

A&R Agency – Commercial Property Application

A&R Agency

New York Division

Agent: Ralph Severini

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Submitted to: Blue Origin Insurance

Policy Number or New Submission: New

Underwriter: Ally Meringer

Quote, Bind, or Renewal: Quote

Date: March 1, 2025

COVERAGES REQUESTED

Commercial Property y/n: y

Water damage y/n: y

Flood y/n: y

Business Interruption y/n: y

Crime y/n: y

B&M y/n: n

APPLICANT INFORMATION

Name: Heritage Cleaning Supplies

Street: 546 Gulf Ave

City: Staten Island

State: NY

Zip code: 10314

Phone: 718-494-7201

Website: www.heritagecleaningsupplies.com

Business Type (Corporation, LLC, Partnership, Subchapter S, Sole proprietorship: LLC

Primary NAIC code: 424690

Approximate total annual revenues: \$24,000,000,000

Applicant contact: Thomas Eddington

Applicant Position or Title: President

Applicant phone: 732-291-9018

Applicant email: Thomas.eddington@heritagecleaningsupplies.com

LOCATION 1

Street: 546 Gulf Ave

City: Staten Island

State: NY

Zip code: 10314

Phone: 718-494-7201

Building owner: Heritage Cleaning Supplies

Approx. number of employees at location: 40

Total sq. ft.: 9,000

Applicant occupied area: 7,600

Non-applicant occupied area: 1,000

Public area: 400

Operations at Location 1: warehouse for cleaning chemicals and supplies, some mixing of flammable

Amount building coverage: \$1,500,000

Amount personal property coverage: \$300,000

Coinurance %: 80

Valuation (RC or ACV): RC

Type (special, broad, basic): special

Deductible: \$1,000

Inflation Guard %: 8

Description of property & building

ISO class: 2

Construction type (masonry, wood, metal, etc): joisted masonry

Year built: 1990

Number of stories above ground: 3

Basement y/n: y

Distance to nearest fire hydrant (ft.): 100

Distance to nearest fire station (miles): 1

Protection class (1 – 9): 2

Primary occupancy type: office

Other occupant types: doctor and offices

Roof type: flat tar

Primary heat type (steam boiler, GHA, oil, etc): GHA

Age of wiring (years): 35

Exposures (looking toward the front of the building)

Left: bldg. 2	Distance (feet): 40
Right: building materials and supplies	Distance (feet): 100
Rear: river (Arthur Kill)	Distance (feet): 220
Front: industrial	Distance (feet): 240

Alarms and Protection

Sprinkler y/n and %: n

Standpipes y/n and #: y 8

Fire alarm y/n: y

Central station y/n: y

Other information:

LOCATION 2

Street: 548 Gulf Ave

City: Staten Island

State: NY

Zip code: 10314

Phone: 718-494-7201

Building owner: Heritage Cleaning Supplies

Approx. number of employees at location: 85

Total sq. ft.: 60,000

Applicant occupied area: 60,000

Non-applicant occupied area: 0

Public area: 0

Operations at Location 1: warehouse for cleaning chemicals and supplies, some mixing of flammable

Amount building coverage: \$600,000

Amount personal property coverage: \$1,000,000

Coinurance %: 80

Valuation (RC or ACV): RC

Type (special, broad, basic): special

Deductible: \$1,000

Inflation Guard %: 8

Description of property & building

ISO class: 3

Construction type (masonry, wood, metal, etc): metal frame

Year built: 1990

Number of stories above ground: 1

Basement y/n: n

Distance to nearest fire hydrant (ft.): 100

Distance to nearest fire station (miles): 1

Protection class (1 – 9): 2

Primary occupancy type: warehouse

Other occupant types: none

Roof type: metal

Primary heat type (steam boiler, GHA, oil, etc): GHA

Age of wiring (years): 35

Exposures (looking toward the front of the building)

Left: metal shop and gas station	Distance (feet): 140
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Right: building 1	Distance (feet): 40
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Rear: river (Arthur Kill)	Distance (feet): 220
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Front: industrial	Distance (feet): 240
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Alarms and Protection

Sprinkler y/n and %: n

Standpipes y/n and #: y 8

Fire alarm y/n: y

Central station y/n: y

Other information:

LOCATION 3

Street:

City:

State:

Zip code:

Phone:

Building owner:

Approx. number of employees at location:

Total sq. ft.

Applicant occupied area;

Non-applicant occupied area:

Public area:

Operations at Location 1:

Amount building coverage:

Amount personal property coverage:

Coinsurance %:

Valuation (RC or ACV):

Type (special, broad, basic):

Deductible:

Inflation Guard %:

Description of property & building

ISO class:

Construction type (masonry, wood, metal, etc):

Year built:

Number of stories above ground:

Basement y/n:

Distance to nearest fire hydrant (ft.):

Distance to nearest fire station (miles):

Protection class (1 – 9):

Primary occupancy type:

Other occupant types:

Roof type:

Primary heat type (steam boiler, GHA, oil, etc):

Age of wiring (years):

Exposures (looking toward the front of the building)

Left: Distance (feet):

Right: Distance (feet):

Rear: Distance (feet):

Front: Distance (feet):

Alarms and Protection

Sprinkler y/n and %:

Standpipes y/n and #:

Fire alarm y/n:

Central station y/n:

Other information:

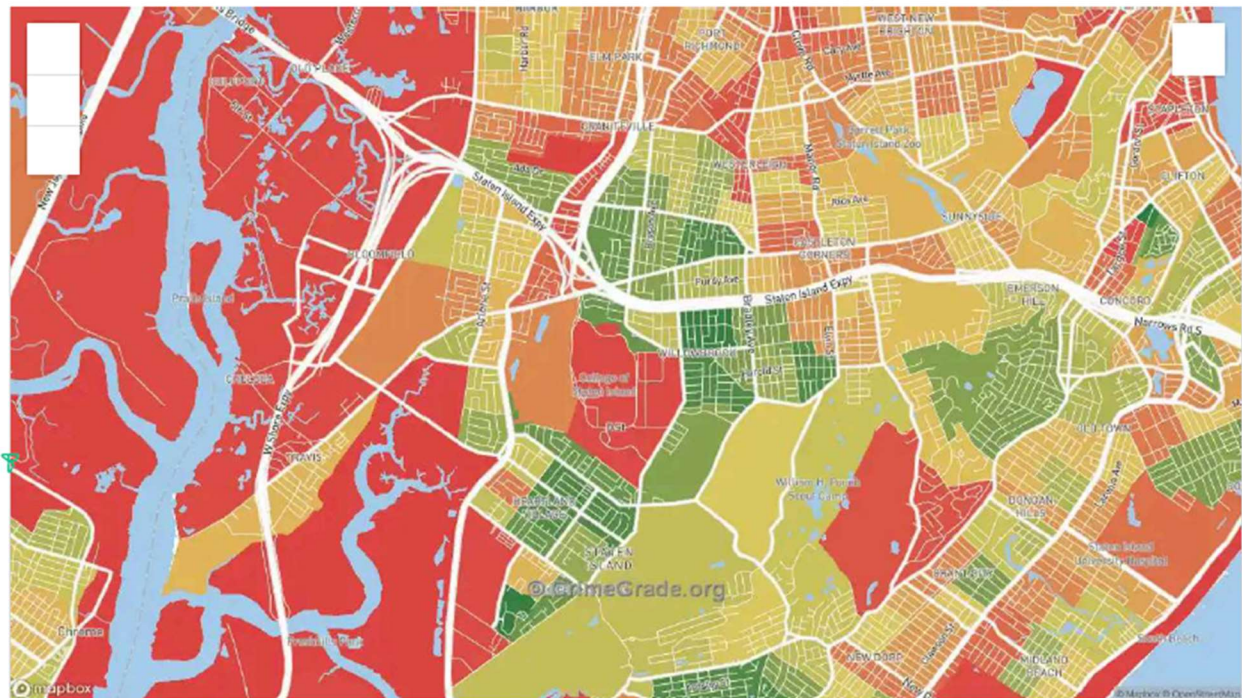
Crime Report for 546 Gulf Ave., Staten Island, NY 10314

\$306 per household

This area is a Property Crime Grade of F – a significantly higher rate than the national average

22/25, 9:00 AM

Property Crime Rates and Non-Violent Crime Maps | CrimeGrade.org



^vThe Cost of Crime™ in 10314, NY

The total projected cost of crime in 10314 for 2025 is \$9,809,762. This translates to approximately \$102 per resident and \$306 per household. On average, crime-related costs account for 0.2% of the median household income in 10314.

These figures reflect only tangible costs, which include the following:

1. Criminal justice system costs (law enforcement, courts, and imprisonment): 66.4%
2. Direct costs to victims (damaged property, medical expenses, and lost wages): 28.1%

10314 Property Crime Breakdown

The table below shows which non-violent crimes are used to calculate the Crime Grade above. All property crime rates are shown as the number of crimes per 1,000 10314 residents in a standard year.

Crime Type	Crime Rate
Theft	11.79
Vehicle Theft	1.938
Burglary	1.054
Arson	0.0465
Total Property Crime	14.83 (C)

2025 Projected Cost by Type of Crime

The table below shows the total cost of crime to the residents of 10314 for the year 2025 along with the projected cost per resident.

Crime	Cost to 10314	Cost per 10314 Resident
Vehicle Theft	\$2.89 million	\$30
Burglary	\$921,425	\$10
Theft	\$5.89 million	\$61
Arson	\$108,283	\$1

e.org/property-crime-10314/

Property Crime Rates and Non-Violent Crime Maps | CrimeGrade.org

Total Cost of Property Crime	\$9,809,762	\$102
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D&B Report

Report Prepared
Subscriber Number

1 March 2025
264-168481

Risk Evaluation

D&B Rating	3A 1
D&B Risk Indicator	1 (5 is worst)
D&B Failure Score	97
D&B Delinquency Score	98
Days Beyond Terms	0
D&B Maximum Credit	\$5,000,000

Legal Events	
Number of Court Judgements	0
Value of Court Judgements	0
Number of Mortgages	0

Associations	
Parent Company	No
Number of Principals	2

Financial Summary	
Latest Accounts Date	31 Dec 2024
Tangible Net Worth	\$22,500,000
Turnover	\$30,000,000

Main Trading Address	Heritage Cleaning Supplies 546 Gulf Ave Staten Island, NY 10314
Telephone	718-494-7201
Fax Number`	732-291-9018
D-U-N-S Number	21-456-7880
Registered Number	424690
Registered Address	546 Gulf Ave. Staten Island, NY 10314
Line of Business	424690
US SIC: 5169	Wholesale of chemical products

Current Principals

Mr. Thomas Eddington:

Position	Chairman
Date Appointed	02 Jan 2021
Address	7 West 34 th Street, New York, NY 10001
Date of Birth	Aug 1972
Nationality	American

Mrs. Susan Wallace:

Position	Vice-Chairman
Date Appointed	01 Sep 2022
Address	460 West 34 th Street, New York, NY 10001
Date of Birth	Mar 1978
Nationality	American

Ownership

Shareholder Name	Voting Percentage
Thomas Eddington	20
Susan Wallace	15
Michael Thompson	10

Ownership

Legal Form	Private Limited Company
Date Started	1990
Date of Registration	Oct 1 1990
Registered Number	434129
Registered Office	546 Gulf Avenue Staten Island, NY 103145
Summary Issued Capital	3,000,000 divided into 2,800,00 ordinary shares of 1 each And 200,000 preferred shares of 1 each

Operations

Source	Activity Code Type	Code	Activity Description
D&B Sourced	US NAIC 5169	424690	Wholesale of chemical products
D&B Sourced	US NAIC 5169	325180	Other Basic Inorganic Chemical Manufacturing
D&B Sourced	US NAIC 5169	484110	General Freight Trucking Local
D&B Sourced	US NAIC 5169	483211	Inland freight water transport
D&B Sourced	US NAIC 5169	561110	Office Administrative Service

Banks

Name	Address	Bank Sort Code
Citi	201 West 34 th Street, New York, NY 10001	20-00-50

Financial Summary

	Fiscal Consolidated USD 31 Dec 2024 (000's)	Fiscal Consolidated USD 31 Dec 2023 (000's)	Fiscal Consolidated USD 31 Dec 2022 (000's)
Sales Turnover	\$25,031	\$25,318	\$25,009
Profit/loss before taxes	\$449	\$695	\$706
Equity Shareholder Funds	\$3,063	\$2,483	\$2,348
Tangible Net Worth	\$1,765	\$1,145	\$934
Total Fixed Assets	\$1,975	\$2,110	\$2,319
Total Assets	\$10,576	\$11,450	\$10,996
Total Current Assets	\$8,593	\$9,364	\$9
Total Current Liabilities	\$6,616	\$8,025	\$8,025
Net Current Assets	\$1,976	\$1,339	\$651

Long Term Debt	\$903	\$941	\$623
Employees (not in 000)	121	125	131

Profit and Loss Accounts

	Fiscal Consolidated GBP 31 Dec 2024 (000's)	Fiscal Consolidated GBP 31 Dec 2023 (000's)
Net Sales	\$25,031	\$25,318
Cost of Sales	\$23,250	\$23,665
Gross Profit / (Loss)	\$1,781	\$1,651
General Expenses	\$1,315	\$1,073
Net Operating Income	\$466	\$579
Interest Receivable	\$13	\$500
Other Financial Income	\$9	\$9
Total Financial Income	\$21	\$509
Interest Payable		\$393
Other Group Financial Expenses	\$40	
Total Financial Expenses	\$40	
Profit/ (Loss) Before Taxes	\$448	\$695
Corporate Tax	\$73	\$100
Prior Adjustment of Corporate Tax	\$10	\$35
Total Corporate Tax	\$84	\$135
Deferred Taxation	\$20	\$23
Total Other Tax	\$14	\$16
Profit/(Loss) After Taxes	\$351	\$544
Net Income	\$351	\$544
Dividends	\$0	\$0
Retained Profit for the year	\$351	\$544
	\$0	\$0
Reconciliation	\$0	\$0
Retained Earnings at Start of Year	\$1,835	\$1,518
Retained Profit for Year	\$351	\$544
Other Additions	\$149	\$1
Other Deductions		\$409
Retained Earnings at end of year	\$2,335	\$1,654
	\$0	\$0
Notes	\$0	\$0
Payroll	\$6,618	\$6,589
Depreciation	\$139	\$146
Directors Remuneration	\$180,750	\$122,625
Audit Fee	\$11	\$11
Number of Employees (not in 000)	\$151	\$156
Auditors Remuneration	\$11	\$11

Balance Sheet

	Fiscal Consolidated USD 31 Dec 2024 (000's)	Fiscal Consolidated USD 31 Dec 2023 (000's)
Fixed Assets		
Total Fixed Assets	\$1,984	\$2,085
Current Assets		
Total Current Assets	\$8,593	\$9,364
Current Liabilities		
Total Current Liabilities	\$6,616	\$8,025
Net Current Assets	\$1,976	\$1,339
Total Assets less Current Liabilities	\$3,960	\$3,425
Long Term Liabilities	\$0	\$0
Total Long Term Liabilities	\$903	\$941
Net Assets	\$3,056	\$2,483
Net Worth / Shareholder Funds		
Equity Shareholder Funds	\$3,056	\$2,483
Tangible Net Worth	\$1,765	\$1,145

Key Financial Ratios

	31 Dec 2024	31 Dec 2023
Profitability		
Profit Margin	1.8	2.7
Financial Status		
Acid Test	1.3	1.2
Current Ratio	1.3	1.2
Solvency Ratio	425.8	782.7
Fixed Assets/Net Worth	39.2	65.3
Asset Utility		
Stock Turnover Rate	28	32
Collection Period	83	92

NOTES: