

REQUEST FOR OFFERS



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT



REQUEST FOR OFFERS ASSET SALES PROGRAM

ISSUE DATE: **April 30, 2012 — June 4, 2012**

DUE DATE: **June 15, 2012**

PRE-SUBMISSION
CONFERENCE: **Monday, May 21, 2012 AT 10:30 AM**

**MICHAEL R. BLOOMBERG, MAYOR
ROBERT K. STEEL, DEPUTY MAYOR
MATHEW M. WAMBUA, COMMISSIONER**

nyc.gov/hpd

ASSET SALES PROGRAM REQUEST FOR OFFERS 2012

Thank you for your interest in participating in HPD's Asset Sales Program's Request for Offers. The building information contained herein is accurate to the best of our knowledge. No additional information will be made available by Asset Sales Program to any respondents to this Request for Offers. For information on violations and taxes respondents may contact the following City borough offices:

New York City Department of Housing Preservation and Development Division of Code Enforcement Borough Offices:

Manhattan/Staten Island: 560 West 133rd Street, New York, N.Y. 10027

Bronx: 1932 Arthur Avenue, Bronx, New York 10457

Brooklyn: 701 Euclid Avenue, Brooklyn, New York 11208

Queens: 120-55 Queens Blvd., 1st Floor, Kew Gardens, New York 11415

Information on housing code violations may also be obtained via the internet at www.nyc.gov/hpd

New York City Department of Buildings Borough offices:

Manhattan: 280 Broadway, 5th floor, New York, N.Y. 10007

Bronx: 1932 Arthur Avenue, Bronx, New York 10457

Brooklyn: Municipal Building, 210 Joralemon St., 8th floor, Brooklyn, N.Y. 11201

Queens: 126-55 Queens Blvd., Kew Gardens, New York 11415

Staten Island: Borough Hall, Staten Island, New York 10301

New York City Department of Finance Borough Offices:

Manhattan: 66 John Street, 2nd floor, New York, New York 10039

Bronx: 1932 Arthur Avenue, Bronx, New York 10457

Brooklyn: 210 Joralemon Street, Brooklyn, New York 11201

Queens: 144-06 94th Avenue, Jamaica, New York, 11435

Staten Island: 18 Richmond Terrace, Room 103, Staten Island, New York 10301

Mandatory Attendance at Building Inspection:

All prospective offerors are required to attend an inspection of the property they are interested in at the scheduled date and time. There will be no other opportunities to inspect the properties. Prospective offerors are prohibited from entering any of the properties except during the inspection period. Areas that will be made available for viewing include vacant apartments and common areas (basements, roofs, common hallways, etc.). Occupied residential and/or commercial units will not be available for viewing. No offers will be considered unless accompanied by the Verification of Attendance at Inspection form, signed by an HPD representative.

All sales to respondents of this RFO are subject to the following:

The sponsor (purchaser) must conserve the existing improvements of the disposition area and devote the disposition area for housing purposes for a period of not less than twenty (20) Years.

ASSET SALES PROGRAM

REQUEST FOR OFFERS BUILDING INSPECTION SCHEDULE

MANHATTAN

Tuesday, May 22, 2012

201 East 120th Street 11:00 AM – 1:00 PM
Located between 3rd Avenue and 2nd Avenue

BRONX

868 East 163rd Street 2:00 PM – 4:00 PM
Located between Prospect Avenue and Westchester Avenue

BROOKLYN

Wednesday, May 23, 2012

319 Rockaway Avenue 10:00 AM -11:30 AM
Located between Eastern Pkwy & Prospect Place

160 Glenmore Avenue 12:00 PM-1:30 PM
Located between Sackman Street & Powell Street

115 Williams Avenue 2:00 PM-3:30 PM
Located between Liberty Avenue & Wilson Avenue

Thursday, May 24, 2012

1073 Utica Avenue 10:00 AM-11:30 AM
Located between Beverly Road & Tiden Avenue

996 East 46 Street 12:00 PM-1:30 PM
Located between Farraget Road & Glenwood Road

639 East 87th Street 2:00 PM-3:30 PM
Located between Farraget Road & Glenwood Road

Friday, May 25, 2012

1219 Pacific Street 10:00 AM-12:00 PM
Located between Bedford Avenue & Nostrand Avenue

135 Menahan Street 12:30 PAM-2:00 PM
Located between Central Avenue & Wilson Avenue

QUEENS

Tuesday May 29, 2012

90-35 Desarc Road 11:00 AM – 1:00 PM
Located between Linden Blvd. and Redding Street

Wednesday, May 30, 2012

108-38 Guy R. Brewer Boulevard 10:00 AM – 12:00 PM
Located between 108th Avenue and 109 Avenue

110-37 Sutphin Boulevard 1:00 PM – 3:00 PM
Located between 111th Avenue and 110th Avenue

Thursday, May 31, 2012

161-79 86th Avenue 10:00 AM – 12:00 PM
Located between 162nd Street and Crescent

252-20 Elkmont Avenue aka 76-04 Little Neck Parkway 1:00 PM – 3:00 PM
Located between Little Neck Pkwy and 252 Street

Friday, June 1, 2012

218 -14 103rd Avenue

Located between 218-Place and 217 Lane

10:00 AM – 12:00 PM

142-05 Rockaway Boulevard

Located between 142 Street and 142 Street

1:00 PM – 3:30 PM

STATEN ISLAND

Monday, June 4, 2012

84 Poplar Avenue

Located between Veteran Road East and Bend

11:00 AM – 1:00 PM

I. Request for Offers (RFO)

The Department of Housing Preservation and Development (“HPD”) is requesting offers from parties interested in purchasing one or more occupied or vacant residential buildings from the City of New York (the “City”). Both individuals and business entities are invited to participate in this initiative to return these buildings to private ownership. These buildings will be sold in “as-is” condition to offerors meeting the criteria described in this RFO. The ability to secure financing to satisfy the purchase price and perform any necessary repairs is the sole responsibility of the purchaser.

A. Pre-submission Conference:

HPD will hold a pre-submission conference at 100 Gold Street, 8th Floor Room 8P6, on **Monday, May 21, 2012 at 10:30 AM**. The purpose of the conference is to answer any questions regarding the contents of the RFO. No new information is expected to be disclosed. However, interested individuals and firms are encouraged to attend, as there will be no other opportunity to ask questions about this solicitation. **ATTENDANCE IS NOT MANDATORY.**

You are encouraged to submit questions for the pre-submission conference in advance. Questions may be sent by mail to the Department of Housing Preservation and Development, Asset Sales Program, 100 Gold Street, Room 9E7, Attention: James Knox, or by e-mail to knoxj@hpd.nyc.gov.

B. Inspection of Properties

You are **required** to attend an inspection for any property for which you plan to submit an offer. During the inspection you will be given a Verification of Attendance at Inspection form signed by an HPD official. A sample of this verification is provided as Tab 3. Your offer will not be considered unless a completed form is submitted with your offer.

II. Description of Buildings Included in the Request for Offers

A. Included in the RFO booklet contains information on each of the buildings being offered and the building inspection schedule. The information for each building includes the following:

- ◆ Address
- ◆ Community District
- ◆ City Council District
- ◆ Block/Lot
- ◆ Number of units (residential and commercial)-occupied/vacant
- ◆ Unit distribution and number of rooms
- ◆ Gross residential and commercial rents for building
- ◆ Building size/ Lot size
- ◆ Zoning information
- ◆ Violation status (number of all A, B, and C violations currently on record)

B. The purchaser will be required to accept the property in its “as-is” condition as of title closing and to acknowledge not having relied on any representation or warranty concerning the properties, their condition, state of title, or lawful use. Descriptions of the properties, or statements made by officials, agents, and employees of the City concerning the properties, including, but not limited to, any information set forth in this RFO, are for information only and should be verified by purchasers. No such description or statement shall be deemed to be a representation or warranty.

III. Eligibility Criteria

Offerors must meet the following minimum eligibility requirements in order for their offers to be considered. FAILURE TO MEET THRESHOLD CRITERIA WILL DISQUALIFY THE OFFEROR FROM CONSIDERATION.

Please note: If the offer is submitted by a partnership or joint venture, each partner must meet the minimum eligibility requirements, as outlined below in section "A." At least one of the partners must meet each of the selection criteria below, sections "A & B."

A. Minimum Eligibility Requirements:

1. The offer must include all information requested under Section IV of this RFO. Upon review, HPD, at its discretion, may notify an offeror that additional information or clarification is necessary.
2. An offeror may be rejected at any time during the evaluation process if adverse findings are made with regard to the offeror or any of its principals or related entities, or any properties owned by the principal or related entities, including, but not limited to, adverse findings with respect to any of the following:
 - ◆ Past or pending City mortgage foreclosure proceedings or arrears.
 - ◆ Past or pending Governmental tax or lien foreclosure, substantial tax arrears or bankruptcy or insolvency.
 - ◆ A record of substantial code violations or litigation.
 - ◆ Findings of tenant harassment or a pending case.
 - ◆ Arson, fraud, bribery, or grand larceny conviction or pending case.
 - ◆ Past or pending default on any obligation to, unsatisfied judgment or lien held by, or contract with any governmental agency.
 - ◆ Past or pending suspension, debarment, or finding of non-responsibility by any government agency.
 - ◆ Past or pending voluntary or involuntary bankruptcy proceeding.
 - ◆ A negative history with HPD or any other government agency.

B. Evidence of Financial Ability:

Offerors must provide evidence of financial ability to fund removal of all code violations, whether or not of record, in the buildings purchased. Sources of financing may include:

1. Personal funds (Complete TAB 5, provide name of bank), contact person and contact person's phone number.
2. Funds borrowed from a lending institution.
3. Grants from outside sources.
4. Funds borrowed from other sources.

Eligibility of City Employees to Purchase

The following persons may not submit an offer under this RFO or purchase property being offered under this RFO: (i) City elected officials, (i) HPD employees, and (ii) City employees who have participated in decisions or matters affecting the disposition of the City property to be sold or have such matters under active consideration.

Conflicts of Interest: City employees who are not excluded from submitting an offer or purchasing property under this RFO as set forth above must comply with the Conflicts of Interest provisions of Chapter 68 of the New York City Charter before submitting an offer. Any employee may ask the Conflicts of Interest Board about the propriety of a particular transaction, interest or activity, either by written inquiry addressed to 2 Lafayette Street, Suite 1010, New York, New York 10007 or by telephone inquiry at (212) 442-1400.

IV. Submission Requirements

Processing Fee:

There is a \$50.00 processing fee for submitting each offer, which must be paid by certified check, bank check or money order payable to NYC Department of Housing Preservation and Development. If you are submitting an offer to purchase more than one property, each property must be submitted as a separate offer. A separate processing fee will be required for each offer submitted.

Submission of Offers:

ONE ORIGINAL AND ONE COPY OF EACH OFFER MUST BE SUBMITTED. ALL SUBMISSIONS AND PROCESSING FEES MUST BE DELIVERED TO HPD AT 100 GOLD STREET, 9TH FLOOR ROOM 9E-7, NEW YORK, NEW YORK, 10038 NO LATER Friday, JUNE 15, 2012 UNTIL 5:00 PM. WE ADVISE RESPONDENTS NOT TO MAIL THEIR SUBMISSIONS FOR THIS RFO.

Every individual or business entity submitting an offer must attach the following information. If members of a family or any partnership are submitting an offer jointly, each member must supply the required documentation. **A SEPARATE OFFER MUST BE SUBMITTED FOR EACH PROPERTY. EACH OFFER MUST CONTAIN A COMPLETE SET OF THE FOLLOWING:**

1. Application Summary and Profile of Applicant **(Provided as TAB 1)**
 - If the offeror is a partnership or corporation, provide a separate summary for each entity.
 - Please print clearly the address of the building for which you are submitting an offer.
2. Urban Development Action Area Project (UDAAP) Affidavit form **(Provided as TAB 2)**
3. Verification of Attendance At Inspection(s)
During the inspection you will be given a Verification of Attendance At Inspection form **(sample form provided as Tab 3)** signed by an HPD representative. This Verification of Attendance At Inspection form must be submitted with your offer(s). Completed forms will be available at sites on property inspection days as per the schedule provided.
4. Financing and Rehabilitation Information **(Provide and label as TAB 4)**
Plan for financing purchase, including source of funds (individual or institutional) and acknowledgement by that source that they have expressed interest in participating in the project. Plan for the rehabilitation of the property, including financing for the rehabilitation project.
5. Authorization To Inspect and Principal's Property Listing Forms **(Provided as TAB 5)**
6. Affirmation Statement **(Provided as TAB 6)**
7. Offer Form **(Provided as TAB 7)**

V. Terms and Conditions

This RFO is subject to the specific conditions, terms, and limitations stated below:

1. The City is not obligated to pay, nor shall it in fact pay any costs or losses incurred by any offeror, including the cost of responding to this RFO.
2. The City reserves the right to reject at any time any or all offers and/or to withdraw this RFO in whole or in part, to negotiate with one or more applicants, and/or to dispose of the sites on terms other than those set forth herein.
3. This RFO and any agreement or other documents resulting there from are subject to all applicable laws, rules and regulations promulgated by any Federal, State, or Municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.

4. This RFO does not represent any obligation or agreement on the part of the City, which may only be incurred or entered into by a written agreement which has been (i) approved as to form by the City's Law Department, (ii) approved by the Mayor after a hearing on due notice, and (iii) duly executed by the purchaser and the City.
5. Each sale is subject to approval by the City Council and the Office of the Mayor.
6. All current (as of the time of sale) legal residential tenants must be offered a two-year lease at their current rent. Vacant residential units may be rented at market value.
7. The purchaser must register buildings of six or more units with the New York State Division of Housing and Community Renewal (DHCR) within ten days of closing. All residential units revert to their rent-stabilized or rent-controlled status at closing.
8. The purchaser is responsible for state and local transfer taxes, and prorated real estate taxes at closing.
9. HPD may require an approved building permit as a prerequisite for closing.
10. The purchaser is required to remove all violations of the New York City Housing Maintenance Code and the New York City Building Code within six months of closing for buildings that are occupied at the time of sale, or within 18 months for vacant buildings.
11. The purchaser may not sell, transfer or exchange buildings within five years of closing without the prior written approval of HPD.
12. The purchaser shall conserve the existing improvements and devote buildings for housing purposes (excepting any legal commercial space in existence at the time of closing) for 20 years.

All sales are made subject to:

1. Building restrictions and zoning regulations in effect up to title closing and any facts disclosed in the City of New York tax and zoning maps and zoning resolutions.
2. Covenants, agreements, restrictions, easements, whether of record or not, encroachments, utility easements and rights of way, if any, affecting the property, provided that the same do not prohibit the maintenance or use of an existing property. The provision of all laws, codes, statutes, ordinances, acts, rules, regulations, etc. of any local, state or federal government, or any agency or subdivision thereof, having jurisdiction, or any violations of same, existing at time of sale and/or title closing.

**APPLICATION SUMMARY
AND
PROFILE OF APPLICANT**

**ASSET SALES PROGRAM
REQUEST FOR OFFERS**

All applicants must complete this form as well as the questionnaire attached.

If the applicant is a joint venture, a separate questionnaire and attachments must be provided for each entity that comprises the joint venture. If the applicant is a newly formed joint venture or business, information on the entity including but not limited to management and rehabilitation experience must be provided.

If additional space is needed, please submit separate sheets identifying the questions being answered on each sheet.

A. NAME OF APPLICANT(S): _____

ADDRESS: _____

CONTACT PERSON: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

B. IS THE APPLICANT A JOINT VENTURE? YES{ } NO{ }

If yes, list below the name, address, and phone number of each entity which comprises the applicant entity stated above, and the percentage of ownership interest in the joint venture.

Name of Entity	Address	% of Ownership
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C. Please indicate below the address of property you are interested in purchasing, if qualified.

If the applicant is other than a joint venture, partnership, corporation or other business entity, please skip questions 1 through 3.

Name of Entity/Investor	Address and Phone	% of Ownership

NAME OF APPLICANT: _____

NAME OF ENTITY COMPLETING THIS QUESTIONNAIRE: _____

1. PRINCIPALS

(A) Provide the following information about all principals of this entity. For corporations: provide the names of the officers and controlling shareholders (those owning 30% or more). For partnerships, provide the names of all general partners.

Name/Position/Title	Home Address	<u>Social Security #</u>	% Ownership

2. ORGANIZATION STRUCTURE

(a) Type of Organization: Sole proprietorship { } Partnership { } Corporation { }

(b) Do any principals and/or officers maintain a business relationship with or have an ownership interest in another entity?
 Yes { } No { }

If yes, provide the following information:

Name of Principal/Officer	Name, Address, Tel. # of Affiliated Entity	Position with and % Interest In Company

c. Is entity owned in full or in part by another entity of investor(s)? Yes { } No { }
 IF YES, PROVIDE THE FOLLOWING INFORMATION

3. **OTHER**

Has any principal identified on page 1, or any organization in which the principal is or was a general partner, or corporate officer, or owned more than 10% of the shares of the corporation, been the subject of any of the following:

	YES	NO
A. Arson conviction, or pending case		
B. Harassment complaint filed by the New York State Division of Housing and Community Renewal		
C. Pending or active cases with HPD's Housing Litigation Bureau		
D. City mortgage foreclosure or current City loans more than 90 days in arrears		
E. Default on any contract obligation or agreement of any kind or nature whatsoever entered in to with the City of New York		
F. In the last 5 years, failed to qualify as a responsible bidder or refused to enter into a contract after an award has been made privately or with any government agency		
G. In the last 7 years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings		
H. In the last 5 years, failed to file any required tax returns, or failed to pay any applicable Federal, State, or New York City taxes or other charges		
I. Fraud, bribery, or grand larceny conviction		

If yes, please state the following information: **(if more than one box is answered "yes", please provide information on separate sheet and label "other Tab/page 7")**

Name of principals: _____

(2) Name of organization/corporation in which an officer, state title:

(3) Date of action: _____

(4) Current status of action: _____

(5) Explanation of Circumstances: _____

 Name of Applicant

 Signature

 Date

 Print or Type Name

URBAN DEVELOPMENT ACTION AREA PROJECT

AFFIDAVIT

PROPERTY: _____

BLOCK: _____

LOT: _____

COUNTY: _____

PURCHASER: _____

STATE OF NEW YORK)
)ss:
COUNTY OF NEW YORK)

The undersigned, the purchaser named above (or principal of purchaser, if applicable) hereby acknowledges, that pursuant to Article 695 of the General Municipal Law, the purchaser is not (i) a former owner in fee of all or part of the above named property or of any other property in the City of New York which was acquired by the City of New York through real property tax or other lien enforcement proceedings; (ii) a spouse of such a former owner; (iii) a business entity substantially controlled by such owner; or (iv) any successor in interest to such a former owner.

Signature

Title (if applicable)

Sworn to before me this _____
day of _____, 201 _____

Notary Public

**VERIFICATION OF ATTENDANCE AT INSPECTION
(SAMPLE)**

This certifies that on _____ the following person(s)
or representative(s) of _____ inspected the
property _____ in the borough of
_____.

PRINT NAME

SIGNATURE

HPD/ASSET SALES PROGRAM REPRESENTATIVE

PRINT NAME

SIGNATURE

FINANCING AND REHABILITATION INFORMATION

TAB 4 is to be provided by the offeror, indicating the sources of your funding for the acquisition and rehabilitation of the property that you are interested in purchasing. In addition, you should indicate the level of rehabilitation planned and your intended use of the property.

Sources of funds may include personal funds available to you or funds obtained from an institutional lender. Personal bank statements, letter of credit from a bank or mortgage pre-approval from a lending institution are acceptable forms of documentation that funding is available.

The level of rehabilitation that you plan should also be indicated in this TAB, i.e., removal of violations and partial renovation of the property, full renovation of the property. Further details may be provided at your discretion.

Finally, please indicate your intent for the property. Will it be obtained solely as an investment property or do you plan to utilize it as your residence or place of business, etc.

AUTHORIZATION TO INSPECT

I \ We hereby authorize the representatives of the New York City Department of Housing Preservation and Development to inspect any property owned or managed by applicant without prior notification to conduct such inspection(s).

PRINT NAME_____ **SIGNATURE**_____ **DATE**_____

AFFIRMATION STATEMENT

Full name of Proposer or Offeror_____

Address_____

City_____State_____Zip Code_____

CHECK ONE BOX AND INCLUDE APPROPRIATE NUMBER

[] A – Individual or Sole Proprietorship
SOCIAL SECURITY NUMBER

[] B – Partnership, Joint Venture or other unincorporated organization
EMPLOYER IDENTIFICATION NUMBER

[] C – Corporation
EMPLOYER IDENTIFICATION NUMBER

BY _____
Signature

Title

If a corporation, place seal here.

Must be signed by an officer or duly authorized representative.

Under the Federal Privacy Act the furnishing of Social Security Numbers by offeror on City Contracts is voluntary. Failure to provide a Social Security Number will not result in an offeror's disqualification. Social Security Numbers will be used to identify bidder's proposers or vendors to ensure their compliance with laws, to assist the City in enforcement of laws as well as to provide the City a means of identifying businesses that seek City contracts.

OFFER FORM

As required by the Request for Offers ("RFO"), I (we) submit the following offer:

Name of Offeror: _____

Address of Offeror: _____

Telephone number: _____

Name of Entity Principals (if applicable) _____

Address of Property Interested in Purchasing: _____

Purchased Price Offered: _____

Name (Print)

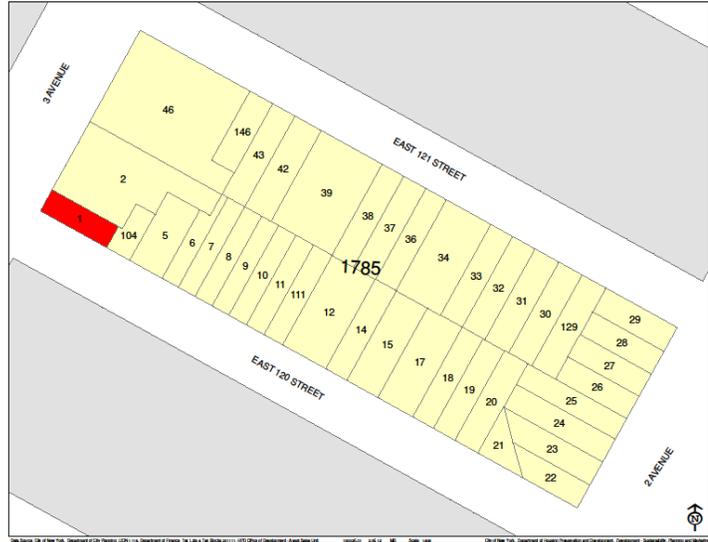
Sworn to me:
This ____ day of _____ 201____

Signature

Name (Print)

Signature

Notary Public



**201 East 120th Street
Block: 1785 Lot: 1**

Building Information

Lot Dimensions	22.00' X 74.50'
Lot Area	1,639 SF
# of Stories	4
Gross Building Area	4,284 SF
Building Department Class.	C4-WALK-UP APARTMENT
Zoning Classification	C3-4D
Community District	11
City Council District	8

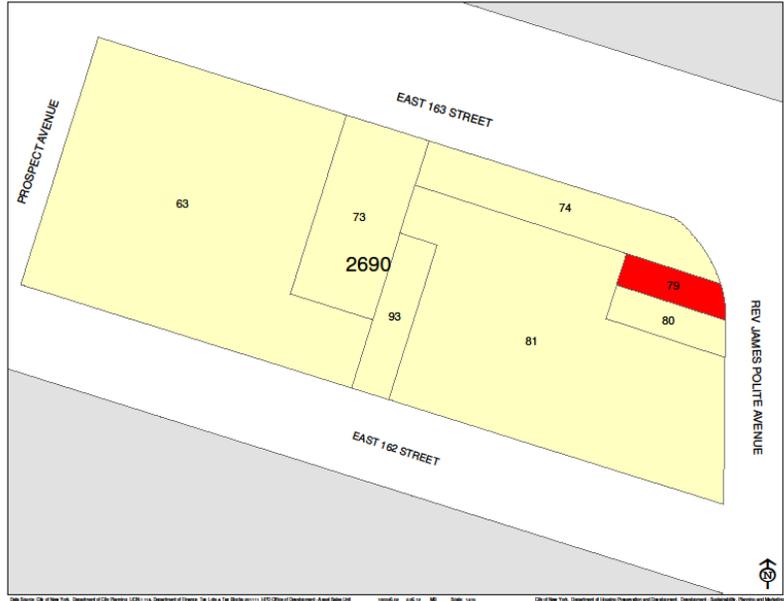
Total Units

Residential Units	Occupied	1	Vacant	5
Commercial Units	Occupied	1	Vacant	0

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Entire Building	\$1,200	
Store	Occupied	
Apt. 1		3.5 rooms
Apt. 2		3.5 rooms
Apt. 3		3.5 rooms
Apt. 4		3.5 rooms
Apt. 5		3.5 rooms
Apt. 6		3.5 rooms

HPD Code Enforcement Violations

A: 4
B: 5
C: 2



**868 East 163rd Street
Block: 2690 Lot: 79**

Building Information

Lot Dimensions	22.58' X 67.5'
Lot Area	1,524 SF
# of Stories	3
Gross Building Area	4,572.45 SF
Building Department Class.	S3 – RESIDENTIAL MULTI-USE
Zoning Classification	R7-1
Community District	2
City Council District	17

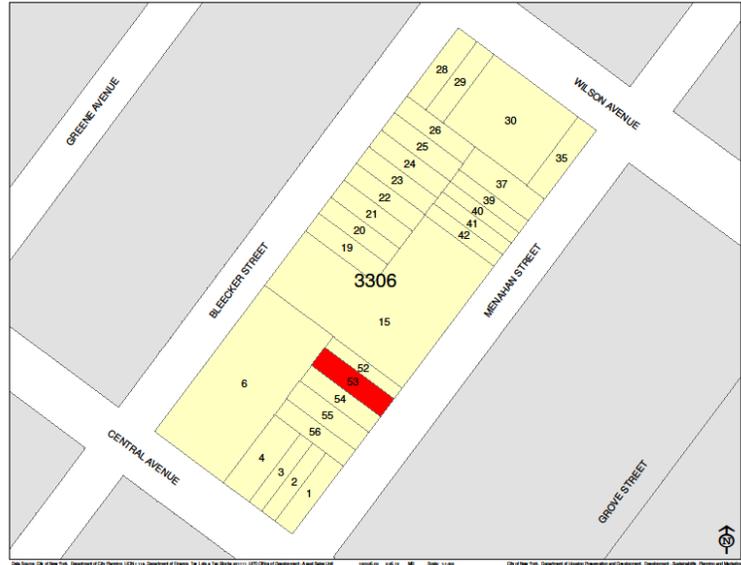
Total Units

Residential Units	Occupied	0	Vacant	3
Commercial Units	Occupied	0	Vacant	1

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Store	Vacant	
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	4.5 rooms
Apt. 3	Vacant	4.5 rooms

HPD Code Enforcement Violations

A: 3
B: 2
C: 0



**135 Menahan Street
Block: 3306 Lot: 53**

Building Information

Lot Dimensions	25.00' x 100.00'
Lot Area	2,500 SF
# of Stories	3
Gross Building Area	4,875 SF
Building Department Class.	C2-WALK-UP APARTMENT
Zoning Classification	R6
Community District	4
City Council District	34

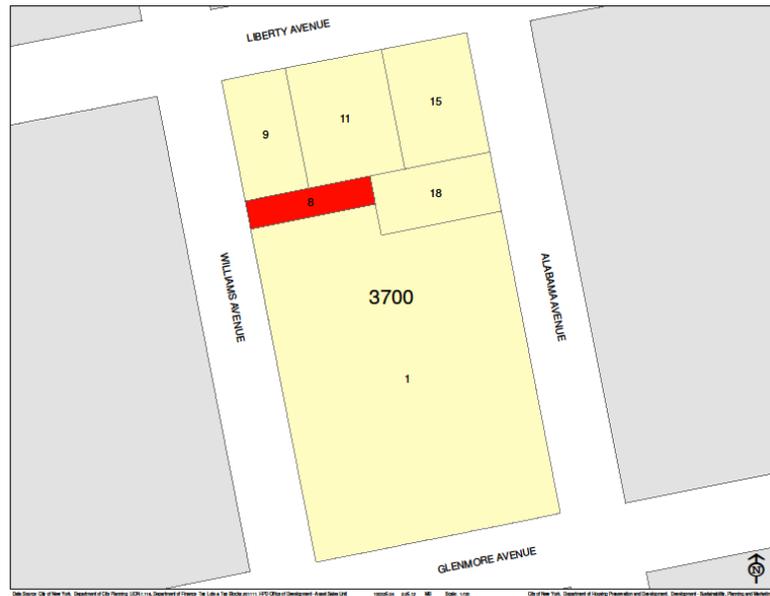
Total Units

Residential Units	Occupied	0	Vacant	6
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	4.5 rooms
Apt. 3	Vacant	4.5 rooms
Apt. 4	Vacant	4.5 rooms
Apt. 5	Vacant	4.5 rooms
Apt. 6	Vacant	4.5 rooms

HPD Code Enforcement Violations

A: 7
B: 19
C: 4



115 WILLIAMS AVENUE

Block: 3700 Lot: 8

Building Information

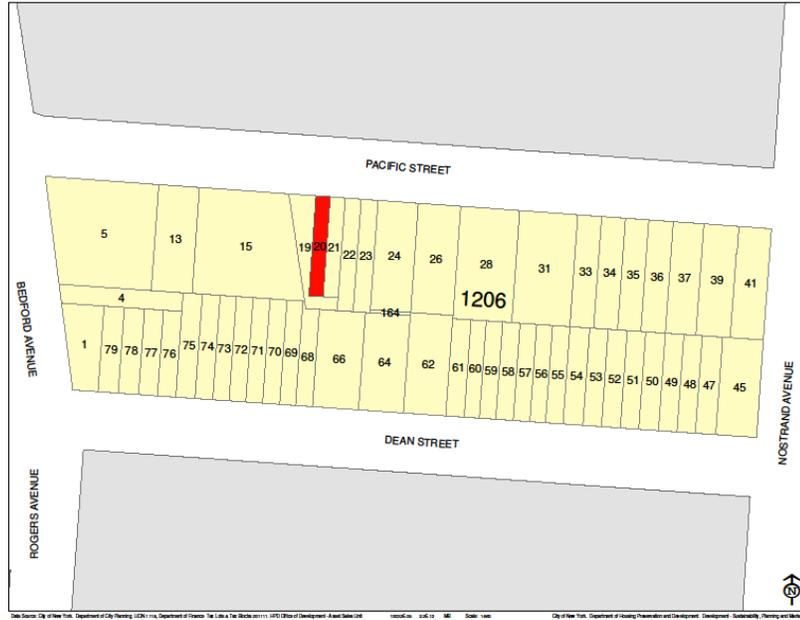
Lot Dimensions	24.00' x 100.00'
Lot Area	2,400 SF
# of Stories	2
Gross Building Area	3,200 SF
Building Department Class.	C3 – WALK-UP APARTMENT
Zoning Classification	M3-2
Community District	5
City Council District	37

Total Units

Residential Units	Occupied	0	Vacant	4
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	4.5 rooms
Apt. 3	Vacant	4.5 rooms
Apt. 4	Vacant	4.5 rooms

HPD Code Enforcement Violations No violations listed



1216 Pacific Street
Block: 1206 Lot: 20

Building Information

Lot Dimensions	16.00' x 100.00'
Lot Area	1,600 SF
# of Stories	3
Gross Building Area	3,840 SF
Building Department Class.	CO-WALK-UP
Zoning Classification	R6
Community District	8
City Council District	36

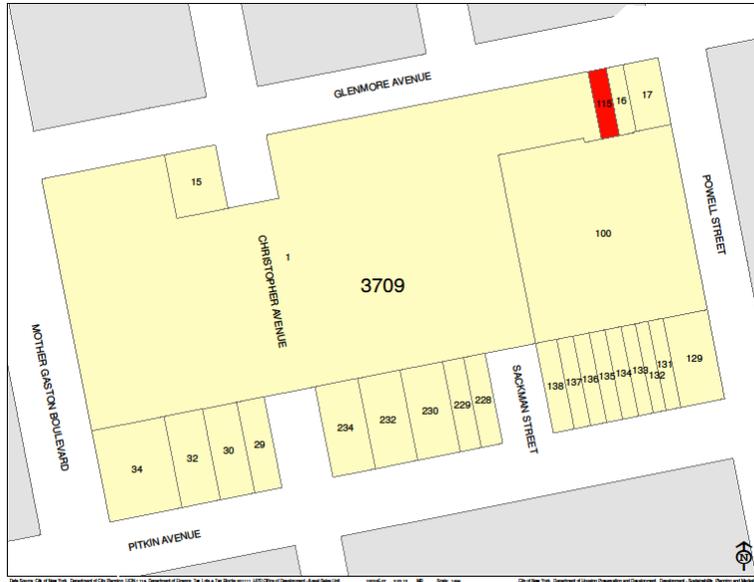
Total Units

Residential Units	7	Occupied	0	Vacant	7
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	4.5 rooms
Apt. 3	Vacant	4.5 rooms
Apt. 4	Vacant	4.5 rooms
Apt. 5	Vacant	4.5 rooms
Apt. 6	Vacant	4.5 rooms
Apt. 7	Vacant	4.5 rooms

HPD Code Enforcement Violations

A: 13
 B: 13
 C: 0



160 Glenmore Avenue
Block: 3709 Lot: 115

Building Information

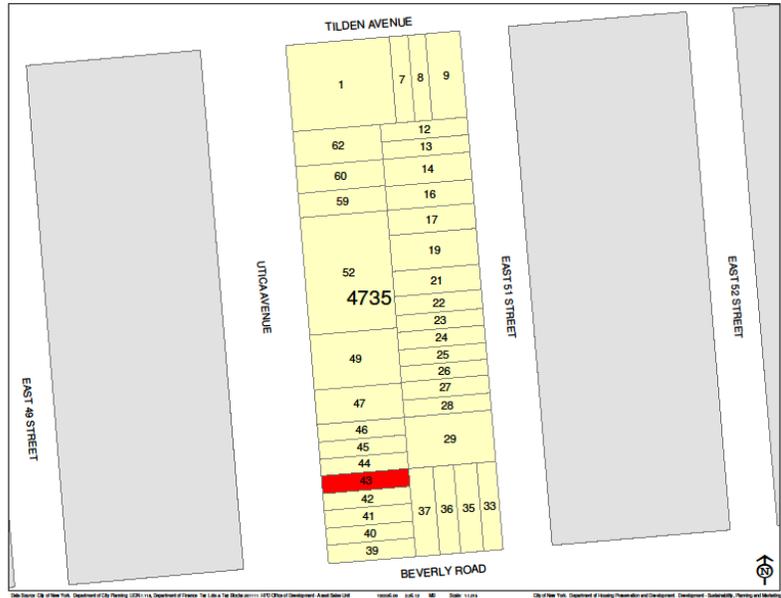
Lot Dimensions	20.00' x 80.00'
Lot Area	1,600 SF
# of Stories	4
Gross Building Area	5,520 SF
Building Department Class.	C2 – WALK-UP APARTMENT
Zoning Classification	R6
Community District	16
City Council District	37

Total Units

Residential Units	Occupied	0	Vacant	8
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	Vacant	3.0 rooms
Apt. 2	Vacant	3.5 rooms
Apt. 3	Vacant	4.5 rooms
Apt. 4	Vacant	3.5 rooms
Apt. 5	Vacant	3.5 rooms
Apt. 6	Vacant	3.5 rooms
Apt. 7	Vacant	3.5 rooms
Apt. 8	Vacant	3.5 rooms

<u>HPD Code Enforcement Violations</u>	A: 20
	B: 30
	C: 14



**1073 Utica Avenue
Block: 4735 Lot: 43**

Building Information

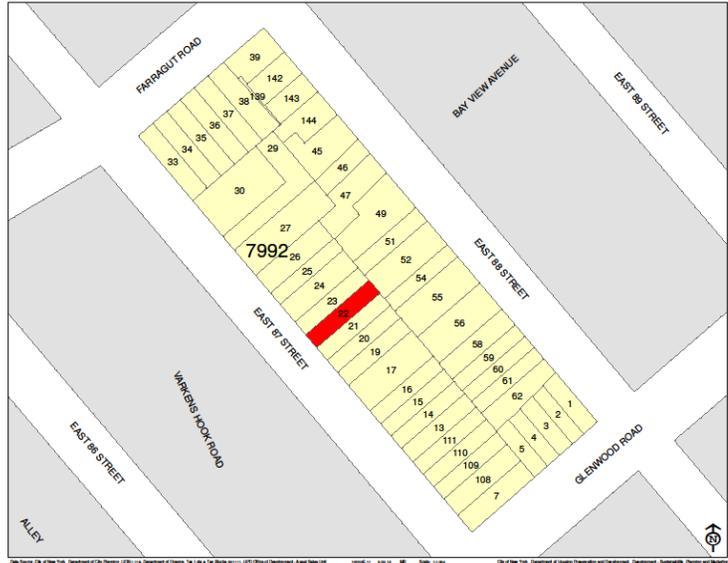
Lot Dimensions	20.00' x 100.00'
Lot Area	2,000 SF
# of Stories	2
Gross Building Area	2,720 SF
Building Department Class.	S3- RESIDENCE – MULTI-UNIT
Zoning Classification	C8-1
Community District	17
City Council District	45

Total Units

Residential Units	Occupied	2	Vacant	1
Commercial Units	Occupied	0	Vacant	1

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Store	Vacant	
Apt. 1	\$200.00	3.5 rooms
Apt. 2	\$215.00	3.5 rooms
Apt. 3	Vacant	3.5 rooms

<u>HPD Code Enforcement Violations</u>	A: 3
	B: 6
	C: 0



**639 East 87th Street
Block: 7992 Lot: 22**

Building Information

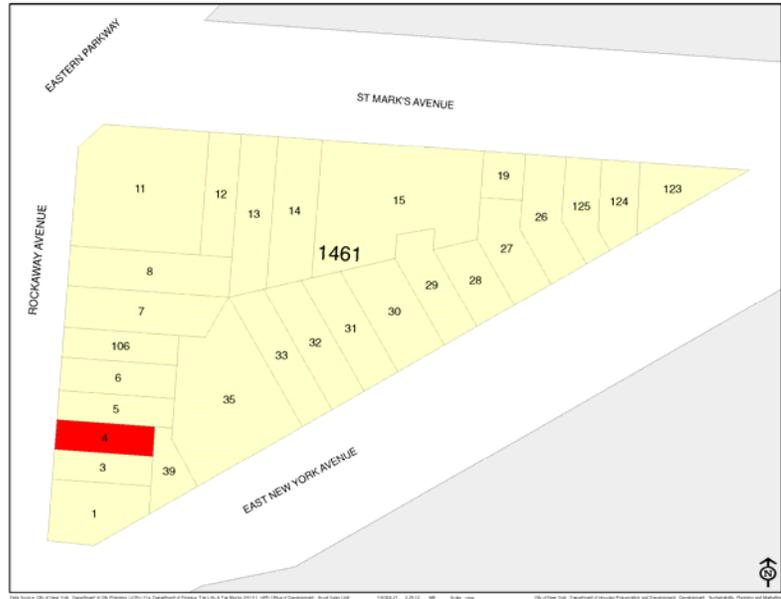
Lot Dimensions	20.00' x 100.00'
Lot Area	2,000 SF
# of Stories	2
Gross Building Area	1,376 SF
Building Department Class.	A1 – 1 FAMILY DWELLING
Zoning Classification	R4-1
Community District	18
City Council District	46

Total Units

Residential Units	Occupied	1	Vacant	0
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
House	\$1,000.00	4.5 rooms

HPD Code Enforcement Violations No violations listed



319 Rockaway Avenue
Block: 1461 Lot: 4

Building Information

Lot Dimensions	19.33' x 60'
Lot Area	1,160 SF
# of Stories	2
Gross Building Area	2,288 SF
Building Department Class	09 – OFFICE BUILDINGS
Zoning Classification	C2-3
Community District	16
City Council District	37

Total Units

Residential Units	Occupied	0	Vacant	2
Commercial Units	Occupied	0	Vacant	1

Unit	Monthly Rent	Rooms/Sq. Ft.
Store	Vacant	
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	4.5 rooms

HPD Code Enforcement Violations No violations listed



996 EAST 46th STREET

Block: 5022 Lot: Part of 2

Building Information

Lot Dimensions	40 x 102
Lot Area	4,080 SF
# of Stories	3
Gross Building Area	12,240 SF
Building Department Class	B2-2 Family Dwelling
Zoning Classification	M1-1
Community District	17
City Council District	45

Total Units

Residential Units	Occupied	2	Vacant	0
Commercial Units	Occupied	0	Vacant	0

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	\$175.00	4.5 rooms
Apt. 2	\$312.00	5.5 rooms

HPD Code Enforcement Violations No violations listed

Note: Tax Lot subdivision in process.



161-79 86th Avenue

Block: 9774 Lots: 165, 167 + De-Mapped 162nd Street

Building Information

Lot Dimensions	80.0 x 100.0 Approximately
Lot Area	8173 SF
# of Stories	2.5
Gross Building Area	2,092 SF
Building Department Class.	A1-1 FAMILY DWELLING
Zoning Classification	R4A
Community District	8
City Council District	24

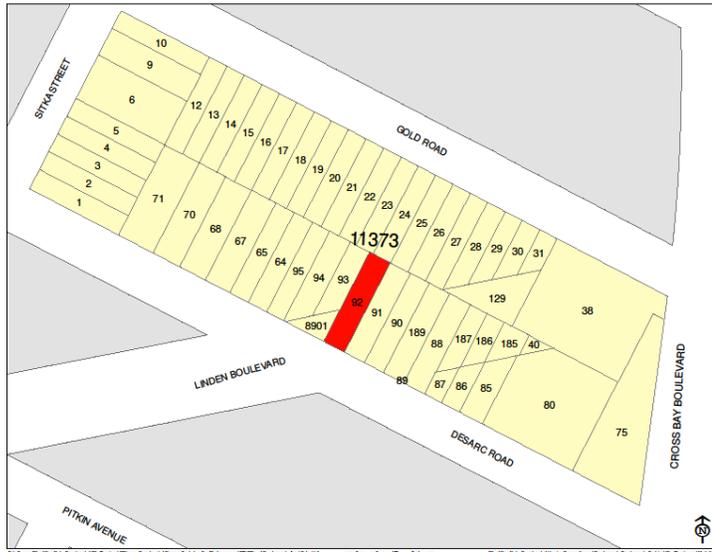
Total Units

Residential Units	Occupied	Vacant	1
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
House	Vacant	8.5 rooms

HPD Code Enforcement Violations No violations listed

Note: Tax lot apportionment in process.



90-35 Desarc Road Block: 11373 Lot: 92

Building Information

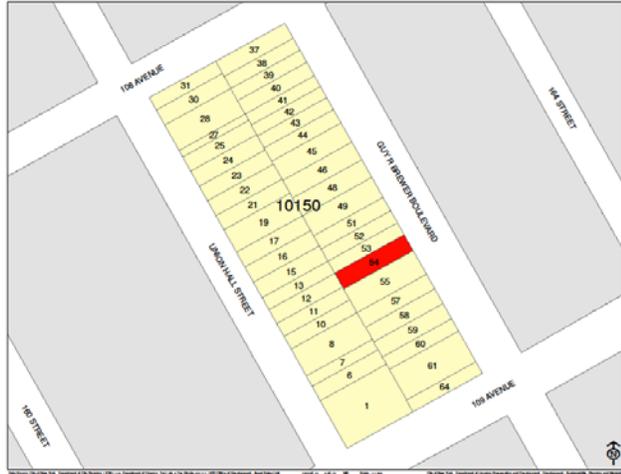
Lot Dimensions	23.09' x 100.00'
Lot Area	2,390 SF
# of Stories	2
Gross Building Area	2,240 SF
Building Department Class.	B2 - 2 FAMILY DWELLING
Zoning Classification	R4
Community District	10
City Council District	24

Total Units

Residential Units	Occupied	2	Vacant	0
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1.	\$328.00	4.5 rooms
Apt. 2.	\$349.00	5.5 rooms

HPD Code Enforcement Violations No violations listed



108-38 Guy R. Brewer Boulevard Block: 10150 Lot: 54

Building Information

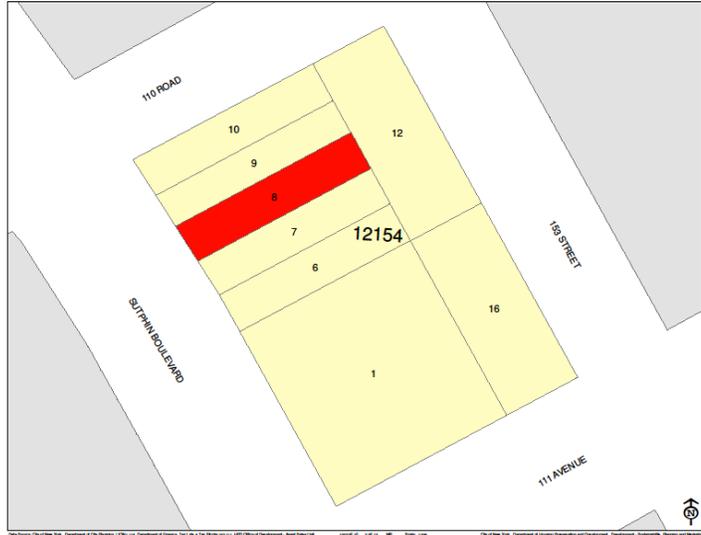
Lot Dimensions	26.00' x 115.00'
Lot Area	2,990 SF
# of Stories	2
Gross Building Area	2,400 SF
Building Department Class.	B9 – 2 FAMILY DWELLING
Zoning Classification	R5D Community Overlay
Community District	12
City Council District	28

Total Units

Residential Units	Occupied	0	Vacant	1
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Apt. 1	Vacant	8.00 rooms

HPD Code Enforcement Violations No violations listed



110-37 Sutphin Boulevard
Block: 12154 Lot: 8

Building Information

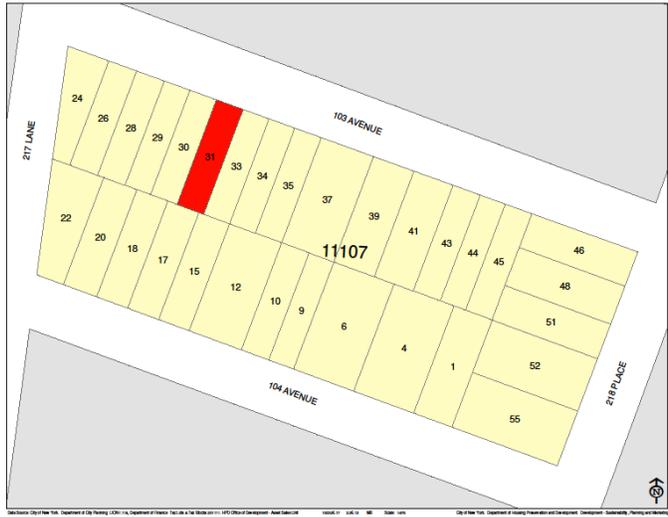
Lot Dimensions	20.00' x 97.25'
Lot Area	1,945 SF
# of Stories	2
Gross Building Area	2,480 SF
Building Department Class.	S2 – RESIDENCE MULTI-UNIT
Zoning Classification	R3-2 Community Overlay C1-2
Community District	12
City Council District	28

Total Units

Residential Units	Occupied	0	Vacant	2
Commercial Units	Occupied	0	Vacant	1

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
Store	Vacant	
Apt. 1	Vacant	4.5 rooms
Apt. 2	Vacant	3.5 rooms

HPD Code Enforcement Violations No violations listed



218-14 103rd Avenue
Block: 11107 Lot: 31

Building Information

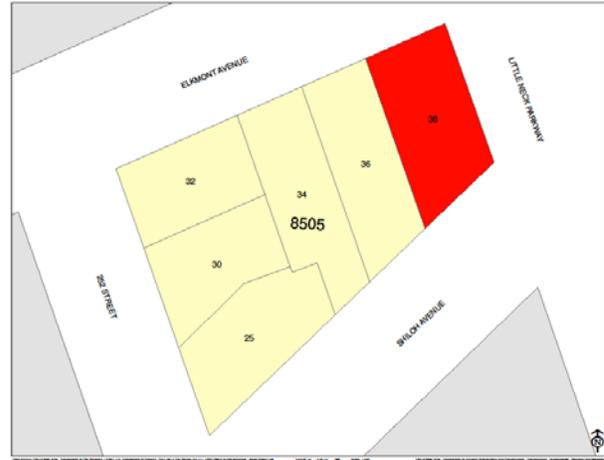
Lot Dimensions	25.00 x 100.00'
Lot Area	2,500 SF
# of Stories	2.5
Gross Building Area	1,280 SF
Building Department Class.	A1 – 1 FAMILY DWELLING
Zoning Classification	R3-2
Community District	13
City Council District	27

Total Units

Residential Units	Occupied	0	Vacant	1
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
House	Vacant	6.5 rooms

HPD Code Enforcement Violations No violations listed



**76-04 Little Neck Parkway
Block: 8505 Lot: 38**

Building Information

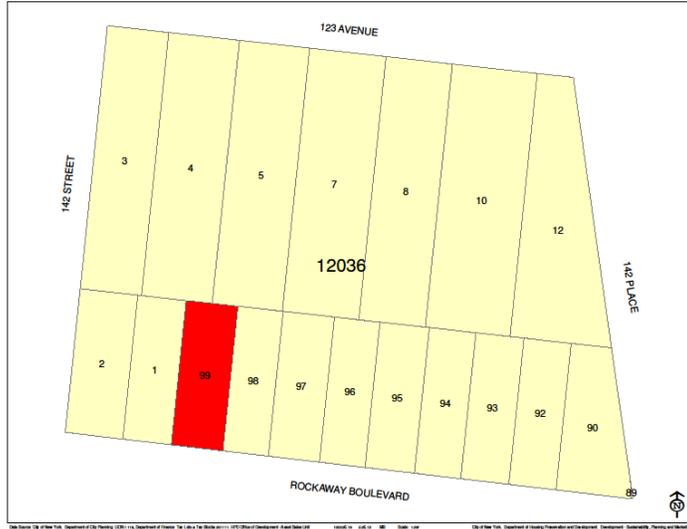
Lot Dimensions	25.00' x 100.00'
Lot Area	2,500 SF
# of Stories	2.5
Gross Building Area	1,280 SF
Building Department Class.	B3 – 2 FAMILY DWELLING
Zoning Classification	R3-2
Community District	13
City Council District	23

Total Units

Residential Units	Occupied	Vacant	2
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
House	Vacant	1,280 square feet

HPD Code Enforcement Violations No violations listed



142-05 Rockaway Boulevard

Block: 12036 Lot: 99

Building Information

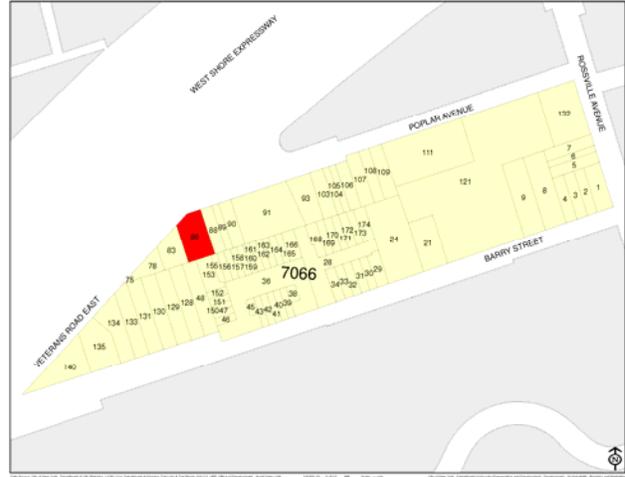
Lot Dimensions	18.17' x 54.25'
Lot Area	986 SF
# of Stories	2
Gross Building Area	1,972 SF
Building Department Class.	CO – WALK-UP APARTMENT
Zoning Classification	R5D Commercial Overlay: C1-3
Community District	12
City Council District	28

Total Units

Residential Units	Occupied	0	Vacant	1
Commercial Units	Occupied	0	Vacant	1

<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
STORE	Vacant	
Apt. 1	Vacant	5.5 rooms

HPD Code Enforcement Violations No violations listed



84 Poplar Avenue
Block: 7066 Lot: 86

Building Information

Lot Dimensions	58.90' x 105'
Lot Area	5,931 SF
# of Stories	1
Gross Building Area	1,320 SF
Building Department Class.	A1 – 1 FAMILY DWELLING
Zoning Classification	R3-2 Special South Richmond Development District
Community District	3
City Council District	51

Total Units

Residential Units	Occupied	1	Vacant	0
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<u>Unit</u>	<u>Monthly Rent</u>	<u>Rooms/Sq. Ft.</u>
House	\$312.00	5.5 rooms

HPD Code Enforcement Violations No violations listed