contain an excess of green space, perhaps because Bronx Park is close by, but a small community garden called Belmont Little Farmers is in operation on Belmont Avenue. On East 188th Street, children swing to and fro at the Ciccarone Playground, which had $2.7 million in renovations in 2007.



History of Belmont

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Belmont was once the province of the Lorillard family, for whom a street is named. After moving its tobacco operations to the Central Bronx from Lower Manhattan in the late 18th century, the family greatly expanded its property in the area, with its land known as the Belmont estate. But after the Lorillards decamped for New Jersey in 1870, the city acquired part of their land for Bronx Park; another section was divided into the streets that form Belmont today.

The neighborhood became very dense after the construction of the Third Ave El. With a strong pattern of Italian immigration, it was soon regarded as the Little Italy of the Bronx.

Starting in the mid-1990s into today, the neighborhood has experienced a construction boom. The community retains its reputation as the Bronx Little Italy despite its smaller Italian population. Albanians and Puerto Ricans have added to the mixture of businesses on Arthur Ave and East 187th Street. Still, the Italian presence is felt with a number of long Italian-owned small businesses including restaurants, bakeries, delis and other merchants

Arthur Avenue at East 187th Street was once the heart of the Italian community in the Bronx. Although the historical and commercial center of "Little Italy" is Arthur Avenue itself, the area stretches across East 187th Street from Arthur Avenue to Prospect Avenue, and is similarly lined with delis, bakeries, cafés, and various Italian merchants.

Then.....

And now.

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Transportation

Bus service within Belmont is provided by MaBSTOA and Bee-Line to Belmont:

Bx9: to Riverdale or West Farms Square station (via Kingsbridge Road and Broadway)

Bx12 / Bx12 +Select Bus Service: to Bay Plaza Shopping Center or Inwood-207th St station (via Fordham Road and Pelham Parkway)

Bx17: to Port Morris (via Prospect and Crotona Ave)

Bx19: to Riverbank State Park (via Southern Blvd and 149th Street)

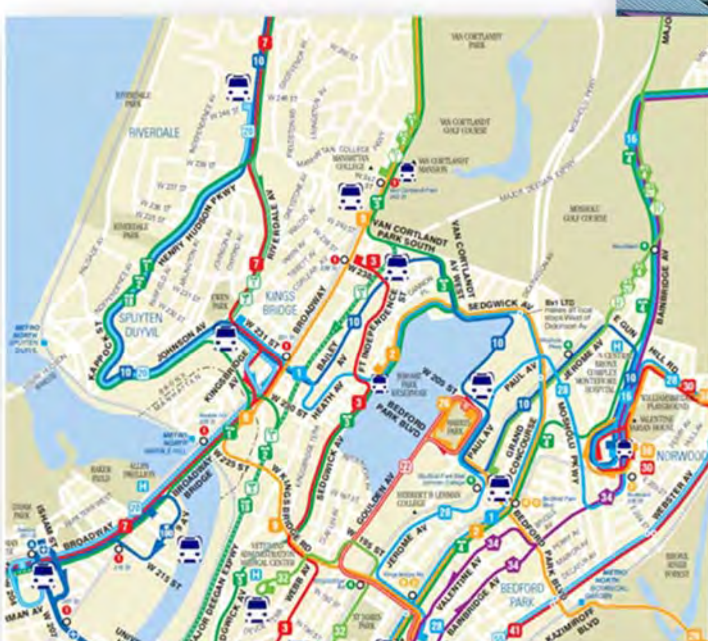
Bx22: to Bronx High School of Science or Castle Hill (via Castle Hill Avenue)

BL60: to Fordham Plaza or White Plains (via US Route 1)

BL61: to Fordham Plaza or Port Chester (via US Route 1)

BL62 Express: to Fordham (Valentine Avenue) or White Plains (via US Route 1)

Railroad service is provided by Metro-North's Harlem and New Haven Line at the Fordham Railroad Sta-



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Subway Map

The closest Subway Station to the Property is Located on Grand Concourse and 182-183 Streets serving the B and D trains.

LichtensteinRE 5770 Palisade Ave AL@LichtensteinRE.com
Andrew Lichtenstein, Principal Riverdale New York, 10471 (800) 242-9888

Sample of Rents in the 10458 Zip Code

Cambreleng Ave, Bronx, NY 10458

1 bedroom

1 bathroom

FOR RENT $1,350/month

505 E 184th St APT 20, Bronx, NY 10458

2 bedrooms

1 bathroom

FOR RENT $1,800/month

E 186th St Bronx, NY 10458

2 bedrooms

1 bathroom

FOR RENT $1,600/month

Belmont Ave Bronx, NY 10458

3 bedrooms

2 bathrooms

FOR RENT $2,200/month

2419 Bathgate Ave, Bronx, NY 10458

3 bedrooms

1.5 bathrooms

FOR RENT $2,625/month

E 201st St Bronx, NY 10458

1 bedroom

1 bathroom

FOR RENT $1,450/month

Cambreleng Ave Bronx, NY 10458

2 bedrooms

1 bathroom

FOR RENT $1,565/month

582 E 187th St APT 5, Bronx, NY 10458

2 bedrooms

2 bathrooms

FOR RENT $1,750/month

2473 Hughes Ave, Bronx, NY 10458

3 bedrooms

2 bathrooms

FOR RENT $2,625/month

2419 Bathgate Ave, Bronx, NY 10458

4 bedrooms

1.5 bathrooms

FOR RENT $3,500/month

Property Class: Elevator Apartment - Semi-Fireproof with Stores (D7)

The D7 building class consists of semi-fireproof elevator apartments with stores. 43% of these buildings are in Manhattan, 25% in the Bronx and 19% in Brooklyn.

The 5 neighborhoods with the biggest numbers of properties in the D7 class are Washington Heights South (Manhattan), Washington Heights North (Manhattan), Upper West Side (Manhattan), Hamilton Heights (Manhattan) and East Concourse (the Bronx).

Samples of Properties

4861-4879 Broadway, New York, NY 10034

434-456 Schenectady Avenue, Brooklyn, NY 11203

Zone District: The Property is in the R6 District

New York City is divided into three basic *zoning districts:* residential (R), commercial (C) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.

NYC Buildings

Certificate of Occupancy

CO Number: **200927916F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Bronx

Address: 2381 BELMONT AVENUE

Building Identification Number (BIN): 2801077

Block Number: 03074

Lot Number(s): 30

Building Type: New

Certificate Type: Final

Effective Date: 02/10/2009

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1-C (1968 Code)

Building Occupancy Group classification: J2 (1968 Code)

Multiple Dwelling Law Classification: HACA

No. of stories: 6 **Height in feet:** 58 **No. of dwelling units:** 7

C. Fire Protection Equipment:
Sprinkler system

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Acting

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 200927916F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2		2	MECHANICAL & BOILER ROOM. LAUNDRY ROOM
CEL		OG	B-2		6	ACCESSORY STORAGE TO 1ST FLOOR_OFFICE
001	35	100	E		6	OFFICE
002	20	100	E		4	PROFESSIONAL MEDICAL OFFICES
003		40	J-2	2	2	(2) CLASS "A" APTS
004		40	J-2	2	2	(2) CLASS "A" APTS
005		40	J-2	2	2	(2) CLASS "A" APTS
006		40	J-2	1	2	(1) CLASS "A" APTS

END OF SECTION

Acting
Borough Commissioner

Commissioner

END OF DOCUMENT

The selected address: 2381 BELMONT AVENUE, Bronx 10458											1/3/18	
HPD#		Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
884995	Active	2381-2381	03074	0030	6	39100	6	7	0	PVT	225174	E

Open Violations - ALL DATES

There are 7 Violations. Arranged by category: A class: 1 B class: 6 C class: 0 I class: 0

Apt Story	Reported Date, nov ISSUED Date	Hzrd Class	Order no	Violation ID, NOV ID	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
5B 5	2012/08/30 2012/09/04	B	569	9558944 4478495	§ 27-2018 admin. code: abate the nuisance consisting of mice in the entire apartment located at apt 5b, 5th story, 2nd apartment from east at south	NOV SENT 2012/09/04	2012/10/23
5B 5	2012/08/30 2012/09/04	B	568	9558945 4478495	§ 27-2018 admin. code: abate the nuisance consisting of roaches in the entire apartment located at apt 5b, 5th story, 2nd apartment from east at south	NOV SENT 2012/09/04	2012/10/23
5B 5	2012/08/30 2012/09/04	B	702	9558946 4478495	§ 27-2045 adm code repair or replace the smoke detector defective in the entire apartment located at apt 5b, 5th story, 2nd apartment from east at south	NOV SENT 2012/09/04	2012/10/23
5B 5	2012/08/30 2012/09/04	B	1503	9558948 4478495	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). defective in the entire apartment located at apt 5b, 5th story, 2nd apartment from east at south	NOV SENT 2012/09/04	2012/10/23
5A 5	2012/06/10 2012/06/15	A	556	9472422 4433082	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 1st room from east at north, the foyer , the bathroom located at apt 5a, 5th story, 1st apartment from east at south	NOV SENT 2012/06/15	2012/10/02
4	2012/06/06 2012/06/07	B	502	9462991 4426778	§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant ceiling at public hall, 4th story	NOV SENT 2012/06/07	2012/07/26
Yards / Courts	2010/07/06 2010/07/08	B	721 *	8500510 3970523	§ 27-2053 adm code provide dwelling with a janitor or responsible person or janitorial service.	NOT COMPLIED 2010/09/28	2010/08/26 2010/08/12

Department of Finance

Statement Details

Previous Charges	Due Date	Amount
Total previous charges including interest and payments		**$352.99**

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2016	$11,090.12
Housing - Property Registration Fee		07/01/2016	$13.00
Belmont BID		07/01/2016	$605.76
Total current charges			**$11,708.88**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2017	$11,090.12
Belmont BID		01/01/2017	$605.76
Total tax year charges remaining			**$11,695.88**

Annual Property Tax Detail

Tax class 2B - 7-10 Unit Residential Building	**Tax rate**				
Current tax rate	12.8830%				
Estimated market value $1,232,000	**Billable assessed value**		**Tax rate**		**Taxes**
Tax before exemptions and abatements	**$433,414**	**X**	**12.8830%**	**=**	**$55,837**
421a (25 Yr Not Cap	$-261,247				$-33,656
Tax before abatements					**$22,181**
Annual property tax					**$22,181**

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at register@hpd.nyc.gov.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 2-03074-0030. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at **nyc.gov/changemailingaddress** or call **311.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.