

**BRYANT GARDENS CORP. FACT SHEET**

2/07

**BRYANT GARDENS CORP.**  
1-15 Bryant Crescent  
175 & 185 Bryant Avenue  
White Plains, NY 10605

**LOCATION: Ward 6, Block 30**  
**Lots 1A, 1C (22 Acres)**  
**FED. TAX I.D. #13-3056828**  
**SPONSOR: Bryant Gardens Assoc.**

**SUPERINTENDENT: Robert Compasso**  
**ASSISTANT: David Tapia**

**PHONE: (914) 946-3313**

**TOTAL # OF APARTMENTS: 409**  
**TOTAL # SOLD: 348**  
**TOTAL # UNSOLD: 61**  
**DATE CONVERTED: September 15, 1981**  
**TOTAL # PROJECT SHARES: 112,230**  
**RESERVE FUND: \$500,000**

**YEAR BUILT: 1950 - 1952**  
**STYLE: Garden (2 Story)**  
**CONSTRUCTION: Brick Frame**  
**15 BUILDINGS**  
**FLIP TAX: None**  
**PRE-WIRED FOR CABLE TV**  
**LEASE EXPIRES: 9/30/2060**

**TERMS OF MORTGAGE:** The Mortgage was refinanced on December 17, 2002 with the National Cooperative Bank (NCB). The Mortgage amount is \$7,000,000. The Interest Rate is 5.62% Fixed for the 10-Year Term. The monthly payment is \$51,586.39. The Mortgage provides for amortization (reduction in principal) based on an 18 Year schedule. The Mortgage will mature January 2013. The balance upon maturity will be \$3,981,296. On September 1, 2006 Bryant Gardens Corp. obtained a Second Mortgage of \$1,500,000 @ 7.43%. The monthly payment is \$9,287.50 and the Mortgage will mature coterminous with the First Mortgage in 2013.

**CAPITAL IMPROVEMENTS:**

- \* **1984** - Both boilers were replaced.
- \* **1986** - All buildings received new Honeywell 3 way valve Heat-Timer system to balance and improve heat distribution.
- \* **1987** - The electrical service was upgraded to 60 AMP, 208 VOLT service to ALL apartments.
- \* **1991** - Bryant Gardens received a Beautification Award from the City of White Plains Beautification Foundation and was honored again in 1998.
- \* **1993** - The asbestos pipe coverings were removed from the laundry rooms, basement passageways, garbage rooms, mechanical rooms and bicycle rooms. All basements were painted. All parking lots, sidewalks and paths were resurfaced and sealcoated.
- \* **1996** - All laundry rooms were renovated and received new computerized laundry equipment. All machines are activated by the new "Smart Card System".
- \* **1997** - New canopies were constructed at each building entrance.
- \* **1998-1999** - All wood windows were replaced, the Co-op introduced private storage units in Buildings 3, 5, 7, 13, 15 and 185, the Co-op replaced the wood garage doors with new vinyl doors.
- \* **2002-2003** - The Corporation has completed the replacement of all building roofs, along with replacement of all apartment mailboxes and new entry signs.
- \* **2004** - The Co-op purchased new equipment for snow removal.
- \* **2006** - The Corporation has approved a Capital Project for complete renovation of the interior public hallways, along with replacement of all building entry sidewalks with new stone pavers and stone planters. All hallways have outgoing mailboxes.

**GENERAL/POLICIES/AMENITIES: Bryant Gardens is located on 22 acres with 15 buildings, 28 apartments per building. A laundry room and garbage room are located in the basement of each building. A comprehensive recycling program is in effect. Garbage is removed daily except Sunday. There are 187 private garages and approximately 550 outdoor spaces for residents and their guests. Garages rent for \$50.00 per month and may NOT be assigned upon the sale of their unit. The Board of Directors consists of seven members. The Board will NOT accept an application from an investor who intends to rent out the unit. The superintendent lives on the premises. The maintenance staff consists of an assistant superintendent and five porters. Bryant Crescent is a private road that the Co-op maintains. The heat is supplied by two 250hp boilers (#4 oil) located in buildings 4 and 10. Hot water heating is provided via underground lines which circulate the hot water for heat to each building. Each building has its own coil to make domestic hot water. The radiators in each apartment are convector type. **SUBLEASING NOT PERMITTED. SINCE 1984 DOGS ARE NOT PERMITTED.****

**SECURITY SERVICE:** Bryant Gardens maintains a private security service comprised of off duty White Plains police officers. The police officers patrol the grounds at various times during the day, evenings and weekends.

**MANAGING AGENT:** Robert Orlofsky Realty, Inc., 7 Bryant Crescent, Suite 1C, White Plains, NY 10605.  
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