



COLDWELL BANKER
AMERICAN HOMES

522 East 51st Street Brooklyn NY 11203



OFFERING MEMORANDUM

**3-story 6-Family
Residence**

**Subject to Specific
Terms of Sale.**

\$698,000

Prepared By:

MICHAEL KENDUCK
Associate RE Broker/Owner
mkenduck@cruserealestate.com

RICHIE KRUG JR.
Associate RE Broker/Owner
Richie.Krug@cruserealestate.com

(516) 826-2100

WWW.CBAMHOMES.COM

Overview



Welcome to 522 East 51st Street, a rent-stabilized 6-family residence offering exceptional investment potential.

The property is fully occupied and being sold with no interior access. All buyers are encouraged to conduct their own due diligence and independently verify all information prior to submitting an offer.

Please note: Accuracy of the information provided cannot be guaranteed. An excellent opportunity for investors seeking long-term stability and upside.

General Property Data:

Year Built: 1920 | Sqft 5,670 | Stories 3 | RE Taxes \$20,293.64

Lot Size: 30x100 | Block/Lot: 04722 - 0028 | Building Class: C2

Rent Stabilized: YES



Terms of Sale

- Property sold in strictly AS IS Condition
- Property sold with existing occupancies / tenancies
- Property may have & is sold with existing violations, fines, and HPD repair charges and is in the Alternative Enforcement Program with HUD
- Buyer is responsible for all transfer taxes
- Seller makes no representations including but not limited to the condition of the property
- Cash offers only, 10% at contract, must include photo ID
- Showings can be coordinated after due diligence by appointment only

Documents needed to Submit an Offer

- REO Buyer questionnaire must be completed and signed by all buyers.
- Proof of funds. A recent, no older than 30 days POF in the form of a bank statement in the name of the buyer or buyer's entity.
- Photo ID
- Corporate Documents / Signing Authority Docs – Filing receipt, articles/certificate of incorporation, including documentation showing the authorized signor/member.



Annual Registration Summary 2025

DHCR website: www.hcr.ny.gov

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21. AFFIDAVIT AND CERTIFICATION

I have verified that the information entered on the Annual Registration Summary and the associated Annual Apartment Registration(s) for the subject premises, to the best of my knowledge, information and belief, is true, accurate and complete. I further affirm that I am the individual owner, individual managing agent, officer or partner of the corporation/partnership of the owning entity of said premises, the authorized representative of the owning entity or managing agent of said premises and that I am authorized to sign and file this registration with the New York State Division of Housing and Community Renewal.

All services furnished or which are required to be furnished to these premises/housing accommodations by any law, ordinance or regulation applicable to the premises/housing accommodations are being maintained and will continue to be maintained. Other than rent controlled or exempt apartments, one copy of the Annual Apartment Registration form will be provided to each tenant of the apartment to which said form applies in accordance with DHCR requirements.

Name of Individual: Pat D. Manero

Date: 4/7/2025

Status of Person Affirming: Authorized Representative

Name of Corporation or Partnership: drosenberg2968



Annual Apartment Registration 2025

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<p>1. Building Registration Number 331800</p> <hr/> <p>2a. Tenant in Occupancy on 4/1/2025 <input type="checkbox"/> Vacant ALLEN JOSEPH</p> <p><input type="checkbox"/> Tenant succeeded to apartment after 6/19/1997</p> <hr/> <p>2b. Not-for-Profit (Homeless Unit) <input type="checkbox"/> Not-for-Profit (Homeless Unit) Not-for-Profit Service Provider</p> <hr/> <p>3. Apartment Street Address 522 E 51ST ST</p> <hr/> <p>4. Apartment Number 1F</p> <hr/> <p>5. City, Town or Village BROOKLYN 6. ZIP Code (plus 4) NY 11203</p> <hr/> <p>7a. If this apartment is temporarily exempt, indicate reason below:</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Transient Occupancy in Hotel/SRO</td> <td><input type="checkbox"/> Owner Occupied</td> </tr> <tr> <td><input type="checkbox"/> Commercial/Professional</td> <td><input type="checkbox"/> Employee</td> </tr> <tr> <td><input type="checkbox"/> Not-for-Profit (Non-Homeless Unit)</td> <td><input type="checkbox"/> Other</td> </tr> </table> <hr/> <p>7b. If this Apartment became permanently exempt since 2024 Registration, indicate effective date and reason below:</p> <p>Effective Date of Exemption: _____</p> <p><input type="checkbox"/> Coop/Condo Occupied by Owner or Non-Protected Tenant <input type="checkbox"/> Substantial Building Rehabilitation <input type="checkbox"/> 421-a(16) Market Rate Threshold Exemption <input type="checkbox"/> Other: _____</p> <p>Qualifying Expiration of:</p> <p><input type="checkbox"/> Sec 11-243 or 11-244 (J-51) <input type="checkbox"/> Sec 608 <input type="checkbox"/> Sec 421-a</p> <hr/> <p>14. Owner / Managing Agent</p> <p><input type="checkbox"/> Owner <input checked="" type="checkbox"/> Managing Agent <input type="checkbox"/> Coop / Condo Owner</p> <p>BPC Management Corp. 80 Livingston Street Brooklyn, NY 11201</p>	<input type="checkbox"/> Transient Occupancy in Hotel/SRO	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Commercial/Professional	<input type="checkbox"/> Employee	<input type="checkbox"/> Not-for-Profit (Non-Homeless Unit)	<input type="checkbox"/> Other	<p>8a. Legal Regulated Rent on 4/1/2025</p> <p>\$1,600.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week</p> <p><input type="checkbox"/> 421-a <input type="checkbox"/> 485-x <input type="checkbox"/> 467-m</p> <p><input type="checkbox"/> Income Restricted Unit * <input type="checkbox"/> Rent Stabilized Market Rate Unit</p> <p><small>* This Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed _____ % of the area median incomes, as adjusted for family size.</small></p> <hr/> <p>8b. Preferential rent in effect on 4/1/2025</p> <p>\$1,300.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week</p> <hr/> <p>9. Other Adjustments:</p> <p><input type="checkbox"/> SCRIE <input type="checkbox"/> DRIE <input type="checkbox"/> DHCR Rent Reduction Order <input type="checkbox"/> Section 8 <input type="checkbox"/> PHFL 610 Rental Assistance <input type="checkbox"/> Appliance Surcharge <input type="checkbox"/> Other: _____</p> <p>Actual Rent Paid on 4/1/2025 (if different than 8a. and 8b.)</p> <p>_____ per <input type="checkbox"/> Month <input type="checkbox"/> Week</p> <hr/> <p>10. Lease in effect on 4/1/2025 <input checked="" type="checkbox"/> None</p> <p>Began On _____ Expires On _____</p> <hr/> <p>11. Rent has changed since 2024 registration due to:</p> <p><input type="checkbox"/> Second Succession <input type="checkbox"/> Lease Renewal <input type="checkbox"/> Vacancy Lease <input type="checkbox"/> 421-a (2.2%)</p> <hr/> <p>12. Rent changes since 2024 registration due to DHCR rent adjustment order(s):</p> <p><input type="checkbox"/> Major Capital Improvement <input type="checkbox"/> Fair Market Rent Appeal <input type="checkbox"/> Rent Overcharge <input type="checkbox"/> Hardship</p> <hr/> <p>13. Rent changes since 2024 registration due to Individual Apartment Improvements:</p> <p>Effective Date (Date of first collection): _____</p> <p>Monthly Rent Increase: _____ Total Cost: _____</p> <p>Reason for Increase:</p> <p><input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> A/C <input type="checkbox"/> Windows <input type="checkbox"/> Other</p> <p>Notification Submitted to DHCR: _____ Informed Consent Submitted to DHCR: _____ Date Notification / Informed Consent Submitted to DHCR: _____</p>
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<p>1. Building Registration Number 331800</p> <p>2a. Tenant in Occupancy on 4/1/2025 <input type="checkbox"/> Vacant GERALD BALASV</p> <p><input type="checkbox"/> Tenant succeeded to apartment after 6/19/1997</p> <p>2b. Not-for-Profit (Homeless Unit) <input type="checkbox"/> Not-for-Profit (Homeless Unit) Not-for-Profit Service Provider</p> <p>3. Apartment Street Address 522 E 51ST ST</p> <p>4. Apartment Number 2R</p> <p>5. City, Town or Village BROOKLYN 6. ZIP Code (plus 4) NY 11203</p> <p>7a. If this apartment is temporarily exempt, indicate reason below: <input type="checkbox"/> Transient Occupancy in Hotel/SRO <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Commercial/Professional <input type="checkbox"/> Employee <input type="checkbox"/> Not-for-Profit (Non-Homeless Unit) <input type="checkbox"/> Other</p> <p>7b. If this Apartment became permanently exempt since 2024 Registration, indicate effective date and reason below: Effective Date of Exemption: _____ <input type="checkbox"/> Coop/Condo Occupied by Owner or Non-Protected Tenant <input type="checkbox"/> Substantial Building Rehabilitation <input type="checkbox"/> 421-a(16) Market Rate Threshold Exemption <input type="checkbox"/> Other: _____ Qualifying Expiration of: <input type="checkbox"/> Sec 11-243 or 11-244 (J-51) <input type="checkbox"/> Sec 608 <input type="checkbox"/> Sec 421-a</p> <p>14. Owner / Managing Agent <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Managing Agent <input type="checkbox"/> Coop / Condo Owner BPC Management Corp. 80 Livingston Street Brooklyn, NY 11201</p>	<p>8a. Legal Regulated Rent on 4/1/2025 \$1,000.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week <input type="checkbox"/> 421-a <input type="checkbox"/> 485-x <input type="checkbox"/> 467-m <input type="checkbox"/> Income Restricted Unit * <input type="checkbox"/> Rent Stabilized Market Rate Unit <small>* This Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed _____ % of the area median incomes, as adjusted for family size.</small></p> <p>8b. Preferential rent in effect on 4/1/2025 \$826.89 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week</p> <p>9. Other Adjustments: <input type="checkbox"/> SCRIE <input type="checkbox"/> DRIE <input type="checkbox"/> DHCR Rent Reduction Order <input type="checkbox"/> Section 8 <input type="checkbox"/> PHFL 610 Rental Assistance <input type="checkbox"/> Appliance Surcharge <input type="checkbox"/> Other: _____ Actual Rent Paid on 4/1/2025 (if different than 8a. and 8b.) _____ per <input type="checkbox"/> Month <input type="checkbox"/> Week</p> <p>10. Lease in effect on 4/1/2025 <input checked="" type="checkbox"/> None Began On _____ Expires On _____</p> <p>11. Rent has changed since 2024 registration due to: <input type="checkbox"/> Second Succession <input type="checkbox"/> Lease Renewal <input type="checkbox"/> Vacancy Lease <input type="checkbox"/> 421-a (2.2%)</p> <p>12. Rent changes since 2024 registration due to DHCR rent adjustment order(s): <input type="checkbox"/> Major Capital Improvement <input type="checkbox"/> Fair Market Rent Appeal <input type="checkbox"/> Rent Overcharge <input type="checkbox"/> Hardship</p> <p>13. Rent changes since 2024 registration due to Individual Apartment Improvements: Effective Date (Date of first collection): _____ Monthly Rent Increase: _____ Total Cost: _____ Reason for Increase: <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> A/C <input type="checkbox"/> Windows <input type="checkbox"/> Other _____ Notification Submitted to DHCR: _____ Informed Consent Submitted to DHCR: _____ Date Notification / Informed Consent Submitted to DHCR: _____</p>
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Annual Apartment Registration 2025

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DHCR website: www.hcr.ny.gov

<p>1. Building Registration Number 331800</p> <p>2a. Tenant in Occupancy on 4/1/2025 <input type="checkbox"/> Vacant MYRTHO PIERRE LOUIS</p> <p><input type="checkbox"/> Tenant succeeded to apartment after 6/19/1997</p> <p>2b. Not-for-Profit (Homeless Unit) <input type="checkbox"/> Not-for-Profit (Homeless Unit) Not-for-Profit Service Provider</p> <p>3. Apartment Street Address 522 E 51ST ST</p> <p>4. Apartment Number 3F</p> <p>5. City, Town or Village BROOKLYN 6. ZIP Code (plus 4) NY 11203</p> <p>7a. If this apartment is temporarily exempt, indicate reason below: <input type="checkbox"/> Transient Occupancy in Hotel/SRO <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Commercial/Professional <input type="checkbox"/> Employee <input type="checkbox"/> Not-for-Profit (Non-Homeless Unit) <input type="checkbox"/> Other</p> <p>7b. If this Apartment became permanently exempt since 2024 Registration, indicate effective date and reason below: Effective Date of Exemption: _____ <input type="checkbox"/> Coop/Condo Occupied by Owner or Non-Protected Tenant <input type="checkbox"/> Substantial Building Rehabilitation <input type="checkbox"/> 421-a(16) Market Rate Threshold Exemption <input type="checkbox"/> Other: _____ Qualifying Expiration of: <input type="checkbox"/> Sec 11-243 or 11-244 (J-51) <input type="checkbox"/> Sec 608 <input type="checkbox"/> Sec 421-a</p> <p>14. Owner / Managing Agent <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Managing Agent <input type="checkbox"/> Coop / Condo Owner BPC Management Corp. 80 Livingston Street Brooklyn, NY 11201</p>	<p>8a. Legal Regulated Rent on 4/1/2025 \$1,600.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week <input type="checkbox"/> 421-a <input type="checkbox"/> 485-x <input type="checkbox"/> 467-m <input type="checkbox"/> Income Restricted Unit * <input type="checkbox"/> Rent Stabilized Market Rate Unit <small>* This Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed _____ % of the area median incomes, as adjusted for family size.</small></p> <hr/> <p>8b. Preferential rent in effect on 4/1/2025 \$1,284.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week</p> <p>9. Other Adjustments: <input type="checkbox"/> SCRIE <input type="checkbox"/> DRIE <input type="checkbox"/> DHCR Rent Reduction Order <input type="checkbox"/> Section 8 <input type="checkbox"/> PHFL 610 Rental Assistance <input type="checkbox"/> Appliance Surcharge <input type="checkbox"/> Other: _____ Actual Rent Paid on 4/1/2025 (if different than 8a. and 8b.) _____ per <input type="checkbox"/> Month <input type="checkbox"/> Week</p> <hr/> <p>10. Lease in effect on 4/1/2025 <input checked="" type="checkbox"/> None Began On _____ Expires On _____</p> <p>11. Rent has changed since 2024 registration due to: <input type="checkbox"/> Second Succession <input type="checkbox"/> Lease Renewal <input type="checkbox"/> Vacancy Lease <input type="checkbox"/> 421-a (2.2%)</p> <p>12. Rent changes since 2024 registration due to DHCR rent adjustment order(s): <input type="checkbox"/> Major Capital Improvement <input type="checkbox"/> Fair Market Rent Appeal <input type="checkbox"/> Rent Overcharge <input type="checkbox"/> Hardship</p> <p>13. Rent changes since 2024 registration due to Individual Apartment Improvements: Effective Date (Date of first collection): _____ Monthly Rent Increase: _____ Total Cost: _____ Reason for Increase: <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> A/C <input type="checkbox"/> Windows <input type="checkbox"/> Other _____ Notification Submitted to DHCR: _____ Informed Consent Submitted to DHCR: _____ Date Notification / Informed Consent Submitted to DHCR: _____</p>
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Annual Apartment Registration 2025

NOTICE: IMPORTANT TENANT INFORMATION ON OTHER SIDE OF FORM

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<p>1. Building Registration Number 331800</p> <hr/> <p>2a. Tenant in Occupancy on 4/1/2025 <input type="checkbox"/> Vacant MARIE MILUNDI JEROME</p> <p><input type="checkbox"/> Tenant succeeded to apartment after 6/19/1997</p> <hr/> <p>2b. Not-for-Profit (Homeless Unit) <input type="checkbox"/> Not-for-Profit (Homeless Unit) Not-for-Profit Service Provider</p> <hr/> <p>3. Apartment Street Address 522 E 51ST ST</p> <hr/> <p>4. Apartment Number 3R</p> <hr/> <p>5. City, Town or Village BROOKLYN 6. ZIP Code (plus 4) NY 11203</p> <hr/> <p>7a. If this apartment is temporarily exempt, indicate reason below: <input type="checkbox"/> Transient Occupancy in Hotel/SRO <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Commercial/Professional <input type="checkbox"/> Employee <input type="checkbox"/> Not-for-Profit (Non-Homeless Unit) <input type="checkbox"/> Other</p> <hr/> <p>7b. If this Apartment became permanently exempt since 2024 Registration, indicate effective date and reason below: Effective Date of Exemption: _____</p> <p><input type="checkbox"/> Coop/Condo Occupied by Owner or Non-Protected Tenant <input type="checkbox"/> Substantial Building Rehabilitation <input type="checkbox"/> 421-a(16) Market Rate Threshold Exemption <input type="checkbox"/> Other: _____</p> <p>Qualifying Expiration of: <input type="checkbox"/> Sec 11-243 or 11-244 (J-51) <input type="checkbox"/> Sec 608 <input type="checkbox"/> Sec 421-a</p> <hr/> <p>14. Owner / Managing Agent <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Managing Agent <input type="checkbox"/> Coop / Condo Owner</p> <p>BPC Management Corp. 80 Livingston Street Brooklyn, NY 11201</p>	<p>8a. Legal Regulated Rent on 4/1/2025 \$1,750.00 per <input checked="" type="checkbox"/> Month <input type="checkbox"/> Week <input type="checkbox"/> 421-a <input type="checkbox"/> 485-x <input type="checkbox"/> 467-m <input type="checkbox"/> Income Restricted Unit * <input type="checkbox"/> Rent Stabilized Market Rate Unit</p> <p><small>* This Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed _____ % of the area median incomes, as adjusted for family size.</small></p> <hr/> <p>8b. Preferential rent in effect on 4/1/2025 _____ per <input type="checkbox"/> Month <input type="checkbox"/> Week</p> <hr/> <p>9. Other Adjustments: <input type="checkbox"/> SCRIE <input type="checkbox"/> DRIE <input type="checkbox"/> DHCR Rent Reduction Order <input type="checkbox"/> Section 8 <input type="checkbox"/> PHFL 610 Rental Assistance <input type="checkbox"/> Appliance Surcharge <input type="checkbox"/> Other: _____</p> <p>Actual Rent Paid on 4/1/2025 (if different than 8a. and 8b.) _____ per <input type="checkbox"/> Month <input type="checkbox"/> Week</p> <hr/> <p>10. Lease in effect on 4/1/2025 <input checked="" type="checkbox"/> None Began On _____ Expires On _____</p> <hr/> <p>11. Rent has changed since 2024 registration due to: <input type="checkbox"/> Second Succession <input type="checkbox"/> Lease Renewal <input type="checkbox"/> Vacancy Lease <input type="checkbox"/> 421-a (2.2%)</p> <hr/> <p>12. Rent changes since 2024 registration due to DHCR rent adjustment order(s): <input type="checkbox"/> Major Capital Improvement <input type="checkbox"/> Fair Market Rent Appeal <input type="checkbox"/> Rent Overcharge <input type="checkbox"/> Hardship</p> <hr/> <p>13. Rent changes since 2024 registration due to Individual Apartment Improvements: Effective Date (Date of first collection): _____ Monthly Rent Increase: _____ Total Cost: _____ Reason for Increase: <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> A/C <input type="checkbox"/> Windows <input type="checkbox"/> Other _____</p> <p>Notification Submitted to DHCR: _____ Informed Consent Submitted to DHCR: _____ Date Notification / Informed Consent Submitted to DHCR: _____</p>
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Income Statement

December-2025

Primary Cash Accounts

Account Number	Description	Current Month	YTD
Income			
Maintenance Income			
41200	RENT	6,615.75	71,325.06
42155	BANK CHARGE	0.00	20.00
Total Maintenance Income		<u>6,615.75</u>	<u>71,345.06</u>
Other Income			
45205	TENANT SECURITY DEPOSIT	0.00	109.56
Total Other Income		<u>0.00</u>	<u>109.56</u>
		<u>6,615.75</u>	<u>71,454.62</u>
Expenses			
Payroll & Benefits			
50105	PAYROLL REIMBURSEMENT	9,430.52	10,287.84
Total Payroll & Benefits		<u>9,430.52</u>	<u>10,287.84</u>
Utilities			
50360	ELEC.-COMMON AREAS	60.55	648.35
Total Utilities		<u>60.55</u>	<u>648.35</u>
Heat & Hot Water			
50470	FUEL-GAS	0.00	8,441.20
Total Heat & Hot Water		<u>0.00</u>	<u>8,441.20</u>
Legal & Audit			
50670	PROFESSIONAL FEES	0.00	11.12
Total Legal & Audit		<u>0.00</u>	<u>11.12</u>
Service Contracts			
50920	EXTERMINATING CONT.	112.14	1,556.91
Total Service Contracts		<u>112.14</u>	<u>1,556.91</u>

Income Statement

December-2025

Primary Cash Accounts

Account Number	Description	Current Month	YTD
Maintenance & Repairs			
51160	PLUMBING REP-COMMON	0.00	266.74
51170	BOILER/BURNER REP.	0.00	1,250.91
51180	PLUMBING REP.-APTS	0.00	10,548.77
Total Maintenance & Repairs		<u>0.00</u>	<u>12,066.42</u>
Fees / Permits / Fines			
51465	BUILDING NOTICES/SIGNS	25.50	25.50
Total Fees / Permits / Fines		<u>25.50</u>	<u>25.50</u>
Administrative Expenses			
51560	POSTAGE	0.00	138.11
51570	COPY & BLUEPRINTS	0.00	60.90
Total Administrative Expenses		<u>0.00</u>	<u>199.01</u>
Insurance			
51865	LIABILITY INSURANCE	0.00	7,970.78
51895	BOND	0.00	1,000.00
Total Insurance		<u>0.00</u>	<u>8,970.78</u>
		<u>9,628.71</u>	<u>42,207.13</u>
Profit (or Loss)		<u>(3,012.96)</u>	<u>29,247.49</u>
Beginning Cash Balance		61,235.93	28,975.48
Ending Cash Balance		58,222.97	58,222.97

522 East 51st Street
Status Report
Current Tenants
December 2025

Tenant	Unit No	Lease Expires	Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
			Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
	1F	08/31/27	6,773.00	1,684.00	6	PREF RENT CR	-315.75	8,141.25			12/22/25	2,600.00	RENT	2,600.00	APT RENT	5,404.75
															SECURITY	68.25
															ADDIT'L RENT	68.25
																5,541.25
	1R	03/31/26	10,502.76	1,129.21				11,631.97			12/05/25	282.30	RENT	564.60	APT RENT	11,032.36
											12/17/25	282.30			SECURITY	35.01
																11,067.37
	2F	08/31/27	0.00	2,105.00	6	PREF RENT CR	-495.73	1,609.27			12/09/25	800.00	RENT	1,609.27		
											12/09/25	809.27				
	2R		29,768.04	1,000.00	6	PREF RENT CR	-173.11	30,594.93							APT RENT	30,594.93
	3F		8,332.00	1,600.00	6	PREF RENT CR	-316.00	9,616.00							APT RENT	9,616.00
	3R	08/31/27	7,367.52	1,841.88				9,209.40			12/02/25	1,841.88	RENT	1,841.88	APT RENT	7,275.64
															SECURITY	91.88
																7,367.52

Tenant Count: 6 Unit Count: 6

Building 522 522 East 51st Street					
Building Totals					
Charge Description	Opening Balance	Monthly Charges	Adjustments	Payments	Closing Balance
APT RENT	62,479.93	9,360.09		6,615.75	65,224.27
PREF RENT CR	0.00	-1,300.59			-1,300.59
SECURITY	195.14				195.14
ADDIT'L RENT	68.25				68.25
Building Totals	62,743.32	8,059.50	0.00	6,615.75	64,187.07

Building No: 522		522 East 51st Street		
Payment Summary by Account				
Account	Account Description	Tenant Payments	Miscellaneous Income	Total Income
41200	RENT	6,615.75	0.00	6,615.75
	Building Totals	6,615.75	0.00	6,615.75