

FOR SALE OFFICE PROPERTY



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



188 & 200 Summerfield Street Scarsdale, New York

Property Features

- » Perfect Owner / Investor Property
- » 2 Story Buildings - Total 14,500 SF
- » 25 On Site Parking Spaces - ½ Acre
- » Adjacent To Municipal Parking Lot
- » Just Off RT 22 & Brook St, Bronx River Parkway
- » Close To Shopping & Restaurants

» Stabilized Gross Income	\$361,204
Less RE Taxes	-56,176
Less OF EX	-46,989
Stabilized NOI	\$258,039

Contact:

Exclusive Agent:

Eric S. Goldschmidt

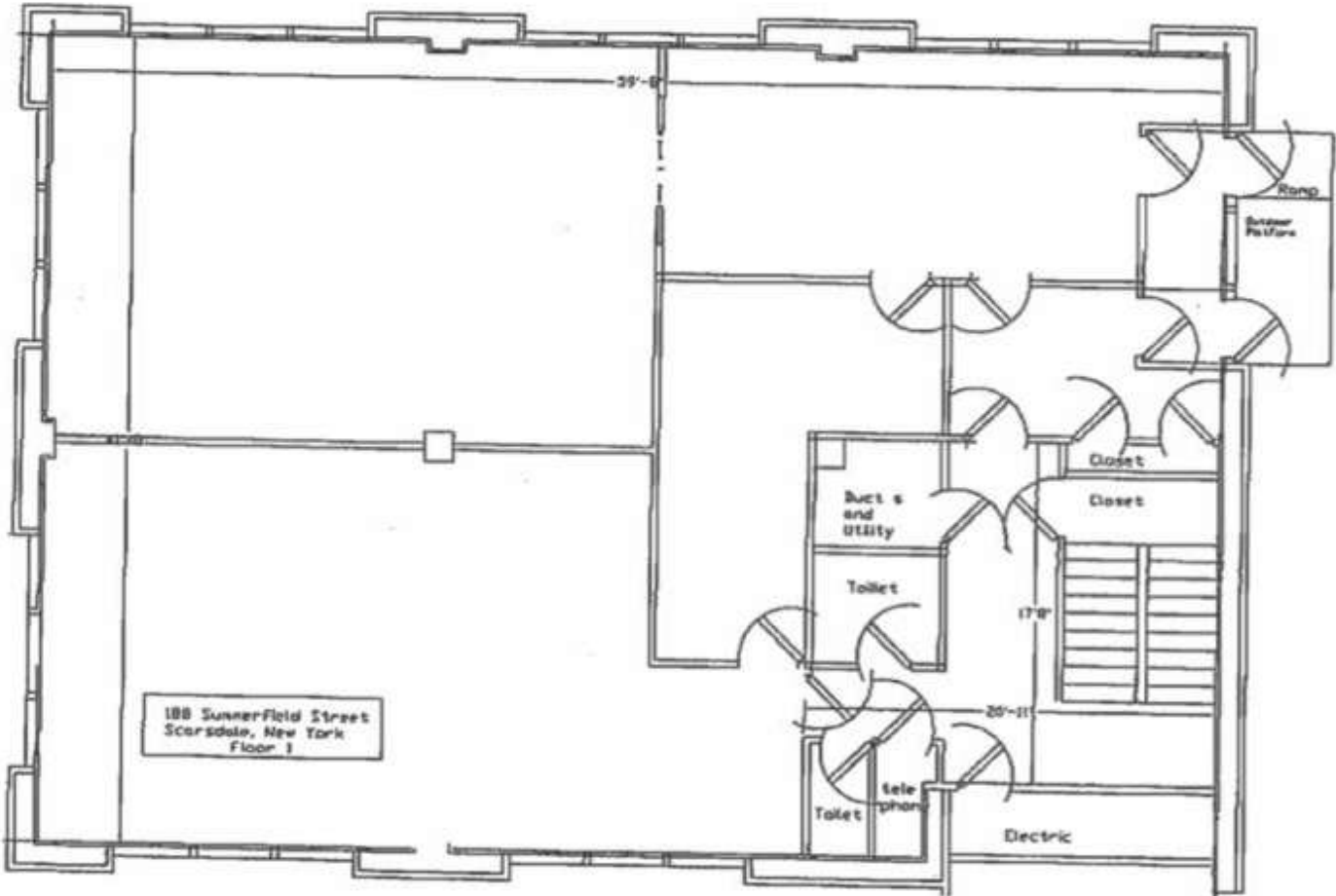
Phone: 914-723-1616 x11

Fax: 914-723-7720

Email: eric@ga-re.com

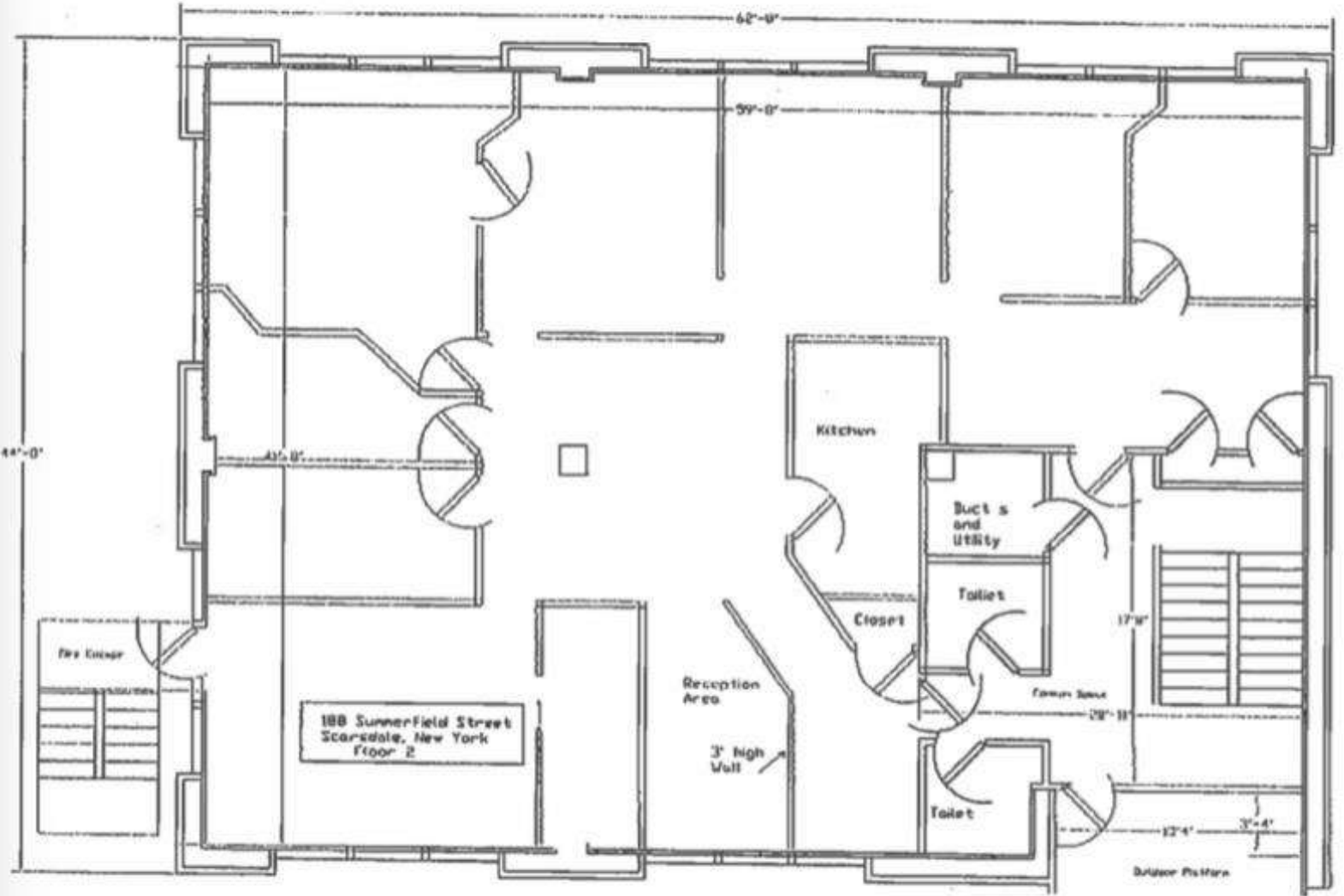
» Asking Sales Price
\$3,625,000

188 & 200 Summerfield Street Scarsdale, NY



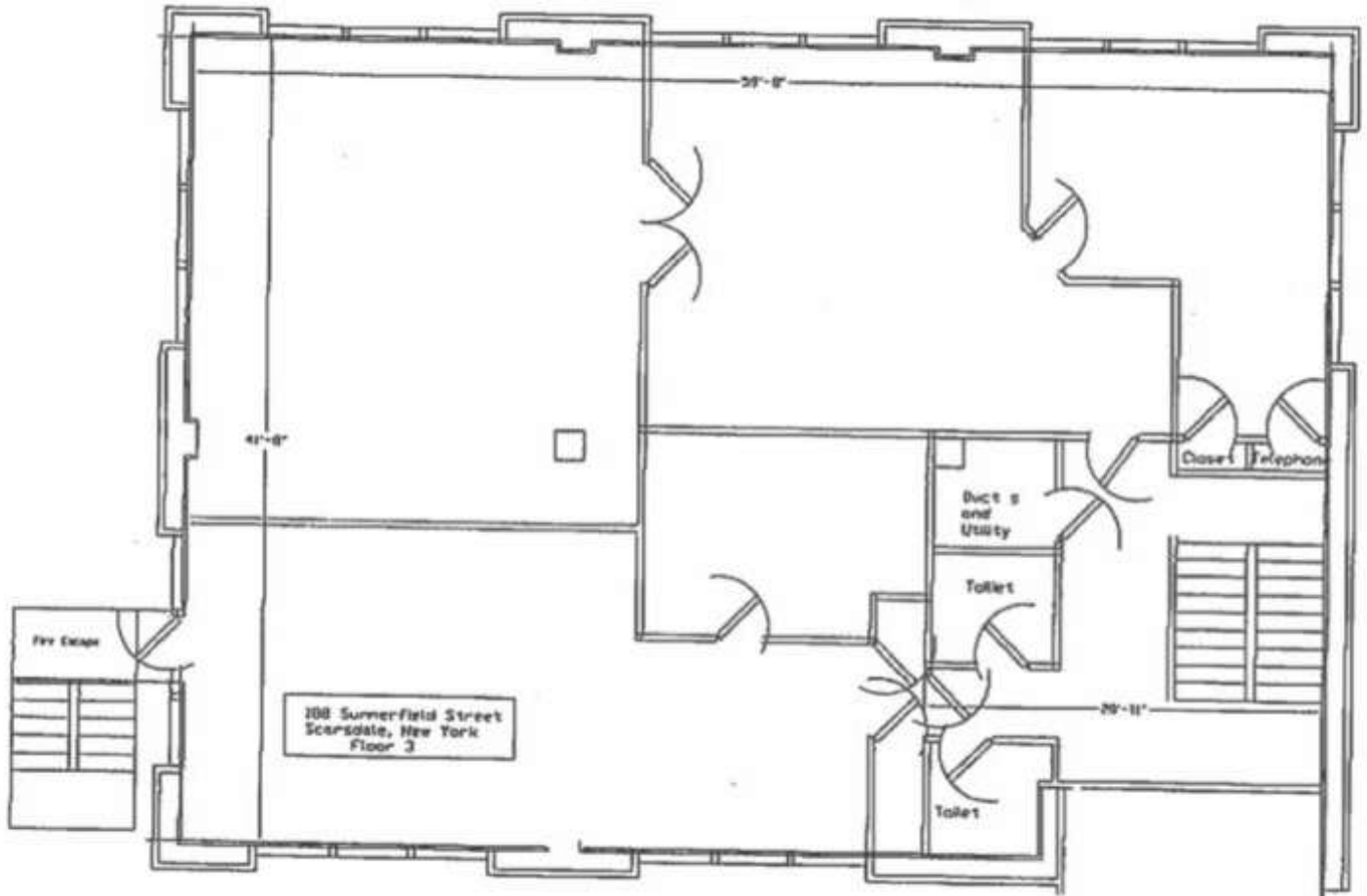
All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

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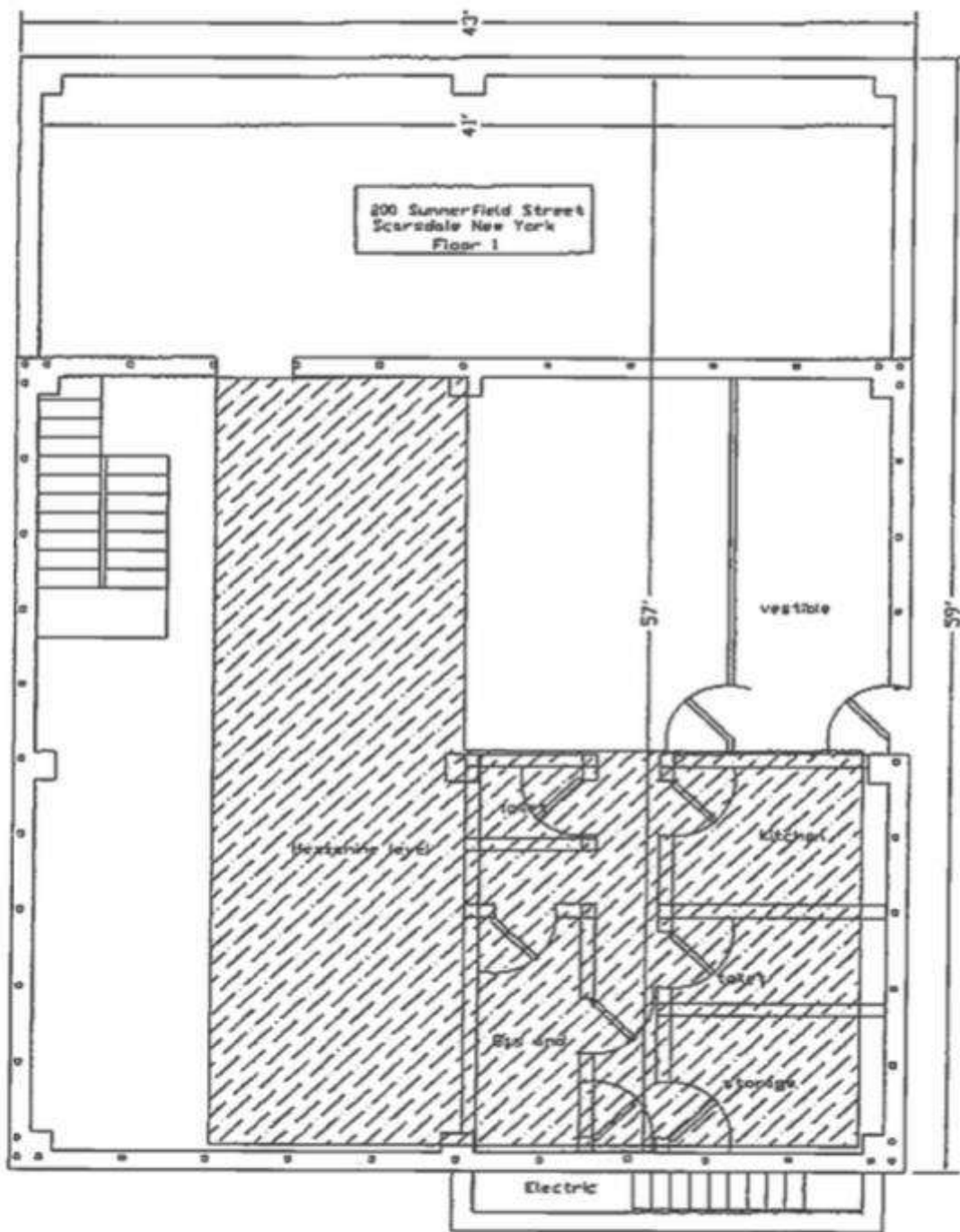


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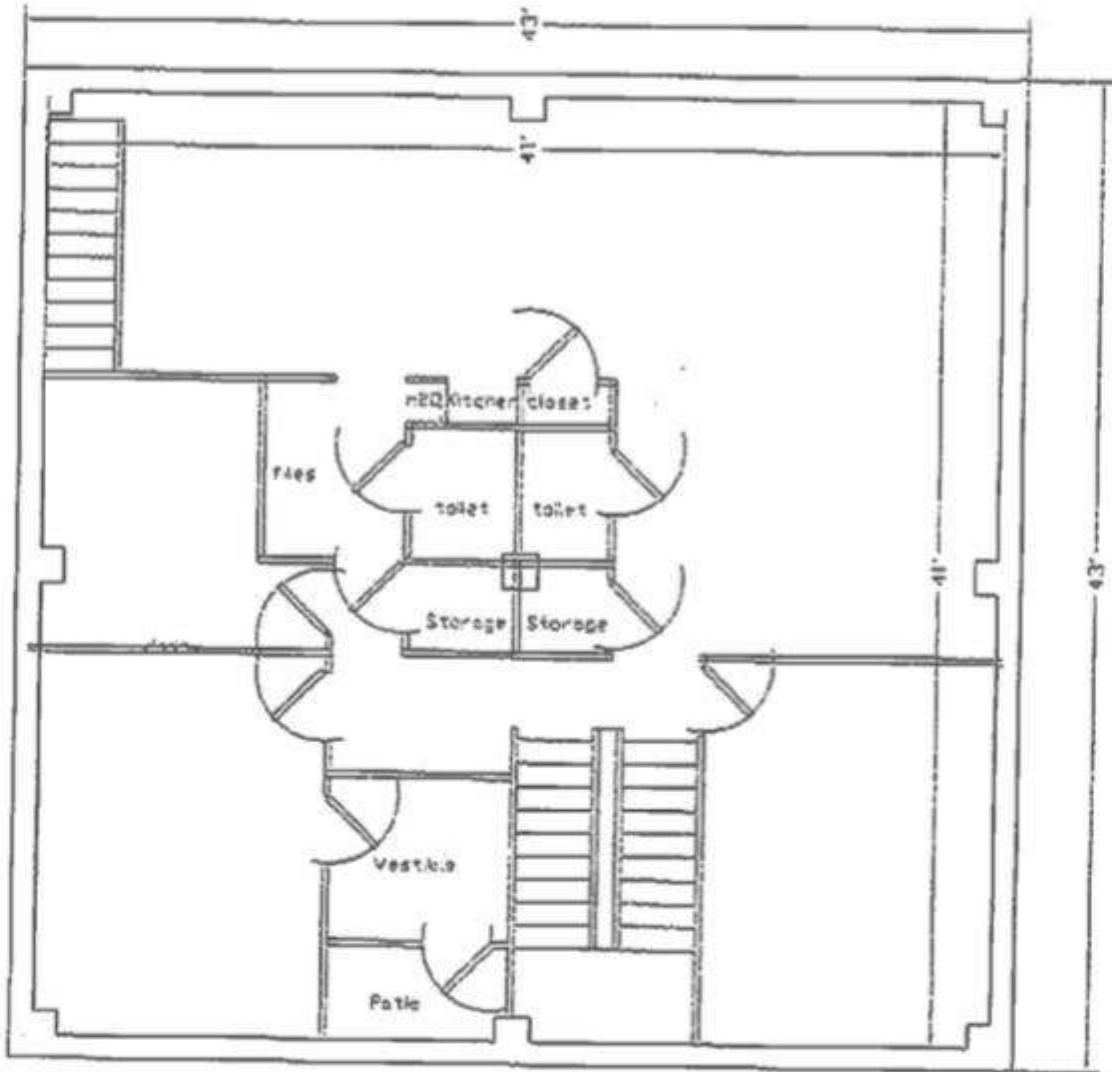


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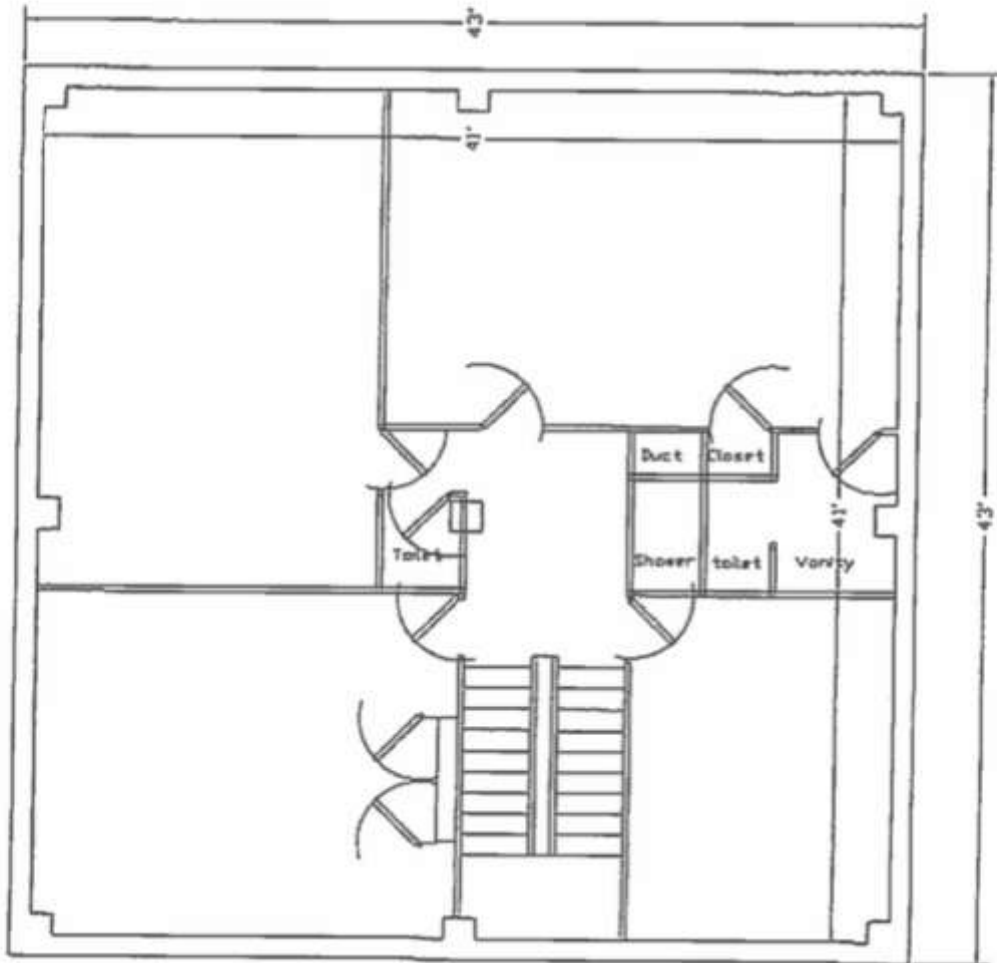


188 & 200 Summerfield Street Scarsdale, NY

200 Summerfield Street
Scarsdale New York
Floor 2



200 Sunnyside Street
Scarsdale New York
Floor 3



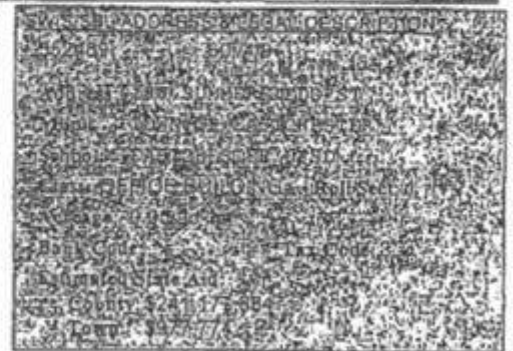
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188 & 200 Summerfield Street Scarsdale, NY

COUNTY OF WESTCHESTER - TOWN OF EASTCHESTER
 ROCCO N. CACCIOLA - RECEIVER OF TAXES
 2016 COUNTY AND TOWN REAL PROPERTY TAX BILL
 * For Fiscal Year: 01/01/2016 - 12/31/2016 * Warrant Date 3/22/2016

Bill No 005058

RECEIVER OF TAXES 40 MILL ROAD EASTCHESTER, N.Y. 10709	Rocco N. Cacciola -Receiver of Taxes Office Hours 8:30AM - 4:30PM (914) 771-3346 rocaciola@eastchester.org
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DRAC REALTY LLC
 200 SUMMERFIELD ST
 SCARSDALE, NY 10583

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2015 was: \$3,043,307
 The Total Assessed Value of the property is: 38,650
 The Uniform Percentage of Value used to establish assessments in your municipality was: 1.27
YOUR TAX BILL INCLUDES THE COUNTY TAXES AND FIRE DISTRICT TAXES. EASTCHESTER ACTS MERELY AS A COLLECTION AGENT.

Pay on-line @ www.eastchester.org

Exemption or Value Reduction Code Description of Exemption Full Value Tax Purpose Full Value

Exemption or Value Reduction Code	Description of Exemption	Full Value	Tax Purpose	Full Value	
BRONX VALLEY SEWER	3,492,975	5.09	38,650	38.426800	\$1,485.20
COUNTY WASTE DIST	2,572,326	3.03	38,650	24.354200	\$941.29
EASTCHESTER FIRE DIS	16,486,435	0.02	38,650	156.628800	\$6,053.70
TOWN SEWER DISTRICT	315,996	0.83	38,650	5.454500	\$210.82
WESTCHESTER COUNTY	27,378,228	4.95	38,650	295.051300	\$10,244.23
TOWN WIDE	3,494,212	-2.02	38,650	33.827800	\$1,307.44
TOWN OUTSIDE	15,949,359	2.02	38,650	281.967400	\$10,898.04

DUE DATE 4/1/2016

PAYABLE BY 4/30/2016 WITHOUT PENALTY

TAX AMOUNT DUE	\$31,140.72	PENALTY	TOTAL
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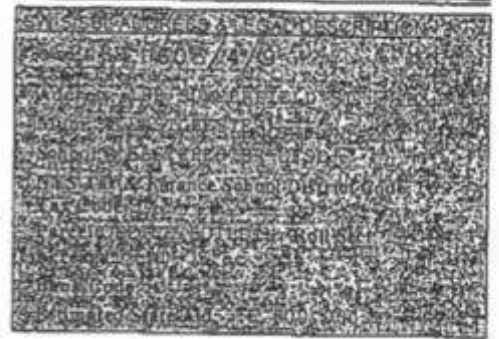
188 & 200 Summerfield Street Scarsdale, NY

EASTCHESTER UFSD 2016-2017 SCHOOL TAXES

Fiscal Year: July 1, 2016 to June 30, 2017 Warrant Date: 8/19/2016

BILL No 002182

RECEIVER OF TAXES 40 MILL ROAD EASTCHESTER, N.Y. 10709	TO BE PAID BY PERSON Rocco N. Cacciola -Receiver of Taxes Office Hours 9:30AM - 4:30PM (914) 771-3346 rcacciola@eastchester.org Pay on-line at www.eastchester.org.
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DRAC REALTY LLC
200 SUMMERFIELD ST
SCARSDALE, NY 10583

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2015 was: 3,168,032
The Total Assessed Value of the property is: 38,650
The Uniform Percentage of Value used to establish assessments in your municipality was: 1.22

Exemption	Value	Rate	Value	Rate	Tax Purpose	Full Value
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Taxing Purpose	Full Value	Rate	Value	Rate	Tax Amount
Eastchester UFSD	70,893,968	1.63	38,650	1,366.658300	\$52,821.34

Rates	2015-2016	2016-2017	Increase
Eastchester UFSD	1,328.481200	1,366.658300	3.03%

PAYMENT SCHEDULE	TOTAL TAXES	\$52,821.34
9/30/2016	\$26,410.67	PAYABLE BY 9/30/2016 WITHOUT PENALTY
1/31/2017	\$26,410.67	

Municipality: EASTCHESTER
School: EASTCHESTER UFSD
188 SUMMERFIELD ST
Property Address:
DRAC REALTY LLC
200 SUMMERFIELD ST
SCARSDALE, NY 10583

Receiver's Stub

BILL #	002182
TAX AMOUNT DUE	\$52,821.34
FIRST HALF DUE	\$26,410.67
PENALTY	
TOTAL	

552489 60./4/9
Bank Code:

First half tax must be received by September 30, 2016
Second half tax must be received by January 31, 2017



PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT IN ORDER TO OBTAIN A RECEIPTED COPY.
SEE REVERSE SIDE FOR FURTHER INFORMATION