

# Rockville Tudor Apartment Corp.

Real Estate Fact Sheet (as of February 20, 2018)

The Rockville Tudor is a charming landmark pre-war cooperative located in the heart of one Long Island's best villages, blocks away from the center of town.

## Specifications

General	79 owner-occupied cooperative apartment building with two-bedroom (12), one-bedroom (52), and studio (15) units.
Address	12 Hempstead Avenue, Rockville Centre, NY 11570. At Hempstead Ave. and North Village Ave.
Year Built	1929
Dimensions	4 occupied floors plus full basement, 10'-0" floor-to-floor with 9'-0" ceilings
Courtyards	Two private and landscaped courtyards leading to building's lobby.
Lobby	Central ornate lobby entered from 3 vestibules. Terrazzo floors, coffered ceilings, stained glass windows, chandelier and decorative fireplace.
Hallways	Terrazzo floors and plaster & lath walls and ceilings throughout.
Electrical	Sub-metered service by Town of Rockville Centre. Each apartment has approx. 40 amps of service.
Gas	Sub-metered service by National Grid service.
Heating	Steam (one-pipe) by Rockville Tudor (included in maintenance).
Elevator	Elevators to each floor. Landmark building is not ADA complaint.
Telecom	Broadband services available from Verizon FiOS and Altice (formerly Cablevision).
Security	Single-key access to all main doors, CCTV cameras throughout. Intercom w/ remote phone access.
Apartments	Hardwood floors throughout (except at bathrooms and kitchens).
Windows	New, double-paned windows at 2'-6" wide x 5'-8" high (1'-8" wide x 3'-8" high at bathrooms).
Amenities	Newly renovated laundry room, fitness equipment room, bicycle room, and storage bins (4x4).
Staff	Full-time superintendent and porter.
Management	Alexander Wolf & Company, Inc.
Transportation	2 blocks from Rockville Centre LIRR station (Babylon line). 35-minute express train to NYC.
Parking	Adjacent municipal lot (31 parking spaces) and across North Village (51 parking spaces).
Taxes	Eligible for the STAR program. Maintenance deductibility has recently ranged btw. 37% to 43%.
Zoning	Section 38, Block 159, Lot 9

*\*Note: Information provided for general reference purposes only. All information must be individually verified*