



200 EAST 16TH STREET HOUSING CORPORATION

Building Facts

As of August 2012

1. Number of shares in co-op? 21,149
2. Number of residential units in co-op? 195
3. Number of units sold? 168
4. Number of sponsor owned units? 26
5. Number of units owned by co-op? 1
6. Number of sublet units? 36
7. Number of professional units? 0
8. Number of commercial units? 6
9. Is there a flip tax? Yes, 3% of the sales price.
10. What is the maintenance? Are there any special assessments? As of August 2012, the monthly maintenance is \$9.48/share. The assessment in of the real estate tax abatement in April 2012 of \$11.52 per share.
11. Amount and type of mortgage? \$11,000,000 loan at 5.17%, 10 year term, 30 year amortization, matures 12/31/2014.
12. Balance of underlying mortgage? \$9,684,000 as of August 2012.
13. Is the mortgage a fixed interest rate? Yes, 5.17%.
14. Due date of underlying mortgage? 12/31/2014.
15. Monthly payment of underlying mortgage? \$60,686.59.
16. Bank name? National cooperative Bank.
17. Have interest rate or repayment terms of underlying mortgage been modified or otherwise extended since the date of the most recent financial statement? no.
18. 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.
19. Expiration date of proprietary lease? 9/30/2085.
20. Percentage of financing allowed by co-op? 80%.
21. **Type** of ownership? **Cooperative** corporation.
22. Co-op's official name? 200 East 16th street Housing corporation.
23. Date converted? May 1, 1987
24. Sponsor's corporate name? classic Realty **Inc**, 757 third avenue, nY.
25. Sponsor's contact Person? neil Ritter (212) 223-1700.
26. Shares held by sponsor? 2,933
27. How many shares are allocated to my apartment? There is a table in the Offering Plan or you can divide your monthly maintenance by 9.48.
28. Sponsor using unsold apts. as collateral? no.
29. Does sponsor own 10% or more of the apartments? Yes (13.87%).
30. Does sponsor control the cooperative Board? no.
31. Managing agent? Tj Russo, Orsid Realty Corp., 1740 Broadway, 2nd Floor, New York, NY 10019. Voice: (212) 736-3440 / Fax: (212) 586-4525. E-mail: TJRUSSO@ORSIDR.COM
32. What type of insurance does the building have? Insurance certificate pdf is downloadable from the "document library" of our website.
33. Name of insurance company? greater new York insurance company
34. Name of insurance agent? steven Principe.
35. Address of insurance agent? Principe agency, 2697 Jerusalem Road, East Meadow, nY 11554, voice: (516) 221-2599.



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36. is there a mechanic's lien filed against the subject property? No.
37. Is there a ground lease? no.
38. Current arrears? this is typically a very small number which changes frequently. You must contact the managing agent for this figure.
39. What is the current operating reserve? What is the capital reserve? This information is contained in the building's financial statement.
40. Has an asbestos inspection been performed? Yes.
41. 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.
42. is the corporation currently a party in any type of litigation? no.
43. What were the per share deductions (for income tax purposes) for the year 2011? - 64.6% tax deduction.
44. Number of people owning more than one apartment, other than sponsor, and how many apartments do they own? There are 11 shareholders that own two apartments and three shareholders that own three.
45. 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.
46. Year Built? 1930
47. Total number of floors? there are twenty floors and a basement.
48. Is there an elevator? Yes. There are two elevators in the building.
49. 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.
50. What type of direct pay option does the co-op have and how do i sign up for it? in addition to paying by check, acH or RPs (Remittance Payment Processing), you can pay online directly from your checking or savings account. see details at www.orsidr.com.
51. Property address? 200 East 16th street, new York, nY 10003. Also, 157 Third Avenue.