

LAW OFFICES

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February 29, 2024

**VIA: E-MAIL**

The Law Office of David A. Makower  
1900 Hempstead Turnpike, Suite 316  
East Meadow, New York 11554  
Att: Erik C. Powers, Esq.

Re: Rossitto to Duggan & Hopkins  
Premises: 25-47 23<sup>rd</sup> Street, Apt. 2R & Parking No. 3  
Astoria, New York 11102

**PRELIMINARY CLOSING STATEMENT**

<b>SELLING PRICE:</b>	<b>\$687,500.00</b>
Amount to be paid to Seller for March CC Adj:	\$ N/A
Amount to be paid to Seller for R/E Tax Adj. until 03/31/24: (3 <sup>rd</sup> Quarter Taxes \$1,744.18 + \$162.58 / 91 x 31 days)	\$ 650.00
<b><u>LESS</u> Deposit Paid:</b>	<b><u>\$- 68,750.00</u></b>
<b>AMOUNT DUE:</b>	<b>\$619,400.00</b>

**AMOUNT TO BE PAID BY BUYERS**

Amt to be paid by Buyers' Bank to TD Bank:	<b>\$303,442.51 Cert.</b>
Amt to be paid by Buyers' Bank to Everest Abstract Services:	<b>\$ 12,546.88 Esc</b>
Amt to be paid by Buyers' Bank to Hoyt Terrace Condominium:	<b>\$ 519.69 Esc</b>
Amt to be paid by Buyers' Bank to Total Management NYC:	<b>\$ 350.00 Esc</b>
Amt to be paid by Buyers' Bank to Michael Rossitto:	<b>\$228,975.17 Cert.</b>
Amt to be paid <u>by Buyers</u> to Michael Rossitto:	<b><u>\$ 73,565.75 Cert.</u></b>
<b>TOTAL TO BE PAID:</b>	<b>\$619,400.00</b>

**Additional UNCERTIFIED payments to be made by PURCHASERS:**

1. Hoyt Terrace Condominium	\$ 519.69	(March CC)
2. _____	\$ 250.00	(Title Closer)
3. Aldad & Associates, P.C.	\$ 1,500.00	(Buyers' Lawyer)
4. Everest Abstract LLC	<u>\$17,662.00</u>	(Title Ins, Mort Tax, Etc)
<b>Total:</b>	<b>\$19,931.69</b>	

Wire = \$100,000 - less \$75,565.75 - less \$19,931.69 = **\$6,502.56** to clients