

Valley Park Estates Owners Corp.

Generic Questionnaire is free of charge.

**Should you require a co-op questionnaire to be filled out,
there will be a \$300.00 charge
Payable to Valley Park Estates**

Cooperative Corporation Legal Name

Valley Park Estates Owners Corp.

Managing Agent: Jose Pastrana

On-site office: 1017 Fenwood Drive Valley Stream, NY 11580

516-285-6699 Fax 516-285-6693

Email: **valleypark@me.com**

Corporation Info

- Proprietary Lease expires: 7-1-60
- No Entity owns more than 10% of the Cooperative Shares.
- No Ground lease/rent
- Total outstanding: Shares 88,657
- No pending litigation
- No Sponsor held units.
- No present Assessments.
- No Tax Abatements.
- \$1,000 Flip tax (this will not be waived)
- The Co-op complies with IRS section 216.
- Over 80% of income is derived from Shareholder maintenance.
- Presently 3 unit owners are in arrears.
- Only AZTEC Recognition forms accepted.
- Purchaser shall not finance in excess of 80% of the purchase price. No Exceptions.
- Maintenance includes heat, hot water, real estate taxes, and water/sewer.
- Maintenance is 2/3 tax deductible.
- Date of conversion: May/1988

Property Info

Unit Breakdown

183-2 bdrms	252-1 bdrms	1-3 bdrm
Owner occupied		392
Owner sublets		44
Sponsor held		0
Total units		436

Total # of buildings: 108 Year built: 1950
Number of stories: 2 Garden Apt. Style
Prior to conversion was straight rental
No elevator Gas fired hot water heating

Commercial Units

2 Laundry rooms leased to vendor
Nursery School leased to Tenant

Parking

(Separate first come first serve)

167 Outside parking	monthly rental: \$35
174 Garages parking	monthly rental: \$60

Mortgage Info: M&T Bank Mortgage

Maturity date: 8/2022

Interest Rate: 3.22%