

200 EAST
16TH STREET
HOUSING
CORPORATION
BUILDING
FACTS

REVISED APRIL 2008

BUILDING FACTS

200 EAST 16TH STREET HOUSING CORPORATION

The Lovett Company, LLC
REAL ESTATE MANAGEMENT

1. **Number of shares in co-op?** 21,136
2. **Number of residential units in co-op?** 196
3. **Number of units sold?** 163
4. **Number of professional units?** 0
5. **Number of commercial units?** 6
6. **Number of sponsor owned units?** 32
7. **Number of sublet units?** 11
8. **Number of delinquent units?** 0
9. **Sponsor rent received/month?** The Sponsor collects \$39,576 per month from 32 units.
10. **Sponsor maintenance paid/month?**
The Sponsor pays a total of \$31,078 per month for the maintenance of 32 units owned.
11. **Is the Sponsor current?** Yes.
12. **Is there a flip tax?** Yes, 3% of the sales price.
13. **What is the maintenance? Are there any special assessments?** As of April 2008, the monthly maintenance is \$7.88/share. The assessment in of the real estate tax abatement in April 2008 of \$7.541 per share.
14. **Amount and type of mortgage?** \$11,000,000 loan at 5.17%, 10 year term, 30 year amortization, matures 12/31/2014.
15. **Balance of underlying mortgage?**
\$10,461,000 as of April 2008.
16. **Is the mortgage a fixed interest rate?**
Yes, 5.17%.
17. **Due date of underlying mortgage?**
12/31/2014.
18. **Monthly payment of underlying mortgage?**
\$ 60,686.59.
19. **Bank Name?** National Cooperative Bank.
20. **Most recent AG amendment?** 25th amendment (Offering Plan pdf is downloadable from the "Document Library" of our website).
21. **Date accepted of most recent AG amendment?**
July 2005.
22. **Does the co-op have a line of credit?** Yes.
\$1M line with NCB. Matures 12/31/2014.
Rate NCB base rate, plus .85%.
To date, no funds have been borrowed from line.
23. **Expiration date of proprietary lease?**
9/30/2085.
24. **Percentage of financing allowed by co-op?**
80%.
25. **Type of ownership?** Cooperative corporation.
26. **Co-op's official name?**
200 East 16th Street Housing Corporation.
27. **Date Converted?** May 1, 1987
28. **Sponsor's Corporate Name?** Classic Realty LLC,
400 Park Avenue, NYC 10022, 16th Floor.
29. **Sponsor's Contact Person?**
Neil Ritter (212) 223-1700.
30. **Managing Agent?** Ellen Kornfeld, The Lovett Company, 450 Seventh Avenue, Suite 2107, New York, NY 10123. Voice: (212) 736-3440 / Fax: (212) 736-1445. E-mail: lovettny@aol.com
31. **Where do I send my monthly maintenance check?** Maintenance should be sent to:
200E 16th Street Housing Corp.
PO Box 3072
Hicksville, NY 11802-3072.
32. **Property Address?** 200 East 16th Street, New York, NY 10003. Also, 157 Third Avenue.
33. **Year Built?** 1930

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34. **Total Project Shares?** 21,136. See question #1.
35. **Total number of floors?** There are twenty floors and a basement.
36. **Is there an elevator?** Yes. There are two elevators in the building.
37. **Have interest rate or repayment terms of underlying mortgage been modified or otherwise extended since the date of the most recent financial statement?** No.
38. **Shares held by sponsor?** 3,944
39. **How many shares are allocated to my apartment?** There is a table in the Offering Plan or you can divide your monthly maintenance by \$7.88.
40. **Sponsor using unsold apts. as collateral?** No.
41. **Does sponsor own 10% or more of the apartments?** Yes (16.49%).
42. **Does sponsor control the Cooperative Board?** No.
43. **What type of insurance does the building have?** Insurance Certificate pdf is downloadable from the "Document Library" of our website.
44. **Name of insurance company?** Greater New York Insurance Company
45. **Name of insurance agent?** Steven Principe.
46. **Address of insurance agent?** Principe Agency, 2697 Jerusalem Road, East Meadow, NY 11554, voice: (516) 221-2599.
47. **Is there a mechanic's lien filed against the subject property?** No.
48. **Is there a ground lease?** No.
49. **Current arrears?** This is typically a very small number which changes frequently. You must contact the managing agent for this figure.
50. **What is the current operating reserve? What is the capital reserve?** This information is contained in the building's financial statement.
51. **Has an asbestos inspection been performed?** Yes.
52. **Is there a J-51 tax abatement or a 421A tax abatement?** Yes. J-51 given 01/02 \$197,800, \$16,483 per year, expires 2013.
53. **Is the Association currently a party in any type of litigation?** No.
54. **What were the per share deductions (for income tax purposes) for the year 2004?** 85% tax deduction—due to refinance and addition of prepayment penalty. 2005 projection is 65% tax deduction for maintenance.
55. **Number of people owning more than one apartment, other than sponsor, and how many apartments do they own?** There are 12 shareholders that own 2 units, and 2 shareholders that owns 3 units.
56. **What is the Block/Lot number for the building?** The borough is Manhattan, Block 897, Lot 35. The Zoning is C1-9. For past NYC tax information regarding the co-op, enter the block and lot numbers on the NYC government website.