

ADDRESS:	320 East 82 nd Street	APT:	5
SELLER:	320 E 82nd Owner LLC		
CURRENT ADDRESS:	745 Fifth Avenue		
	New York, New York 10151		
SELLER'S ATTY:	David W. Lu	TEL:	646-975-4544
FIRM:	Seiden Schein	MOB:	646-975-4544
ADDRESS:	570 Lexington Avenue	EMAIL:	[REDACTED]
	New York, NY 10022		
PURCHASER:	Chau Khuong and Anne Chudolij		
ADDRESS:	959 First Ave, #9P, New York, NY 10022		
PURCHASER'S ATTY:	Adam Seth Turk, Esq.	TEL:	212-381-4531
FIRM:	Fentin, Goldman, Turk, & Davidoff LLP	MOB:	
ADDRESS:	270 Madison Avenue, Suite 1500	EMAIL:	[REDACTED]
	New York, NY 10016		
CORPORATION NAME:	The Park Mansion Condominium		
SHARES:	N/A		
PRICE:	\$5,400,000		
MAINT/ COM. CHARGES:	\$2,814.75		
REAL ESTATE TAXES:	\$5,571.07		
FLIP TAX:	None		
ASSESSMENT:	None		
% OF COMMON ELEMENTS:	15.5834%		
EXCLUSIONS:	None		
INCLUSIONS:	Basement storage room included. Also, in addition to assigned roof space sponsor will grant additional space to compensate for space lost through roof mechanical fencing.		
MISC. NOTES:	Sponsor covers mansion tax, transfer taxes, and issues \$100K credit at closing toward RET		
PROPOSED CLOSING DATE:	October 19, 2018 plus 15 day grace period		
FINANCING:	N/A – All-cash		
COMMISSION:	6% (25% BHS, 25% DE, 50% Compass)		
SELLER'S BROKERS:	Daniella Schlisser #30SC0932866	TEL:	212-906-9348
BROKERAGE FIRM and #:	Brown Harris Stevens – Lic. #109918090	FAX:	212-303-5437
ADDRESS:	445 Park Avenue, New York, NY 10022	EMAIL:	[REDACTED]
SELLER'S BROKER #2:	Lauren Muss #30MU807706	TEL:	212-350-8000
BROKERAGE FIRM and #:	Douglas Elliman – Lic. #10491203187	FAX:	
ADDRESS:	575 Madison Avenue, New York, NY 10022	EMAIL:	[REDACTED]
PURCHASER'S BROKER:	Linda Sierra	TEL:	917-671-7222
BROKERAGE FIRM:	Compass	EMAIL:	[REDACTED]
ADDRESS:	10 East 53rd Street 15th Floor		
MANAGING AGENT:	Irvine Realty Group	TEL:	212-754-7100
ADDRESS:	122 East 55 th Street		
	New York, New York 10022		
ACCOUNT EXECUTIVE:	Paul Irvine	TEL:	212-754-7100
		EMAIL:	[REDACTED]
CLOSING AGENT:	Paul Irvine	TEL:	Same
		EMAIL:	

This transaction is subject to negotiation, execution, and delivery of mutually acceptable sale documents by the seller and purchaser and to satisfaction of all terms and conditions of such documents. All information herein is from sources deemed reliable but should be verified and confirmed by the parties.