

DURHAM PROPERTY RECORD SEARCH106374
2302 LEDNUM ST**CURRENT**
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001Total Assessed Value
\$1,605,704**KEY INFORMATION**

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-68-8803
Account	8650890	Neighborhood	A822G
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008702 / 000733	Plat Book & Page:	000154 / 000015
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-PALM PARK INC		

ASSESSMENT DETAILS

Land Fair Market Value	\$240,000
Improvement Fair Market Value	\$1,365,704
Total Fair Market Value	\$1,605,704

RESIDENTIAL BUILDING (1)Assessed Total Improvement Value **\$1,365,704**

Year Built:	1964	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	20,740	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$1,365,704		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$240,000	\$240,000	1.351

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	22,201,000
03/10/2016	14,000,000
08/14/2006	9,823,000

DURHAM PROPERTY RECORD SEARCH106397
2116 BROAD ST**CURRENT**
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001Total Assessed Value
\$12,959**KEY INFORMATION**

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-59-7159
Account	8650890	Neighborhood	A822G
Land Use Code	340	Land Use Desc	VACANT COMMERCIAL
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008702 / 000733	Plat Book & Page:	000153 / 000283
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-HAZARD CANNON ESTATE /LT#A		

ASSESSMENT DETAILS

Land Fair Market Value	\$12,959
Improvement Fair Market Value	\$0
Total Fair Market Value	\$12,959

RESIDENTIAL BUILDING (1)Assessed Total Improvement Value **\$0**

Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$12,959	\$12,959	0.085

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	22,201,000
03/10/2016	14,000,000
08/14/2006	9,823,000
04/19/2002	30,500
10/01/2001	30,000

DURHAM PROPERTY RECORD SEARCH

106395
2303 LEDNUM ST

CURRENT
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001

Total Assessed Value
\$15,604,142

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-68-1802
Account	8650890	Neighborhood	A822G
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008702 / 000733	Plat Book & Page:	000154 / 000015
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-PALM PARK INC		

ASSESSMENT DETAILS

Land Fair Market Value	\$2,460,000
Improvement Fair Market Value	\$13,144,142
Total Fair Market Value	\$15,604,142

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$13,144,142**

Year Built:	1965	Built Use / Ranch	-
Current Use	-	Percent Complete:	100%
Heated Area (S/F):	194,461	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$13,144,142		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$2,460,000	\$2,460,000	19.036

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	22,201,000
03/10/2016	14,000,000
08/14/2006	9,823,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
07/07/2016	16101697	3 POINTS PROPERTIES (OAKWOOD FOREST) - REMODEL OF FRONT OFFICE	\$23,392	-	09/08/2016

DURHAM PROPERTY RECORD SEARCH

106392
2112 BROAD ST

CURRENT
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001

Total Assessed Value
\$33,998

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-59-7136
Account	8650890	Neighborhood	A822G
Land Use Code	340	Land Use Desc	VACANT COMMERCIAL
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008702 / 000733	Plat Book & Page:	000153 / 000283
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-HAZARD CANNON ESTATE /LT#B		

ASSESSMENT DETAILS

Land Fair Market Value	\$33,998
Improvement Fair Market Value	\$0
Total Fair Market Value	\$33,998

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$0**

Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$33,998	\$33,998	0.223

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	22,201,000
03/10/2016	14,000,000
08/14/2006	9,823,000
04/19/2002	30,500
10/01/2001	30,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
11/18/2015	15104044	APT E-45- FRAMING	\$1,000	-	02/17/2016
04/24/2008	810938	-	-	-	09/13/2010

DURHAM PROPERTY RECORD SEARCH

106303
1305 LEON ST

CURRENT
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001

Total Assessed Value
\$3,477,616

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-58-9012
Account	8650890	Neighborhood	A822G
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0365	Subdiv Desc	PROP-CANNON CONST CO
Deed Book & Page	008702 / 000733	Plat Book & Page:	000154 / 000017
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-CANNON CONST CO/NKA PROP-PALM PARK INC/3.91AC		

ASSESSMENT DETAILS

Land Fair Market Value	\$520,000
Improvement Fair Market Value	\$2,957,616
Total Fair Market Value	\$3,477,616

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$2,957,616**

Year Built:	1960	Built Use / Ranch	-
Current Use	-	Percent Complete:	100%
Heated Area (S/F):	43,500	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$2,957,616		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$520,000	\$520,000	4.003

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	22,201,000
03/10/2016	14,000,000
08/14/2006	9,823,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
10/20/2016	16103692	REPAIR PARTS OF BURNED UNIT E	\$12,210	-	05/19/2017
03/13/2008	810574	-	-	-	09/13/2010
03/13/2008	810575	-	-	-	09/13/2010

DURHAM PROPERTY RECORD SEARCH

106396
1200 LEON ST

CURRENT
OAKS AT NORTHGATE INVESTOR GRP
OAKS AT NORTHGATE SPONSORS &
7 PENN PLAZA STE #1400
NEW YORK, NY, 10001

Total Assessed Value
\$4,841,972

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0822-07-68-3399
Account	8650890	Neighborhood	A822G
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008702 / 000733	Plat Book & Page:	000000 / 000000
Last Sale Date:	07/16/2019	Last Sale Price:	\$31,958,000
Jan 1st Owner:	OAKS NORTHGATE CGC LLC		
Legal Description:	PROP-BROGDEN APARTMENTS		

ASSESSMENT DETAILS

Land Fair Market Value	\$640,000
Improvement Fair Market Value	\$4,201,972
Total Fair Market Value	\$4,841,972

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$4,201,972**

Year Built:	1962	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	64,672	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$4,201,972		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$640,000	\$640,000	3.779

SALES

Sales Date	Sale Price
07/16/2019	31,958,000
02/16/2018	4,800,000
04/21/2016	3,500,000
11/18/2008	2,150,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
10/05/2015	1513115	APT D-7 - RECONSTRUCTION DUE TO FIRE LOSS	\$48,425	-	05/19/2016