



**BRYANT GARDENS CORP.  
FACT SHEET**

**BRYANT GARDENS CORP.**  
**1-15 Bryant Crescent**  
**175 & 185 Bryant Avenue**  
**White Plains, NY 10605**  
**SUPERINTENDENT: Jay Cid**  
**ASSOC SUPT: David Tapia**

**LOCATION: Section 131.09,**  
**Block 3, Lot 2**  
**FED. TAX I.D. #13-3056828**  
**SPONSOR: Bryant Gardens Assoc.**  
**PHONE: (914) 946-3313**

**TOTAL APARTMENTS: 409**  
**TOTAL SHARES: 112,435**  
**TOTAL SOLD: 386 (106,580 Shares)**  
**CO-OP OWNED: 3**  
**PROFESSIONAL OFFICE - 1**  
**SPONSOR HELD/UNSOLD: 19 (5,720 shares)**

**YEAR BUILT: 1950 - 1952**  
**STYLE: Garden (2 Story)**  
**CONSTRUCTION: Brick Frame**

**15 BUILDINGS**

**DATE CONVERTED: September 15, 1981**  
**TOTAL PROJECT SHARES: 112,435**  
**RESERVE FUND: \$3,600,000**  
**HEATING SYSTEM: Gas (dual fuel)**

**FLIP TAX: None**  
**PRE-WIRED FOR CABLE TV**  
**PRE-WIRED FOR VERIZON FIOS**  
**PROPRIETARY LEASE EXPIRES: 9/30/2060**

**TERMS OF MORTGAGE:** The Mortgage was refinanced on May 21, 2018 with the National Consumer Cooperative Bank (NCB). The Mortgage amount is \$14,000,000. The Interest Rate is 4.39% fixed for the 10 year term. The monthly payment is \$76,945.03. The Mortgage provides for amortization (reduction in principal) based on a 25 Year schedule. The Mortgage will mature May 2028. The balance upon maturity will be approximately \$10,092,000.

**CAPITAL IMPROVEMENTS**

- \* **1987** The electrical system was upgraded to 60 AMP, 208 Volt service with circuit breaker panels in all 409 units.
- \* **2003** The Corporation has completed the replacement of all building roofs, along with replacement of all apartment mailboxes and new entry signs.
- \* **2007** The Corporation has completed a major Capital Project that included complete renovation of the interior public hallways and replacement of the building entrances with new stone pavers and stone planters.
- \***2009** Bryant Gardens has started a new Energy Savings Program which includes installation of Danfoss Thermostatic radiator control valves in apartments.
- \***2010** Bryant Gardens installed brand new energy efficient LED pole lights in the park, two Garden Gazebos and built two community vegetable gardens.
- \***2011** Sections of Bryant Crescent roadway was repaved along with the parking lot between buildings 1 & 3.



- \***2012** In 2012 work commenced to install two new boilers and upgrade the existing boilers to operate on natural gas or oil (dual fuel). Project cost is \$960,000 and is being paid for from the Corporations Reserve Fund. Installation of the new Dan Foss thermostatic radiator control valves in all 409 apartments have been completed.
- \***2013** Bryant Gardens successfully completed conversion of the heating system from oil to natural gas (dual fuel).
- \***2014** A new stone entry monument with signage was constructed. Bryant Gardens implemented Building Link which is an on line system for shareholders to submit maintenance requests direct to the Superintendent and provides email or phone blast capability to notify residents regarding any important maintenance or urgent issues.
- \***2015** The maintenance office was remodeled and modernized. All 15 Laundry Rooms were renovated and received new equipment. There are 4 washers and 4 dryers per building. Laundry Room equipment operates with a smart card. Bryant Gardens received a grant from NYSERDA and has installed 3 electric car Charging Stations.
- \***2017** The Corporation milled and repaved the large Visitor parking lot behind building 5&7. A new underground irrigation and sprinkler system was installed throughout the property.
- \***2018** Construction of a new Little Tykes' playground has been completed. Bryant Gardens was awarded the "Grand Prize" and acknowledgement from the City of White Plains Beautification Foundation.
- \***2019** Board is moving forward with a 5-year "Major Capital Project" to repair and waterproof the buildings exterior walls and facades. All buildings attics were insulated, the domestic hot water systems were replaced and new decorative LED lighting system was installed in all common areas.

**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. Garbage is picked up daily except Sunday. There are 187 private garages and approximately 550 outdoor spaces for residents and their guests. Garages rent for \$55.00 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 or an individual that smokes. The superintendent lives on the premises. The seven member Maintenance staff consists of the Superintendent that lives on the premises, an Associate Superintendent and five porters. Bryant Crescent is a private road that the Co-op maintains. Each building makes its own heat and hot water. The radiators in each apartment are convector type. Subleasing is not permitted. Since 1984 dogs are not permitted. **Bryant Gardens is a non-smoking building.**

**SECURITY SERVICE:** Bryant Gardens maintains a private security service comprised of off duty White Plains police officers.

**MANAGING AGENT:** On site - Robert Orlofsky Realty, Inc., 7 Bryant Crescent, Suite 1C, White Plains, NY 10605. TEL (914) 328-6962- FAX (914) 328-6993- WEBSITE: [www.robtorlofsky.com](http://www.robtorlofsky.com)