

Fill in this information to identify the case:

Debtor name Fordham Fulton Realty, Corp.
 United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION
 Case number (if known): _____

Check if this is an amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Con Edison 4 Irving Pl New York, NY 10003-3502						\$3,400,000.00
Delmus Bullard c/o Daniel E. Sully, Esq. 44 Court Street, Suite 1217 Brooklyn, NY 11201			Disputed			\$101,768.29
Novick Edelstein Pomerantz, PC 733 Yonkers Avenue #600 Yonkers, NY 10704						\$60,000.00
NYC Dept of Environmental Control Board Attn: Michelle Mirro, Esq. 375 Pearl Street, 30th Floor New York, NY 10038			Contingent Disputed			\$4,300,000.00
NYC Dept of Housing Preservation and Dev 100 Gold Street New York, NY 10007-2601			Contingent Disputed			\$11,700,000.00
NYC Environmental Control Board 66 John St Fl 10 New York, NY 10038-3772			Contingent Disputed			\$300,000.00

**MINUTES AND COMPANY RESOLUTION
RELATING TO THE COMMENCEMENT OF CHAPTER 11 CASE**

WHEREAS, on November 28, 2025, a special meeting of the shareholders and officers of **Fordham Fulton Realty Corp.** (the “Company”) was duly called and convened, at which time the undersigned appeared to consider the filing of a Chapter 11 petition on behalf of the Company; and

WHEREAS, the Debtor owns two residential apartment buildings located at 480-490 East 188th Street, Bronx, NY and 530-540 East 169th Street, Bronx, NY (collectively, the “Property”); and

WHEREAS, the Debtor’s Property is overleveraged and subject to foreclosure, and lacks liquidity due to a judgment obtained by the New York City Department of House Preservation and Development (“HPD”); and

WHEREAS, the undersigned Shareholder and Director has considered the financial challenges facing the Property and the recommendation of the Debtor’s professional advisors with respect to the available options, including the commencement of a Chapter 11 case under title 11 of the United States Code (the “Bankruptcy Code”); and

NOW, THEREFORE IT IS HEREBY RESOLVED, that after consideration of the foregoing, the undersigned Shareholder and Directors has determined that it is in the best interests of the Company, its creditors and equity holders that a voluntary petition be filed by the Company seeking relief under Chapter 11 of the United States Bankruptcy Code, in the United States Bankruptcy Court for the Eastern District of New York (the “Petition”), and the filing of such Petition be, and hereby is, authorized in all respects; and it is

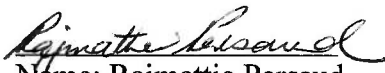
FURTHER RESOLVED, that the Company is further authorized to pursue and consummate an auction sale process in bankruptcy relating to the Property in order to facilitate a going concern value sale; and it is

FURTHER RESOLVED, that Karan Singh, as Vice-President/Treasurer of the Company is authorized (a) to execute the Chapter 11 petition and all other accompanying documents on behalf of the Company, and cause the same to be filed with the Bankruptcy Court; and (b) to negotiate, execute, verify, and file, or cause to be executed, verified, and filed, all necessary documents, including, without limitation, all petitions, affidavits, schedules, statements, lists, motions, applications, pleadings, and other papers or documents necessary or desirable to facilitate a sale of the Property in the Chapter 11 case pursuant to a liquidating plan of reorganization and disclosure statement to be filed, and to take any and all action he deems necessary and proper in connection with the bankruptcy case; and it is

FURTHER RESOLVED, that the Company is authorized to retain the law firm of Goldberg Weprin Finkel Goldstein LLP as counsel in the Chapter 11 case under a general retainer.

IN WITNESS WHEREOF, the undersigned hereby consents to and approves and adopts these resolutions as of the date set forth above and directs that this Written Consent be filed with the Company's minutes and official records.

Fordham Fulton Realty Corp.
a New York Corporation

By: 
Name: Rajmattie Persaud
Title: 100% Shareholder/President

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re: Chapter 11

Fordham Fulton Realty Corp., Case No.

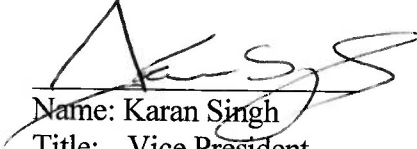
Debtor.

-----X

LOCAL RULE 1007-2 CORPORATE OWNERSHIP STATEMENT

Pursuant to Federal Rule of Civil Procedure 7.1 and Local Rule 1007-2(a)(7),
Fordham Fulton Realty Corp. certifies that it is a private non-governmental party, and has
no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York
November 28, 2025

By: 
Name: Karan Singh
Title: Vice President

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

Fordham Fulton Realty Corp.,

Case No.

Debtor.

-----X

LIST OF EQUITY HOLDERS

Rajmattie Persaud

100%

Dated: New York, New York
November 28, 2025

By:


Name: Karan Singh
Title: Vice President

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----x

In re:

Chapter 11

Fordham Fulton Realty Corp.,

Case No.

Debtor.

-----x

LIST OF EQUITY HOLDERS

Rajmattie Persaud

100%

Dated: New York, New York
November 28, 2025

By: /s/ Karan Singh
Name: Karan Singh
Title: Vice President

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

Fordham Fulton Realty Corp.,

Case No.

Debtor.

-----X

LOCAL RULE 1007-2 CORPORATE OWNERSHIP STATEMENT

Pursuant to Federal Rule of Civil Procedure 7.1 and Local Rule 1007-2(a)(7),
Fordham Fulton Realty Corp. certifies that it is a private non-governmental party, and has
no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York
November 28, 2025

By: /s/ Karan Singh
Name: Karan Singh
Title: Vice President

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re: Chapter 11

Fordham Fulton Realty Corp., Case No.

Debtor.

-----X

AFFIDAVIT PURSUANT TO LOCAL BANKRUPTCY RULE 1007-4

KARAN SINGH, hereby declares as follows under penalty of perjury:

1. I am the Vice-President and Treasurer of Fordham Fulton Realty Corp., the debtor and debtor-in-possession herein (the “Debtor”). I am personally familiar with the facts and circumstances set forth below. I respectfully submit this Declaration on behalf of the Debtor pursuant to Local Bankruptcy Rule 1007-4 to apprise the Court and creditors of the circumstances that necessitated the commencement of this Chapter 11 case.

Background

2. The Debtor is a New York business corporation which presently owns and operates multi-family residential apartment buildings located at 480-490 East 188th Street, Bronx, New York 10458 (one building) and 530-540 East 169th Street, Bronx, New York 10458 (two contiguous buildings) (together, the “Properties”). The Properties in combination contain 500 individual units without any retail or commercial space. Because the Debtor owns multiple properties, the Debtor does not view itself as a single asset real estate debtor.

3. The Properties were acquired by the Debtor in 2013 at a total cost of \$51,500,000. The purchase was funded, in part, by purchase money mortgage with NY Community Bank for \$37,360,000. On or about January 28, 2016, the Debtor refinanced the mortgage debt with NY Community Bank with a new money mortgage of \$25,795,763.93 and a consolidated mortgage

lien in the sum of \$61,570,000. Thereafter, on or about December 28, 2018, the mortgage was again refinanced through Federal National Mortgage Association (“Fannie Mae”), which was granted a first mortgage lien in the principal sum of \$61,545,000. Thus, the Properties are currently subject to a spreader first mortgage covering all three buildings held by Fannie Mae in the total outstanding amount of \$63 million including principal and interest. In September 2025, the Properties became subject to a foreclosure proceeding filed by Fannie Mae in the federal court, in which Fannie Mae recently sought the appointment of a receiver.

4. After acquisition of the Properties by the Debtor, the rent stabilized laws changed to the detriment of property owners throughout New York City. Market conditions declined considerably in the aftermath of Covid-19, as the Debtor suffered significant rent deficiencies of more than \$11.6 million after many tenants stopped paying rent altogether. As a result of the foregoing, the Properties (all three buildings) have a current aggregate fair market value of approximately \$40,000,000, subject to a true market test through the running of a bankruptcy auction sale.

5. Besides the first mortgage, the Properties are also subject to a judgment obtained by the New York City Department of Housing Preservation and Development (“HPD”) in the sum of \$10,700,000 based upon an overly inflated analysis of outstanding violations which includes interest and penalties that will be challenged in bankruptcy. Like virtually all multi-family buildings in New York City in the wake of the pandemic and a tremendous reduction in the payment of rents, the Properties became subject to hundreds of violations for outstanding tenant repairs. Of these violations, however, 403 are Class A and B, with far fewer Class C violations (156). The root cause of the violations is the tenant’s self-inflicted damage arising out their failure to pay rent to the tune of more than \$11.6 million in arrears that left the Debtor

without the necessary liquidity to make the required repairs. The record will show that the Debtor has expended significant funds to address the violations despite ongoing the arrears. Moreover, although conditions have improved significantly, HPD has not re-inspected the apartments. Accordingly, the Debtor intends to challenge the overstated penalties and interest.

6. Following entry of the judgment, HPD attached the Debtor's operating accounts at Webster Bank, which makes it impossible to operate in the ordinary course. Thus, in consultation with Fannie Mae, the Debtor has elected to seek bankruptcy protection with the main goal of ending the restraints on the Debtor's operating accounts and ultimately pursuing a consensual auction sale process in bankruptcy.

7. The Debtor believes that a robust auction will facilitate obtaining going concern value for the Properties. The Debtor has reached a tentative agreement with Fannie Mae concerning the framework for the auction process, including the anticipated engagement of a third-party manager, Trigild IVL, LLC ("Trigild"), led by Ian Lagowitz, to, among other things, manage the Properties on a day-to-day basis and continue completion of repair work.

8. The Debtor will seek to emerge from Chapter 11 based upon the auction sale of the Properties pursuant to a liquidating plan. To kick-start the sale process, the Debtor intends to retain Northgate Real Estate Group as its exclusive real estate broker to market the Properties for auction. Upon information and belief, Northgate is an acceptable broker to Fannie Mae.

Additional Local Rule 1007-4 Disclosures

9. Pursuant to Local Rule 1007-4(a)(iv) and (v) no committee of creditors was formed prior to bankruptcy and this case is being filed as a voluntary case.

10. Pursuant to Local Rule 1007-4(a)(vi), a list containing the names and addresses of the Debtor's twenty largest unsecured creditors is attached.

11. Pursuant to Local Rule 1007-2(a)(vii), the Properties are subject to an outstanding senior mortgage lien held by Fannie Mae as represented by Akin, Gump, Strauss, Hauer and Feld, LLP.

12. Pursuant to Local Rule 1007-4(a)(viii), the assets and liabilities of the Debtor, which consist primarily of the Properties, are set forth in the attached bankruptcy schedules and statements.

13. Pursuant to Local Rule 1007-4(a)(ix), the sole equity shareholder of the Debtor is Rajmattie Persaud (who is my wife and President of the Debtor).

14. Pursuant to Local Rule 1007-4(a)(x), the Properties are not yet in the actual possession or custody of a receiver, although Fannie Mae has sought such an appointment in the foreclosure action.

15. Pursuant to Local Rule 1007-4(a)(xi), the Properties, together with the attached operating funds, constitute the Debtor's primary assets. The Properties contain a total of 500 apartments (321 units at the two contiguous buildings at 530-540 East 169th Street and 179 units at the other building at 480-490 East 188th Street). The vast majority of which are occupied, with a total monthly rent roll of approximately \$806,000 per month (including parking), although approximately \$600,000 per month is collectible. A copy of the current rent roll is attached hereto as Exhibit "A".

16. Pursuant to Local Rule 1007-4(a)(xii), all of the Debtor's corporate books and records are located at the Debtor's offices in New York City.

17. Pursuant to Local Rule 1007-4(a)(xiii), to the best of my knowledge and belief, the current legal proceedings against or involving the Debtor are set forth as follows:

<u>Case Title</u>	<u>Court/Case No.</u>	<u>Description</u>	<u>Status</u>
Federal National Mortgage Association v. Fordham Fulton Realty Corp., et al.	U.S. District Court, SDNY 25-cv-07877	Mortgage Foreclosure	Pending
Dept. of Housing Preservation and Development of the City of New York v. Karan Singh, et al.	Civil Court of the City of New York, Bronx County LT-316487-24/BX	Enforcement of Violations	Judgment Entered
Dept. of Housing Preservation and Development of the City of New York v. Karan Singh, et al.	Civil Court of the City of New York, Bronx County LT-329587-25/BX	Enforcement of Violations	Pending
Dept. of Housing Preservation and Development of the City of New York v. Karan Singh, et al.	Civil Court of the City of New York, Bronx County LT-329973-25/BX	Enforcement of Violations	Pending
530-540 East 169 th St. Tenants Association v. Fordham Fulton Realty Corp.	Civil Court of the City of New York, Bronx County LT-315143-24/BX	Tenant Action	Pending
Delmus Bullard v. Fordham Fulton Realty Corp.	Supreme Court of the State of New York, Bronx County 814120/2023E	Personal Injury	Pending
Johnny Hall v. Fordham Fulton Realty Corp.	Supreme Court of the State of New York, Bronx County 803602/2024E	Personal Injury	Pending
Natalie Chapman v. Fordham Fulton Realty and Karan Singh	Supreme Court of the State of New York, Bronx County 802692/2025E	Personal Injury	Pending
Cassandra Buchanan v. Fordham Fulton Realty Corp.	Supreme Court of the State of New York, Bronx County 801899/2024E	Personal Injury	Pending

18. Pursuant to Local Rule 1007-4(a)(xiv and xvi), I am the Debtor's primary operating officer. My wife and I do not intend to receive compensation during the Chapter 11 case.

19. Pursuant to Local Rule 1007-4(a)(xv), the Debtor currently has approximately ten (10) full-time employees and ten (10) part-time employees. The Debtor estimates that its total payroll for all employees is approximately \$35,500 per month.

20. Pursuant to Local Rule 1007-4(a)(xvii), the Debtor anticipates that it will generate collectible rents of approximately \$600,000 per month, consistent with the six month budget

attached hereto as Exhibit "B". The Debtor intends to obtain Fannie Mae's consent for the use of cash collateral based upon this budget, which provides adequate protection payments of approximately \$259,000 per month.

Dated: November 28, 2025

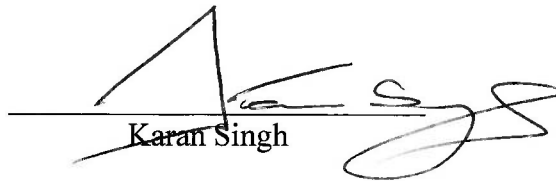

Karan Singh

EXHIBIT A

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
1A	4	Super Apt	EMPLOYEE STABILIZED	1,004.54					1,004.54	01/01/80	08/01/25 07/31/26	1,004.54
2A	3	Vargas De Ortega, Modesta J	STABILIZED	1,769.52					1,769.52	09/29/22	10/01/25 09/30/27	1,693.32
2B	3	Davis, Jene L	STABILIZED	1,002.24					1,002.24	01/01/80	11/01/25 10/31/26	913.91
2C	4	Jennette, Dolores	STABILIZED NYCHA8	1,365.48					1,365.48	01/01/80	12/01/24 11/30/25	1,083.37
2D	5	Richardson, Sunseara	STABILIZED	2,500.00					2,500.00	02/28/17	12/01/24 11/30/25	2,025.00
2E	2	Medina, Luisa D.	STABILIZED	1,541.25					1,541.25	04/30/24	05/01/25 04/30/26	1,500.00
2F	3	De Jesus Aybar Brisita, Juan	STABILIZED	1,481.90					1,481.90	03/01/16	03/01/25 02/28/26	1,481.90
2G	3	Price, Margaret	STABILIZED	1,178.71					1,178.71	01/01/80	09/01/25 08/31/26	1,147.16
2H	3	SUS-MENTAL HEALTH PROGRAM INC	STABILIZED	1,307.61					1,307.61	03/15/13	03/15/25 03/14/26	1,130.25
2J	4	Grant, Vincent	STABILIZED FORDHAM DIS	1,500.35					1,500.35	01/01/80	09/01/25 08/31/26	1,417.66
2K	4	Wright, Meghan E.	STABILIZED	2,157.75					2,157.75	05/01/22	05/01/25 04/30/26	2,000.00
2L	3	Ruiz, Katherine	STABILIZED FORDHAM DIS NO SIGNED LE	1,027.09					1,027.09	01/01/80	04/01/25 03/31/26	970.49
2M	3	Tyler, Jimmie	STABILIZED	1,027.48					1,027.48	01/01/80	05/01/24 04/30/26	1,027.48
3A	3	Vasquez, Catalina	STABILIZED	1,519.84					1,519.84	09/01/16	09/01/25 08/31/27	1,436.08
3B	3	Lopez Castillo, Cornelio	STABILIZED	1,591.89					1,591.89	11/01/16	11/01/25 10/31/26	1,411.64
3C	4	Baez, Katherine L.	STABILIZED	2,329.13					2,329.13	04/29/21	05/01/25 04/30/26	2,266.79

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
3D	5	Acevedo, Berkis Feliz	STABILIZED NYCHA8	2,385.84					2,385.84	09/01/10	08/01/25 07/31/26	1,772.00
3E	2	Ferreras, Jenny	STABILIZED	1,663.67					1,663.67	07/07/21	07/01/25 06/30/26	1,500.00
3F	3	Corri, John K	STABILIZED	1,305.63					1,305.63	11/01/12	11/01/25 10/31/26	1,305.63
3G	3	Rosario, Rafael	STABILIZED	1,359.91					1,359.91	03/01/12	03/01/25 02/28/26	1,226.12
3H	3	Cosme, Jason	STABILIZED	1,495.99					1,495.99	11/01/13	11/01/25 10/31/26	1,418.08
3J	4	Medina Pena, Beronica	STABILIZED	1,701.31					1,701.31	04/15/13	04/01/25 03/31/26	1,701.31
3K	4	Gabin Hernandez, Jose Del Carmen	STABILIZED	2,063.73					2,063.73	04/29/23	05/01/25 04/30/26	2,063.73
3L	3	Moncion, Nery	STABILIZED	1,744.12					1,744.12	11/01/22	11/01/25 10/31/26	1,600.00
3M	3	Perciballi, Temperance	STABILIZED FORDHAM STU	1,350.10					1,350.10	01/01/80	09/01/25 08/31/26	965.77
4A	3	Brailsford, Jamila	STABILIZED	1,126.18					1,126.18	01/01/80	01/01/24 12/31/25	1,110.84
4B	3	Encarnacion, Antony	STABILIZED	1,721.06					1,721.06	02/27/24	03/01/25 02/28/26	1,721.06
4C	4	Tejeda, Rafael Julio	STABILIZED	2,000.00					2,000.00	06/01/25	06/01/25 05/31/26	2,000.00
4D	5	Nelson, Zebadiah U.	STABILIZED SCRIE	2,589.23					2,589.23	04/01/19	04/01/25 03/31/26	2,589.23
4E	2	UNIQUE PEOPLE SERVICE INC	STABILIZED	1,639.96					1,639.96	06/01/13	06/01/24 05/31/26	1,100.00
4F	3	Harris, Lavon	STABILIZED NYCHA8	1,383.57					1,383.57	01/01/80	03/01/24 02/28/26	1,256.26
4G	3	Bautista, Leydi D	STABILIZED FORDHAM DIS	1,303.61					1,303.61	04/01/12	04/01/24 03/31/26	1,229.38

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
4H	3	Holliday, Robert	STABILIZED	1,225.52					1,225.52	01/01/80	09/01/25 08/31/26	1,157.98
4J	4	Philip, Gina	STABILIZED	1,664.83					1,664.83	01/01/80	05/01/25 04/30/26	1,501.04
4K	4	Nunez, Hugo	STABILIZED	1,687.07					1,687.07	01/01/80	09/01/25 08/31/26	1,498.62
4L	3	Yearwood, Mark Anthony	STABILIZED	1,495.99					1,495.99	10/01/13	10/01/25 09/30/26	1,452.42
4M	3	The Jewish Board	STABILIZED	1,313.71					1,313.71	10/01/13	10/01/25 09/30/26	1,313.71
5A	3	Zorrilla, Alberto	STABILIZED	1,519.75					1,519.75	12/20/17	01/01/25 12/31/25	1,390.80
5B	3	White, Mary	STABILIZED SECTION 8	1,020.13					1,020.13	01/01/80	04/01/24 03/31/26	1,020.13
5C	4	Wiley, Michelle	STABILIZED	1,841.69					1,841.69	01/01/16	01/01/25 12/31/25	1,740.19
5D	5	Lowery, Robin	STABILIZED FORDHAM DIS	2,053.93					2,053.93	01/01/80	02/01/25 01/31/26	1,824.50
5E	2	Villamil, Lisve	STABILIZED	1,541.25					1,541.25	01/25/24	02/01/25 01/31/26	1,541.25
5F	3	Deleon, Lucia	STABILIZED NYCHA8	1,220.73					1,220.73	01/01/80	03/01/25 02/28/26	643.11
5G	3	Nelson, Gloria	STABILIZED NO SIGNED LE	1,474.70					1,474.70	01/01/80	02/01/25 01/31/26	
5H	3	Santana, Luis Angel	STABILIZED	1,749.63					1,749.63	02/28/23	03/01/24 02/28/26	1,749.63
5J	4	Davis, Santa M	STABILIZED	1,859.20					1,859.20	02/01/14	02/01/24 01/31/26	1,698.14
5K	4	Cosme, Nurys A	STABILIZED	1,830.53					1,830.53	06/01/17	06/01/25 05/31/27	1,830.53
5L	3	Montan, Jose	STABILIZED DRIE	1,190.22					1,190.22	01/01/80	03/01/25 02/28/27	1,187.22

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
5M	3	Rosario, Natividad	STABILIZED HPD8	1,518.80					1,518.80	12/01/15	12/01/24 11/30/25	1,389.93
6A	3	Singleton, Yolanda G.	STABILIZED	1,288.57					1,288.57	11/01/12	11/01/25 10/31/26	1,050.00
6B	3	Smith, Moett Antoinette	STABILIZED	1,802.31					1,802.31	07/01/20	07/01/25 06/30/26	1,625.00
6C	4	Rivera, Tiffany	STABILIZED NYCHA8	2,000.68					2,000.68	12/01/18	12/01/24 11/30/25	1,854.41
6D	5	Tuck Acevedo, Deseri	STABILIZED DRIE	1,897.50					1,897.50	01/01/80	01/01/25 12/31/26	1,852.43
6E	2	De La Rosa, Roberto	STABILIZED	1,052.46					1,052.46	01/01/80	06/01/24 05/31/26	1,052.46
6F	3	Castillo Jimenez, Yeilin	STABILIZED	1,721.06					1,721.06	12/30/23	01/01/25 12/31/25	1,675.00
6G	3	Montgomery, William	STABILIZED	1,214.28					1,214.28	01/01/80	02/01/25 01/31/26	276.11
6H	3	Scott, Gail M	STABILIZED	1,165.83					1,165.83	01/01/80	01/01/25 12/31/25	1,048.48
6J	4	Deleon, Nelson	STABILIZED FORDHAM DIS	1,791.19					1,791.19	01/01/80	07/01/25 06/30/26	1,473.97
6K	4	Hubbard, Otis	STABILIZED DHCR8 FORDHAM DIS	1,607.97					1,607.97	01/01/80	04/01/24 03/31/26	1,327.18
6L	3	Caceres Guerra, Orlin	STABILIZED	1,762.94					1,762.94	02/24/24	03/01/25 02/28/27	1,762.94
6M	3	Drame, El Hadji Hakim	STABILIZED	1,648.00					1,648.00	10/23/24	11/01/25 10/31/26	1,600.00
7A	3	Williams, Dana C.	STABILIZED	1,700.00					1,700.00	07/31/25	08/01/25 07/31/26	1,700.00
7B	3	Wright, William P	STABILIZED DRIE	1,256.77					1,256.77	11/01/12	10/01/24 09/30/26	1,194.08
7C	4	Rios-Marquez, Jose Luis	STABILIZED	2,082.64					2,082.64	01/01/19	01/01/25 12/31/25	2,082.64

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
7D	5	Gillyard, Robert	STABILIZED	1,962.87					1,962.87	01/01/80	09/01/25 08/31/26	1,962.87
7E	2	URBAN PATHWAYS	STABILIZED	1,143.21					1,143.21	01/01/13	10/01/25 09/30/26	1,000.72
7F	3	Marrero Diaz, Mabel D.	STABILIZED	1,514.00					1,514.00	03/01/18	03/01/25 02/28/26	1,473.48
7G	3	Carter, Shadia R.	STABILIZED	1,263.73					1,263.73	11/01/12	10/01/25 09/30/27	2,100.00
7H	3	Price, Shakira	STABILIZED	1,514.00					1,514.00	05/22/18	06/01/25 05/31/26	1,325.00
7J	4	Boyd, Evelyn	STABILIZED FORDHAM WA NO SIGNED LE	1,697.13					1,697.13	01/01/80	02/01/25 01/31/26	1,656.02
7K	4	Haynes, Latasha	STABILIZED	1,927.66					1,927.66	01/01/10	01/01/25 12/31/25	2,178.89
7L	3	Rodriguez, Carlos	STABILIZED	1,390.84					1,390.84	10/01/10	10/01/25 09/30/26	1,390.84
7M	3	Cintron, Lourdes	STABILIZED DRIE	1,202.51					1,202.51	01/01/80	04/01/25 03/31/27	1,077.35
8A	3	Campbell, Maureen	STABILIZED	1,208.12					1,208.12	01/01/80	03/01/25 02/28/26	1,208.12
8B	3	McDonald, Susan	STABILIZED FORDHAM WA NO SIGNED LE	1,096.69					1,096.69	01/01/80	04/01/25 03/31/26	520.00
8C	4	Johnson, Lashawn	STABILIZED NEW-STYLE SE FORDHAM WA NO SIGNED LE	1,596.41					1,596.41	01/01/80	04/01/25 03/31/26	706.00
8D	5	Ferris, Gwendolyn	STABILIZED FORDHAM STI	2,051.66					2,051.66	01/01/80	10/01/25 09/30/26	1,938.59
8E	2	Sanchez De Leon, Genilaida	STABILIZED	1,594.55					1,594.55	10/01/19	10/01/25 09/30/26	1,400.00
8F	3	Mickens, Alphonso	STABILIZED	1,542.55					1,542.55	03/01/18	03/01/25 02/28/26	1,234.55

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
8G	3	Mejia, Adalgisa	STABILIZED	1,557.76					1,557.76	05/28/18	06/01/25 05/31/26	1,425.58
8H	3	Rivera, Jonah	STABILIZED NO SIGNED LE	1,772.69					1,772.69	09/30/23	10/01/25 09/30/26	1,675.00
8J	4	Anderson, Kai	STABILIZED FORDHAM DIS	1,667.96					1,667.96	01/01/80	09/01/25 08/31/26	1,523.17
8K	4	Armstrong, Arthur	STABILIZED SCRIE	1,649.85					1,649.85	01/01/80	04/01/25 03/31/27	1,649.85
8L	3	Shuler, Shawn D.	STABILIZED	1,856.38					1,856.38	10/01/20	10/01/25 09/30/26	1,723.84
8M	3	Tejeda Perez, Maribel	STABILIZED	1,772.69					1,772.69	10/29/23	11/01/25 10/31/27	1,721.06
9A	3	Cottman, Yvonne	STABILIZED	1,213.06					1,213.06	01/01/80	11/01/25 10/31/27	1,160.82
9B	3	Bailey House Inc.	STABILIZED NO SIGNED LE	1,901.02					1,901.02	12/29/20	01/01/25 12/31/25	1,714.00
9C		Alvarez Fermin, Estephania	STABILIZED	1,851.05					1,851.05	04/01/14	04/01/25 03/31/26	1,620.00
9D	5	Long, Ahshaki	STABILIZED	2,118.99					2,118.99	01/01/80	01/01/25 12/31/26	2,068.66
9E	2	Roberts, Martin	STABILIZED	1,433.42					1,433.42	11/01/13	11/01/25 10/31/26	1,433.42
9F	3	Kwapong, Kwame Adum	STABILIZED SCRIE	1,255.14					1,255.14	01/01/80	04/01/24 03/31/26	1,074.98
9G	3	Epps, Ralla J.	STABILIZED	1,561.83					1,561.83	06/01/17	06/01/25 05/31/26	
9H	3	Hawkins, Sharon	STABILIZED FORDHAM WA	1,246.18					1,246.18	01/01/80	04/01/24 03/31/26	1,175.22
9J	4	Duran De Pena, Bellaniry A.	STABILIZED	2,082.64					2,082.64	06/01/19	06/01/25 05/31/26	1,363.75
9K	4	Ruiz, Justina	STABILIZED FORDHAM WA	1,706.20					1,706.20	01/01/80	10/01/25 09/30/26	1,147.84

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
9L	3	Lluberes, Kenia	STABILIZED	1,699.50					1,699.50	11/01/24	11/01/25 10/31/26	
9M	3	Derieux, Ivonne	STABILIZED	1,301.50					1,301.50	12/01/11	12/01/24 11/30/25	1,229.78
10A	3	Ojara, Oswald	STABILIZED	1,263.15					1,263.15	05/01/12	05/01/25 04/30/26	1,138.88
10B	.	Mendez, Starlin	STABILIZED	1,769.61					1,769.61	08/19/19	09/01/25 08/31/26	1,640.24
10C	4	Garcia, Katheline	STABILIZED	1,701.31					1,701.31	12/01/11	12/01/24 11/30/25	1,533.94
10D	5	Diaz, Ada	STABILIZED FORDHAM DIS	1,904.14					1,904.14	01/01/80	05/01/25 04/30/26	1,853.18
10E	2	Garcia, Anneris	STABILIZED	1,484.74					1,484.74	06/01/19	06/01/25 05/31/27	1,484.74
10F	3	Thurman, Edwin	STABILIZED DRIE	1,455.60					1,455.60	01/01/80	05/01/25 04/30/27	1,070.19
10G	3	Riojas, Leagle D	STABILIZED	1,510.54					1,510.54	09/15/13	09/15/25 09/14/26	1,427.29
10H	3	Jones, Kareem	STABILIZED	1,799.15					1,799.15	11/30/22	12/01/24 11/30/25	1,799.15
10J	4	Rosario, Juana	STABILIZED FORDHAM DIS	1,697.28					1,697.28	04/01/12	04/01/25 03/31/26	1,603.74
10K	4	Afanador, Areliz	STABILIZED	2,157.75					2,157.75	03/22/22	04/01/25 03/31/26	2,100.00
10L	3	Bautista-Vasquez, Betty D.	STABILIZED	1,503.98					1,503.98	04/01/16	04/01/25 03/31/26	1,350.00
10M	3	Grant, Harold	STABILIZED	1,486.13					1,486.13	01/01/80	03/01/25 02/28/26	1,446.36
11A	3	Albert, Dinah	STABILIZED FORDHAM DIS NO SIGNED LE	1,478.24					1,478.24	01/01/80	01/01/25 12/31/25	1,070.00
11B	3	Concepcion, Michelle	STABILIZED	1,600.00					1,600.00	06/30/25	07/01/25 06/30/26	

Rent Roll

November 2025

Printed 11/28/2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
11C	4	McCorkle, Merline	STABILIZED SCRIE	1,629.21					1,629.21	01/01/80	01/01/25 12/31/26	1,629.21
11D	5	Nowoh, Toure	STABILIZED FORDHAM DIS	2,006.54					2,006.54	01/01/80	03/01/24 02/28/26	1,949.05
11E	2	Diosa, Jessika	STABILIZED	1,310.79					1,310.79	10/01/16	10/01/25 09/30/26	1,202.48
11F	3	Maldonado, Evita	STABILIZED HPD8	1,516.36					1,516.36	01/01/80	01/01/25 12/31/25	1,367.19
11G	3	Saddler, Muriel	STABILIZED	1,302.72					1,302.72	01/01/80	01/01/25 12/31/25	1,302.72
11H	3	Davis, Michael	STABILIZED	1,261.65					1,261.65	01/01/80	03/01/25 02/28/27	1,231.68
11J	4	Smith, Adiam Habtay	STABILIZED	1,536.44					1,536.44	05/01/11	04/01/25 03/31/26	1,443.20
11K	4	Lewis, Rosaline	STABILIZED SECTION 8 FORDHAM WA	1,703.90					1,703.90	01/01/80	06/01/25 05/31/26	1,245.78
11L	3	Gerald, Edmond C	STABILIZED SCRIE NO SIGNED LE	1,174.73					1,174.73	01/01/80	04/01/25 03/31/26	1,143.29
11M	3	Garcia, Caroleen	STABILIZED	1,492.74					1,492.74	07/01/15	07/01/25 06/30/26	1,345.89
12A	3	Hall, Donald	STABILIZED	1,209.22					1,209.22	01/01/80	11/01/25 10/31/26	1,174.00
12B	3	Issa, Samirah K	STABILIZED	1,746.75					1,746.75	02/01/24	02/01/25 01/31/26	
12C	4	Ramos, Ariana Iris	STABILIZED	2,000.00					2,000.00	06/29/25	07/01/25 06/30/26	2,000.00
12D	5	Cox, Jesse	STABILIZED	1,946.17					1,946.17	01/01/80	04/01/25 03/31/26	1,946.17
12E	2	Kola, Mark	STABILIZED	1,630.33					1,630.33	04/01/21	04/01/24 03/31/26	1,537.50
12F	3	Jenkins, Bernard	STABILIZED NO SIGNED LE	1,506.91					1,506.91	01/15/15	01/15/24 01/14/26	1,356.03

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
12G	3	Everett, Shawn	STABILIZED NYCHA8	1,423.09					1,423.09	01/01/80	04/01/25 03/31/26	1,303.44
12H	3	Tetteh, Joseph	STABILIZED FORDHAM DIS	1,272.21					1,272.21	01/01/80	02/23/24 02/22/26	1,199.77
12J	4	Hall, Johnny	STABILIZED SECTION 8 FORDHAM DIS	1,776.50					1,776.50	01/01/80	09/01/25 08/31/27	1,499.07
12K	4	Jackson, Vernese	STABILIZED FORDHAM DIS	1,695.54					1,695.54	01/01/80	04/01/25 03/31/26	1,602.10
12L	3	Arias Roca, Petronilla Soledad	STABILIZED	1,749.63					1,749.63	02/26/23	03/01/24 02/28/26	1,749.63
12M	3	Jimenez, Carmen	STABILIZED	1,571.78					1,571.78	01/01/17	01/01/25 12/31/26	1,571.78
14A	3	Watts Smith, Sheryl	STABILIZED	1,335.91					1,335.91	01/01/80	01/01/25 12/31/26	1,304.17
14B	3	Santiago, Nayla	STABILIZED	1,861.60					1,861.60	08/29/21	09/01/25 08/31/26	1,700.00
14C	4	Rose, Gordon	STABILIZED	1,774.90					1,774.90	01/01/80	01/01/24 12/31/25	1,774.90
14D	5	Cedeno, Francisco	STABILIZED	2,346.90					2,346.90	04/01/18	04/01/25 03/31/26	2,217.56
14E	2	Smith, Brian	STABILIZED	1,133.39					1,133.39	01/01/80	11/01/25 10/31/26	1,019.93
14F	3	Kinard Kinard, Freddy	STABILIZED	1,799.15					1,799.15	01/26/23	02/01/25 01/31/26	1,700.00
14G	3	Milledge, Tasha Y.	STABILIZED	1,746.75					1,746.75	02/24/24	03/01/25 02/28/26	1,700.00
14H	3	Ramirez, Karen	STABILIZED NYCHA8	1,525.53					1,525.53	03/01/14	03/01/25 02/28/26	1,300.00
14J	4	Steverson, Troy	STABILIZED FORDHAM WA	1,550.30					1,550.30	01/01/80	05/01/25 04/30/26	1,508.81
14K	4	Marquis III, Rudolph	STABILIZED	1,571.39					1,571.39	01/01/80	01/01/25 12/31/25	1,416.80

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
14L	3	Garner, Lashawn	STABILIZED	1,568.28					1,568.28	04/01/19	04/01/25 03/31/26	1,400.00
14M	3	Castro, Ruben	STABILIZED	1,561.83					1,561.83	02/28/17	03/01/25 02/28/26	1,475.76
15A	3	Santos Segundo, Jose Manuel	STABILIZED	1,721.06					1,721.06	08/27/24	09/01/25 08/31/26	1,675.00
15B	3	Mills, Beverly	STABILIZED	1,262.45					1,262.45	01/01/80	09/01/25 08/31/26	1,228.66
15C	4	Springer, Sabrina P.	STABILIZED FORDHAM DIS	1,591.22					1,591.22	01/01/80	01/01/25 12/31/25	671.00
15D	5	Gilbert, Cynthia	STABILIZED	2,004.81					2,004.81	01/01/80	09/01/25 08/31/26	1,894.32
15E	2	Araujo Javier, Eilen Susi	STABILIZED	1,525.00					1,525.00	08/29/25	09/01/25 08/31/26	
15F	3	Ferguson, Marvin	STABILIZED	1,773.05					1,773.05	04/01/19	04/01/25 03/31/26	1,675.34
15G	3	Marsh, Raynard	STABILIZED SCRIE	1,316.25					1,316.25	01/01/80	10/01/25 09/30/26	1,284.98
15H	3	Mensah, Isabella	STABILIZED	1,256.94					1,256.94	01/01/80	04/01/25 03/31/26	1,256.94
15J	4	Jackson, Melanie	STABILIZED	1,837.22					1,837.22	06/01/15	06/01/25 05/31/26	3,200.00
15K	4	Castellanos, Ovidio	STABILIZED	1,831.78					1,831.78	01/01/18	01/01/24 12/31/25	1,831.78
15L	3	Almonte, Marisol	STABILIZED	1,700.00					1,700.00	08/28/19	08/01/25 07/31/26	1,500.00
15M	3	Acosta, Sharleny	STABILIZED	1,503.98					1,503.98	09/01/16	09/01/25 08/31/26	1,300.00
16A	3	Evangelista, Alejandro	STABILIZED	1,292.26					1,292.26	01/01/80	01/01/25 12/31/25	1,292.26
16B	3	Jones, Passion	STABILIZED	1,561.83					1,561.83	05/01/17	05/01/25 04/30/26	1,350.00

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: F480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
16C	4	Mendoza, Lervi	STABILIZED	2,107.32					2,107.32	06/01/21	06/01/25 05/31/26	1,900.00
16D	5	Washington, Jenkin	STABILIZED SCRIE	2,000.14					2,000.14	01/01/80	03/01/25 02/28/27	2,000.14
16F	3	Sutton, Laverne	STABILIZED	1,349.66					1,349.66	01/01/80	09/01/25 08/31/27	1,282.34
16E	2	Unique People Services Inc.	STABILIZED NO SIGNED LE	1,332.33					1,332.33	06/01/13	06/01/24 05/31/26	1,332.33
16G	3	Deleon, Jose	STABILIZED FORDHAM DIS DRIE	1,320.35					1,320.35	01/01/80	04/01/25 03/31/27	1,352.47
16H	3	Gamble, Linda	STABILIZED	1,228.55					1,228.55	01/01/80	03/01/24 02/28/26	1,228.55
16J	4	Santana Guerra, Carmen D.	STABILIZED	2,218.23					2,218.23	06/22/24	07/01/25 06/30/26	412.00
16K	4	Valdez, Facelis	STABILIZED	2,234.66					2,234.66	10/01/22	10/01/25 09/30/26	2,050.00
16L	3	Pascal, Daniel	STABILIZED FORDHAM DIS	1,122.02					1,122.02	01/01/80	12/01/24 11/30/25	996.69
16M	3	Sylve, Karen	STABILIZED	1,705.53					1,705.53	12/01/18	12/01/24 11/30/25	1,515.00

Rent Roll

November 2025

Fordham Fulton Realty Corp.		
Building:	F480	
Units:	169	169 Occupied
Rooms:	0	0 Vacant
Security:	239,527.72	
Base Rent	269,539.76	
Parking	0.00	
	0.00	
Other Charges	0.00	
Total Charges	269,539.76	

Building Totals		
Charge Code	Charge Description	Total Billed
0	APT RENT	269,539.76
	Building Totals	269,539.76

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
2A	4	Camara, Mekon Mamady	STABILIZED NO SIGNED LE	1,844.14					1,844.14	11/11/20	12/01/24 11/30/25	1,742.50
2B	4	Gonzalez, Minerva	STABILIZED NYCHA8	1,413.77					1,413.77	01/01/80	07/01/24 06/30/26	570.49
2C	4	Fana Lora, Ana Maria	STABILIZED	2,210.25					2,210.25	01/01/24	01/01/25 12/31/26	2,100.00
2D	3	Godbold, Charles	STABILIZED	1,297.26					1,297.26	09/01/12	09/01/25 08/31/27	1,232.55
2E	2	Minton, Ebony	STABILIZED	1,751.75					1,751.75	03/16/22	03/15/24 03/14/26	1,600.00
2F	3	Sene, Birane	STABILIZED NO SIGNED LE	1,746.75					1,746.75	07/01/24	07/01/25 06/30/26	1,746.75
2G	3	Medina Acosta, Marisela	STABILIZED	1,746.75					1,746.75	03/30/24	04/01/25 03/31/26	
2H	5	Jackson, Calvin	STABILIZED NO SIGNED LE	1,860.37					1,860.37	07/01/14	07/01/25 06/30/26	1,810.58

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
2J	2	Postgraduate Ctr for Mental Health	STABILIZED NO SIGNED LE	1,640.41					1,640.41	11/01/23	11/01/25 10/31/27	1,664.30
2K	3	Johnson, Lorenzo	STABILIZED	1,315.85					1,315.85	01/01/16	07/01/25 06/30/27	1,315.85
3A	4	Williams, Michael	STABILIZED NO SIGNED LE	1,630.20					1,630.20	01/01/80	04/01/25 03/31/26	1,455.27
3B	4	Salas, Ana	STABILIZED	1,810.46					1,810.46	04/01/16	04/01/25 03/31/26	1,810.46
3C	4	Fofana, Tata	STABILIZED NYCHA8 NO SIGNED LE	1,864.78					1,864.78	08/08/16	08/01/25 07/31/26	1,600.00
3D	3	Rivas Rivera, Maria	STABILIZED NO SIGNED LE	1,693.32					1,693.32	01/01/23	01/01/25 12/31/25	1,600.00
3E	2	Anderson, Angela Y.	STABILIZED	1,402.97					1,402.97	06/26/19	07/01/24 06/30/26	1,359.47
3F	3	Benjamin, Sharrod	STABILIZED NO SIGNED LE	1,250.00					1,250.00	04/29/25	05/01/25 04/30/26	
3G	3	Martin, Rachelle	STABILIZED NO SIGNED LE	1,644.00					1,644.00	10/31/23	12/01/24 11/30/25	1,644.00
3H	5	Brown, Katrina	STABILIZED NO SIGNED LE	2,120.76					2,120.76	01/01/23	01/01/24 12/31/25	2,120.76
3J	2	Butler, James	STABILIZED	1,469.83					1,469.83	06/01/16	06/01/24 05/31/26	1,469.83
3K	3	Pizarro, Starlin	STABILIZED NO SIGNED LE	1,746.75					1,746.75	01/01/24	01/01/25 12/31/25	1,700.00
4A	4	Ortiz, Ashley	STABILIZED	2,024.13					2,024.13	09/01/20	09/01/25 08/31/26	1,852.38
4B	4	Smith, Eliot R.	STABILIZED NO SIGNED LE	1,500.23					1,500.23	01/01/80	04/01/25 03/31/26	1,500.23
4C	4	Soumahoro, Oumar	STABILIZED	1,900.88					1,900.88	03/01/24	03/01/25 02/28/26	1,900.88
4D	3	Dione, Alla	STABILIZED	1,789.25					1,789.25	02/01/24	02/01/25 01/31/27	1,789.25

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
4E	2	Williams, Jerry	STABILIZED NO SIGNED LE	1,032.29					1,032.29	11/01/12	10/01/25 09/30/26	1,002.22
4F	3	Hernandez Martinez, Renzo A.	STABILIZED NO SIGNED LE	1,532.91					1,532.91	07/05/17	07/01/25 06/30/26	1,532.91
4G	3	Polanco, Aribelis	STABILIZED NO SIGNED LE	1,774.57					1,774.57	07/28/21	08/01/25 07/31/26	1,600.00
4H	5	Sledge, Freddie	STABILIZED	1,617.00					1,617.00	01/01/80	04/01/24 03/31/26	1,617.00
4J	2	David, Yolanda Christina	STABILIZED NO SIGNED LE	1,465.78					1,465.78	01/01/23	01/01/25 12/31/25	1,465.78
4K	3	Stanley Leiva, Alba	STABILIZED	1,516.94					1,516.94	02/28/18	03/01/24 02/28/26	1,469.90
5A	4	Cisse, Nahkoulako	STABILIZED NO SIGNED LE	1,818.60					1,818.60	12/01/16	12/01/24 11/30/25	1,818.60
5B	4	Paez Perez, Amparo DeJesus	STABILIZED	1,900.00					1,900.00	10/01/25	10/01/25 09/30/26	1,900.00
5C	4	Kouyate, Fanta	STABILIZED NO SIGNED LE	1,851.05					1,851.05	01/15/17	01/15/25 01/14/26	1,801.51
5D	3	Unique People Services Inc.	STABILIZED	1,262.48					1,262.48	06/01/13	06/01/24 05/31/26	1,262.48
5E	2	Jones, Gloria	STABILIZED NYCHA8	848.26					848.26	01/01/80	09/01/25 08/31/27	805.95
5F	3	Ramirez, Jeysson L.	STABILIZED NO SIGNED LE	1,746.24					1,746.24	08/01/23	08/01/25 07/31/26	1,699.50
5G	3	Delgado, Luis A.	STABILIZED NO SIGNED LE	1,147.11					1,147.11	01/01/80	09/01/25 08/31/26	1,034.26
5H	5	Gibbs, Barbara	STABILIZED NEW-STYLE S NO SIGNED LE	1,568.72					1,568.72	01/01/80	01/01/24 12/31/25	1,196.03
5J	2	VACANT		1,500.00					1,500.00			
5K	3	Jones, Jaqueena	STABILIZED NO SIGNED LE	1,481.66					1,481.66	10/24/23	11/01/25 10/31/26	1,400.00

Rent Roll

November 2025

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
6A	4	Alicea, Dorian C	STABILIZED	2,328.26					2,328.26	07/31/22	08/01/25 07/31/26	1,341.56
6B	4	Terrell, Charlene	STABILIZED FORDHAM DIS	1,352.61					1,352.61	01/01/80	04/01/24 03/31/26	1,352.61
6C	4	Hodge, Marie	STABILIZED	1,370.33					1,370.33	01/01/80	05/01/24 04/30/26	1,370.33
6D	3	Rickenacker, Donnell	STABILIZED	1,128.87					1,128.87	01/01/80	01/01/25 12/31/26	1,128.87
6E	2	Berrios, Gisselle C.	STABILIZED NO SIGNED LE	1,471.60					1,471.60	10/26/22	11/01/25 10/31/26	1,428.74
6F	3	Hall, Floyd	STABILIZED NO SIGNED LE	1,803.00					1,803.00	05/01/22	05/01/25 04/30/26	
6G	3	Salas, Juana M.	STABILIZED	1,600.00					1,600.00	09/30/25	10/01/25 09/30/26	
6H	5	Woodard, Vera	STABILIZED NO SIGNED LE	1,524.91					1,524.91	01/01/80	01/01/25 12/31/25	1,524.91
6J	2	Brown, Lafon L.	STABILIZED	1,381.04					1,381.04	10/01/18	10/01/24 09/30/26	1,231.20
6K	3	Alvarez, Genesis	STABILIZED NO SIGNED LE	1,693.32					1,693.32	03/01/23	03/01/25 02/28/26	1,648.00
7A	4	James, Patricia	STABILIZED	1,424.08					1,424.08	01/01/80	01/01/24 12/31/25	1,424.08
7B	4	Kabba, Naima	STABILIZED	2,116.65					2,116.65	03/24/23	04/01/25 03/31/26	2,000.00
7C	4	Aquino, Adaisa	STABILIZED	1,556.77					1,556.77	01/01/80	10/01/24 09/30/26	1,519.80
7D	3	Smith, Albert	STABILIZED	1,686.01					1,686.01	08/01/23	08/01/24 07/31/26	1,633.73
7E	2	Wade, Aliou	STABILIZED NO SIGNED LE	1,693.32					1,693.32	09/20/23	11/01/25 10/31/26	1,600.00
7F	3	Wilson, Johnny E.	STABILIZED NO SIGNED LE	1,780.14					1,780.14	09/15/22	09/15/25 09/14/26	1,650.00

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
7G	3	Guzman, Victoria	STABILIZED NYCHA8 FORDHAM DIS	1,115.98					1,115.98	01/01/80	04/01/24 03/31/26	
7H	5	Thomas, Loretta	STABILIZED	1,589.92					1,589.92	01/01/80	04/01/24 03/31/26	1,540.62
7J	2	Wilson III, John	STABILIZED	1,383.66					1,383.66	09/15/15	09/01/25 08/31/26	1,494.05
7K	3	Hernandez Hiraldo, Carolina	STABILIZED	1,591.78					1,591.78	12/01/22	12/01/24 11/30/25	
8A	4	Jones, Estelle	STABILIZED SCRIE	1,542.53					1,542.53	01/01/80	09/01/25 08/31/27	1,542.53
8B	4	Dickerson, Marie	STABILIZED NYCHA8	1,824.65					1,824.65	02/01/10	02/01/24 01/31/26	1,126.00
8C	4	Niass, Aminoul	STABILIZED NO SIGNED LE	2,157.75					2,157.75	12/01/23	12/01/24 11/30/25	2,157.75
8D	3	De Jesus Feliz, Loamy Azucena	STABILIZED	1,600.00					1,600.00	06/19/25	07/01/25 06/30/26	
8E	2	Postgraduate Ctr for Mental Health	STABILIZED	1,596.50					1,596.50	11/11/24	11/01/25 10/31/27	1,550.00
8F	3	Sow, Ibrahima Sory	STABILIZED	1,600.00					1,600.00	08/01/25	08/01/25 07/31/26	1,600.00
8G	3	Gore, Mary F.	STABILIZED	1,206.18					1,206.18	01/01/80	09/01/25 08/31/27	1,146.01
8H	5	Moncion, Elsie	STABILIZED	1,783.95					1,783.95	01/01/80	01/01/25 12/31/25	1,736.14
8J	2	Yates, Shanel	STABILIZED NO SIGNED LE	1,802.12					1,802.12	09/29/22	10/01/25 09/30/26	1,699.50
8K	3	Roche Robles, Winny Yamilet	STABILIZED NO SIGNED LE	1,693.32					1,693.32	02/19/23	03/01/25 02/28/26	1,600.00
9A	4	Rodriguez, Solmarie	STABILIZED	1,856.68					1,856.68	06/28/17	07/01/24 06/30/26	1,799.11
9B	4	Matos Matos Renoso, Santa	STABILIZED	1,953.11					1,953.11	12/18/23	01/01/25 12/31/25	1,953.11

Rent Roll

November 2025

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
9C	4	Brisbane, Linda	STABILIZED FORDHAM WA	1,667.14					1,667.14	01/01/80	01/01/25 12/31/25	1,622.62
9D	3	Carter, Bobby	STABILIZED	1,773.48					1,773.48	01/03/20	01/01/25 12/31/25	1,599.00
9E	2	Postgraduate Ctr for Mental Health	STABILIZED NOT FOR PRO NO SIGNED LE	1,592.63					1,592.63	03/17/23	03/15/25 03/14/26	1,550.00
9F	3	Liriano, Rosina	STABILIZED	1,555.75					1,555.75	08/01/17	08/01/25 07/31/27	1,478.15
9G	3	Glover, Dorothy	STABILIZED SCRIE	1,217.03					1,217.03	01/01/80	01/01/24 12/31/25	1,217.03
9H	5	Carter, Dawn	STABILIZED NO SIGNED LE	1,713.86					1,713.86	01/01/80	01/01/25 12/31/25	1,710.54
9J	2	Bell, Angela D.	STABILIZED FORDHAM DIS NO SIGNED LE	907.61					907.61	01/01/80	04/01/25 03/31/26	880.10
9K	3	Dukureh Seibou, Fatoumata	STABILIZED	1,600.00					1,600.00	10/01/25	10/01/25 09/30/26	
10A	4	Young, Derek	STABILIZED	1,457.07					1,457.07	01/01/80	05/01/24 04/30/26	1,457.07
10B	4	Checo, Reginald	STABILIZED NO SIGNED LE	1,784.39					1,784.39	07/01/15	07/01/25 06/30/26	1,736.63
10C	4	Bah, Mamadou T.	STABILIZED NO SIGNED LE	2,157.75					2,157.75	05/06/24	05/01/25 04/30/26	2,157.75
10D	3	Monegro, Kirsis	STABILIZED	1,736.63					1,736.63	10/05/23	10/01/24 09/30/26	1,650.00
10E	2	Camp, Cheryl	STABILIZED FORDHAM DIS NO SIGNED LE	832.49					832.49	01/01/80	03/01/25 02/28/26	810.21
10F	3	Kante, Gaye	STABILIZED	1,400.00					1,400.00	05/01/25	05/01/25 04/30/26	1,400.00
10G	3	Jason, JohnPaul	STABILIZED NO SIGNED LE	1,666.86					1,666.86	05/01/23	05/01/25 04/30/26	1,575.00

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
10H	5	Ansley, Joanne	STABILIZED FORDHAM WA	1,548.10					1,548.10	01/01/80	01/01/25 12/31/25	1,548.10
10J	2	ONeal, Edward	STABILIZED NO SIGNED LE	967.48					967.48	01/01/80	09/01/25 08/31/26	941.59
10K	3	Oquendo, Johnny	STABILIZED	1,751.75					1,751.75	08/19/22	09/01/24 08/31/26	1,751.75
11A	4	Boyd, Warner	STABILIZED	1,651.44					1,651.44	04/01/11	04/01/24 03/31/26	1,600.23
11B	4	(Jeffreys) Sealy, Wilma Ann	STABILIZED SCRIE	1,734.15					1,734.15	03/01/15	03/01/24 02/28/26	1,734.15
11C	4	Hawkins, Yvette	STABILIZED NEW-STYLE SE FORDHAM DIS NO SIGNED LE	1,444.96					1,444.96	01/01/80	04/01/25 03/31/26	1,444.96
11D	3	McFadden, Stephanie	STABILIZED NO SIGNED LE	1,230.32					1,230.32	01/01/80	01/01/25 12/31/25	1,162.51
11E	2	George, Albert J.	STABILIZED	982.68					982.68	01/01/80	06/01/25 05/31/26	982.68
11F	3	Jerom, Abdoul	STABILIZED	1,700.00					1,700.00	09/18/25	09/01/25 08/31/26	1,700.00
11G	3	Anthony, Leon	STABILIZED	1,199.38					1,199.38	01/01/80	09/01/24 08/31/26	1,199.38
11H	5	Cesario, Elsie	STABILIZED NYCHA8	1,669.21					1,669.21	01/01/80	03/01/25 02/28/26	1,624.54
11J	2	VACANT		1,181.58					1,181.58			
11K	3	Allen McDonald, Fred	STABILIZED	1,492.95					1,492.95	11/01/15	11/01/25 10/31/26	1,306.88
12A	4	Doby, Kameelah	STABILIZED	1,572.01					1,572.01	04/01/12	05/01/25 04/30/26	1,529.94
12B	4	Thomas, Jessie	STABILIZED	1,515.65					1,515.65	01/01/80	03/01/25 02/28/27	1,515.65
12C	4	Roche-Cruz, Jose Luis	STABILIZED NO SIGNED LE	2,082.64					2,082.64	07/29/19	08/01/25 07/31/26	1,877.75

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
12D	3	Kearse, Ronald	STABILIZED	1,248.82					1,248.82	01/01/80	11/01/25 10/31/26	1,180.00
12E	2	Jones, Lindian C.	STABILIZED NO SIGNED LE	1,639.08					1,639.08	12/20/21	12/01/24 11/30/25	1,500.00
12F	3	Hill, Alexis	STABILIZED	1,513.57					1,513.57	09/16/16	09/01/25 08/31/27	1,513.57
12G	3	Alicea, Hilda	STABILIZED	1,360.89					1,360.89	07/01/11	07/01/24 06/30/26	1,318.69
12H	5	Downes, Jorge E.	STABILIZED NO SIGNED LE MOVING OUT	2,353.83					2,353.83	10/30/17	11/01/25 10/31/26	2,285.27
12J	2	VACANT		1,797.25					1,797.25			
12K	3	Mounkaila, Tonko	STABILIZED	1,521.57					1,521.57	10/01/16	11/01/25 10/31/26	1,359.15
14A	4	English, Carmelo	STABILIZED	2,189.69					2,189.69	08/29/22	09/01/24 08/31/26	2,121.79
14B	4	Drabo, Hassimi	STABILIZED NO SIGNED LE	1,842.89					1,842.89	03/01/18	03/01/25 02/28/26	1,793.57
14C	4	Parra, Cruz	STABILIZED	1,607.52					1,607.52	02/01/12	02/01/24 01/31/26	1,515.98
14D	3	Lopez, Sabrina	STABILIZED FORDHAM DIS	1,231.32					1,231.32	01/01/80	04/01/25 03/31/27	1,089.19
14E	2	Taylor, Walter	STABILIZED	860.98					860.98	01/01/80	09/01/25 08/31/26	837.94
14F	3	Tucker, Wayne	STABILIZED FORDHAM DIS NO SIGNED LE	1,031.13					1,031.13	01/01/80	01/01/25 12/31/25	1,086.34
14G	3	Unique People Services Inc.	STABILIZED	1,816.64					1,816.64	06/01/13	06/01/25 05/31/26	1,768.02
14H	5	Lambright, Tamika	STABILIZED NYCHA8	1,578.53					1,578.53	01/01/80	04/01/24 03/31/26	1,488.64
14J	2	Jimenez, Roxahnnny	STABILIZED	1,100.67					1,100.67	05/01/12	05/01/25 04/30/27	687.20

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
14K	3	Reyes, Lori	STABILIZED	1,540.58					1,540.58	11/01/14	11/01/24 10/31/26	3,400.00
15A	4	Sena Carrion, Paula	STABILIZED	2,157.75					2,157.75	06/22/24	07/01/25 06/30/26	2,157.75
15B	4	Nunez Nunez, Jordy	STABILIZED	2,185.44					2,185.44	06/27/22	07/01/25 06/30/26	2,185.44
15C	4	Escotto, Leidiana	STABILIZED NYCHA8 FORDHAM DIS NO SIGNED LE	1,648.55					1,648.55	01/01/80	12/01/24 11/30/25	1,558.24
15D	3	Unique People Services Inc.	STABILIZED	1,367.13					1,367.13	06/01/13	06/01/24 05/31/26	1,367.13
15E	2	Williams, Toni Tatianna China	STABILIZED	1,010.28					1,010.28	04/01/12	04/01/25 03/31/26	1,010.28
15F	3	Ramoon, Emerita	STABILIZED FORDHAM DIS	1,449.20					1,449.20	01/01/80	02/01/25 01/31/26	1,306.63
15G	3	Almodovar, Bodeslavia	STABILIZED SCRIE	1,243.32					1,243.32	01/01/80	09/01/25 08/31/27	1,243.32
15H	5	Leach, Sharmeillea	STABILIZED NO SIGNED LE	1,688.81					1,688.81	01/01/80	04/01/25 03/31/26	1,595.74
15J	2	Laljie, Naya	STABILIZED FORDHAM DIS	910.00					910.00	01/01/80	03/01/24 02/28/26	883.93
15K	3	Dunlap, Marszella	STABILIZED	1,514.15					1,514.15	08/01/14	08/01/25 07/31/27	1,438.62
16A	4	Russell, Tonjua	STABILIZED NO SIGNED LE	2,260.50					2,260.50	06/30/24	08/01/25 07/31/26	2,200.00
16B	4	Duverge, John	STABILIZED	2,218.23					2,218.23	06/01/21	06/01/25 05/31/26	2,095.98
16C	4	Banks, Charlene	STABILIZED NO SIGNED LE	1,848.33					1,848.33	01/01/80	07/01/25 06/30/26	1,674.75
16D	3	Kone, Amara	STABILIZED	1,746.75					1,746.75	04/01/24	05/01/25 04/30/26	1,700.00
16E	2	Rhoades, Nena C.	STABILIZED	1,193.16					1,193.16	12/01/14	12/01/23 11/30/25	1,156.16

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
16F	3	Regan, Linda	STABILIZED DRIE	938.05					938.05	01/01/80	04/01/24 03/31/26	938.05
16G	3	Harrison, Talibra	STABILIZED NYCHA8 NO SIGNED LE	1,328.23					1,328.23	01/01/80	04/01/25 03/31/26	1,255.03
16H	5	Gama, Mariam	STABILIZED	2,312.22					2,312.22	11/01/17	11/01/25 10/31/26	2,184.79
16J	2	Unique People Services Inc.	STABILIZED	1,421.30					1,421.30	08/01/13	08/01/24 07/31/26	1,100.00
16K	3	Stewart, Danielle	STABILIZED NYCHA8	1,449.52					1,449.52	01/01/80	12/01/24 11/30/26	1,449.52
17A	4	Egbufor, Patricia	STABILIZED FORDHAM DIS	1,554.71					1,554.71	01/01/80	01/01/24 12/31/25	1,510.17
17B	4	Smith, Doral	STABILIZED FORDHAM DIS NO SIGNED LE	1,958.35					1,958.35	02/01/10	02/01/25 01/31/26	1,705.91
17C	4	Diaz, Maria	STABILIZED NYCHA8	1,543.92					1,543.92	01/01/80	04/01/25 03/31/27	1,543.92
17D	3	Winters, Rashieka	STABILIZED FORDHAM WA NO SIGNED LE	1,177.11					1,177.11	01/01/80	04/01/25 03/31/26	1,085.11
17E	2	Franklin, Barbara	STABILIZED FORDHAM DIS DRIE	979.52					979.52	04/01/12	06/01/24 05/31/26	979.52
17F	3	Tavarez De Ferreira, Rhina	STABILIZED NO SIGNED LE	1,748.35					1,748.35	04/23/22	05/01/25 04/30/26	1,652.00
17G	3.0	Bigio Jr. Edwin R.	STABILIZED FORDHAM DIS NO SIGNED LE	1,516.73					1,516.73	12/01/09	01/01/25 12/31/25	1,136.16
17H	5	Kone, Nabintou	STABILIZED NO SIGNED LE	2,650.95					2,650.95	12/17/22	01/01/24 12/31/25	2,645.81
17J	2	Mars, Ariel	STABILIZED	1,894.50					1,894.50	03/01/24	03/01/25 02/28/27	
17K	3	Tribble, Cathy	STABILIZED	1,608.68					1,608.68	11/01/15	11/01/25 10/31/26	1,561.83

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

530 EAST 169TH STREET

Building No: F530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
18A	4	Overstreet, Reginald	STABILIZED NO SIGNED LE	2,185.44					2,185.44	05/02/22	05/01/25 04/30/26	2,000.00
18B	4	Barrie, Ejatu	STABILIZED	2,189.69					2,189.69	08/25/22	09/01/24 08/31/26	2,065.00
18C	4	Buchanan, Cassaundra	STABILIZED DRIE NO SIGNED LE	1,529.37					1,529.37	10/01/12	10/01/25 09/30/26	1,445.09
18D	3	Sanchez, Roxanna	STABILIZED	1,600.00					1,600.00	07/30/25	11/01/25 10/31/26	
18E	2	Postgraduate Ctr for Mental Health	STABILIZED	1,592.63					1,592.63	03/17/23	04/01/25 03/31/26	1,592.63
18F	3	Miguel, Francheska	STABILIZED	1,531.19					1,531.19	02/01/18	02/01/25 01/31/27	1,344.88
18G	3	Brown, Marie	STABILIZED	1,201.38					1,201.38	01/01/80	01/01/24 12/31/25	1,255.44
18H	5	Kemp, Linda	STABILIZED NYCHA8 NO SIGNED LE	1,565.88					1,565.88	01/01/80	04/01/25 03/31/26	
18J	2	VACANT		1,797.25					1,797.25			
18K	3	Stallings, Zona	STABILIZED FORDHAM DIS NO SIGNED LE	1,172.50					1,172.50	01/01/80	09/01/25 08/31/26	1,057.15

Rent Roll

November 2025

Fordham Fulton Realty Corp.			
Building:	F530		
Units:	160	156 Occupied	
Rooms:	0	4 Vacant	
Security:	221,781.88		
Base Rent	254,858.53		
Parking	0.00		
	0.00		
Other Charges	0.00		
Total Charges	254,858.53		

Building Totals		
Charge Code	Charge Description	Total Billed
0	APT RENT	254,858.53
	Building Totals	254,858.53

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
1A	4	Rosario, Confesora	STABILIZED NO SIGNED LE	2,284.78					2,284.78	10/09/20	10/01/25 09/30/26	2,095.98
2A	4	Jackson, Cara	STABILIZED	1,683.85					1,683.85	01/01/80	11/01/25 10/31/26	1,634.81
2B	4	Sanchez, Magaly	STABILIZED	1,712.14					1,712.14	05/01/13	05/01/25 04/30/27	1,671.48
2C	4	Veloz, Jose A.	STABILIZED FORDHAM WA	1,543.38					1,543.38	01/01/80	01/01/24 12/31/25	1,545.90
2D	3	Lewis, Cassandra	STABILIZED NO SIGNED LE	1,542.55					1,542.55	02/27/18	03/01/25 02/28/26	1,370.25
2E	2	Santana, Manuel E.	STABILIZED	1,101.68					1,101.68	01/01/80	10/01/25 09/30/26	1,101.68
2F	3	Chappell, Theresa	STABILIZED NO SIGNED LE	1,774.57					1,774.57	07/31/21	08/01/25 07/31/26	1,600.00
2G	3	Diallo, Mamadou	STABILIZED NO SIGNED LE	1,644.00					1,644.00	07/23/24	08/01/25 07/31/26	1,600.00

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
2H	4	Cortorreal, Maria	STABILIZED NYCHA8	1,763.90					1,763.90	07/01/14	09/01/25 08/31/27	1,675.91
2J	3	Terrell, Crystal	STABILIZED NO SIGNED LE	1,112.84					1,112.84	01/01/80	06/01/25 05/31/26	1,025.86
2K	3	Abubakari, Habiba	STABILIZED SCRIE	1,768.20					1,768.20	10/06/21	10/01/24 09/30/26	1,680.00
3A	4	Carter, Shone	STABILIZED	2,222.48					2,222.48	11/27/22	12/01/24 11/30/25	2,222.48
3B	4	Neal, Timothy	STABILIZED NO SIGNED LE	1,273.50					1,273.50	01/01/80	04/01/25 03/31/26	1,128.00
3C	4	Gordon, Trina	STABILIZED NYCHA8	1,638.00					1,638.00	12/01/08	12/01/24 11/30/25	1,476.86
3D	3	Woods, Andrea	STABILIZED	1,166.52					1,166.52	11/01/10	10/01/24 09/30/26	1,164.06
3E	2	Postgraduate Ctr for Mental Health	STABILIZED	1,592.63					1,592.63	03/17/23	03/15/25 03/14/26	1,550.00
3F	3	Tunkara, Alusine	STABILIZED	1,600.00					1,600.00	07/01/25	07/01/25 06/30/26	
3G	3	VACANT		1,052.69					1,052.69			
3H	4	Santos, Jose M.	STABILIZED NO SIGNED LE	1,348.85					1,348.85	01/01/80	05/01/25 04/30/26	1,348.85
3J	3	Hernandez, Adriana	STABILIZED	1,580.09					1,580.09	08/01/18	08/01/25 07/31/27	1,501.27
3K	3	Gomez, Elmer Alfredo	STABILIZED	1,630.33					1,630.33	06/14/18	09/01/24 08/31/26	1,630.33
4A	4	Castillo Perez, Yelany	STABILIZED FORDHAM WA	1,572.01					1,572.01	12/01/10	12/01/24 11/30/25	1,485.38
4B	4	Keita, Mariame	STABILIZED	2,206.42					2,206.42	10/09/19	10/01/25 09/30/27	2,111.41
4C	4	Garcia Molina, Luis Norberto	STABILIZED	2,157.75					2,157.75	02/01/24	02/01/25 01/31/26	2,157.75

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
4D	3	Vendrell, Ashley	STABILIZED FORDHAM DIS NO SIGNED LE	1,389.55					1,389.55	10/01/10	10/01/25 09/30/26	1,349.08
4E	2	Dominguez, Eric	STABILIZED NO SIGNED LE	1,355.62					1,355.62	08/01/18	08/01/25 07/31/26	1,231.20
4F	3	Revill, Alicia	STABILIZED NO SIGNED LE	1,519.03					1,519.03	03/01/14	06/01/25 05/31/26	1,478.37
4G	3	Coleman, Waketa D	STABILIZED NO SIGNED LE	1,587.49					1,587.49	04/01/23	04/01/25 03/31/26	1,500.00
4H	4	Burroughs, Louise	STABILIZED	1,350.01					1,350.01	01/01/80	03/01/25 02/28/26	1,313.88
4J	3	Pena, Desiree	STABILIZED NO SIGNED LE	1,309.82					1,309.82	01/01/80	06/01/24 05/31/26	1,272.30
4K	3	Blake, Lakiyah	STABILIZED NO SIGNED LE	1,777.99					1,777.99	08/30/21	10/01/25 09/30/26	1,726.20
5A	4	Sow, Boubacar	STABILIZED	2,000.00					2,000.00	10/02/25	10/01/25 09/30/26	2,000.00
5B	4	Otero, Debbie	STABILIZED FORDHAM WA NO SIGNED LE	1,399.57					1,399.57	01/01/80	10/01/25 09/30/26	1,358.81
5C	4	Rubio, Karina M	STABILIZED	1,221.94					1,221.94	01/01/80	04/01/24 03/31/26	1,221.94
5D	3	Stokes, Ronald G.	STABILIZED	1,600.00					1,600.00	07/01/25	07/01/25 06/30/26	1,600.00
5E	2	Shields, Maulik	STABILIZED	1,600.00					1,600.00	12/01/24	12/01/24 11/30/25	1,600.00
5F	3	Toribio, Rosmery	STABILIZED	1,648.00					1,648.00	10/21/24	11/01/25 10/31/26	1,648.00
5G	3	Townsend, Wanda	STABILIZED FORDHAM STI DRIE	1,157.18					1,157.18	01/01/80	08/01/24 07/31/26	1,157.18
5H	4	Ellis, Yvette	STABILIZED	2,226.80					2,226.80	11/27/22	01/01/24 12/31/25	2,157.75

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
5J	3	Diarrassouba, Seidou	STABILIZED NO SIGNED LE	1,693.32					1,693.32	10/31/23	11/01/25 10/31/27	1,600.00
5K	3	Cabrera, Milagros	STABILIZED	1,507.46					1,507.46	04/15/17	05/01/25 04/30/26	1,507.46
6A	4	Sy, Djenaba	STABILIZED	1,849.67					1,849.67	04/26/18	05/01/25 04/30/27	1,757.41
6B	4	Farmer, Elizabeth	STABILIZED	1,376.87					1,376.87	01/01/80	01/01/24 12/31/25	1,438.83
6C	4	Castineiras, Alicia	STABILIZED NO SIGNED LE	1,404.12					1,404.12	01/01/80	03/01/25 02/28/26	1,345.25
6D	3	Morgan, Warwick	STABILIZED	1,700.00					1,700.00	07/31/25	08/01/25 07/31/26	1,700.00
6E	2	Postgraduate Ctr for Mental Health	STABILIZED	1,592.63					1,592.63	03/17/23	04/01/25 03/31/26	1,550.00
6F	3	Cabrera Fabian, Lesly N.	STABILIZED	1,648.00					1,648.00	10/01/24	10/01/25 09/30/26	1,600.00
6G	3	Keita, Lancine Junior	STABILIZED NO SIGNED LE	1,644.00					1,644.00	03/01/24	03/01/25 02/28/26	1,644.00
6H	4	Pelzer, Willa D.	STABILIZED FORDHAM DIS	1,375.62					1,375.62	01/01/80	01/01/25 12/31/26	1,270.19
6J	3	Tingman, Hasker	STABILIZED NO SIGNED LE MOVING OUT	1,746.24					1,746.24	12/01/22	12/01/24 11/30/25	1,000.00
6K	3	Fincher, Lavern	STABILIZED	1,278.29					1,278.29	10/01/12	10/01/25 09/30/27	1,117.28
7A	4	Rountree, Demaris	STABILIZED	1,363.33					1,363.33	01/01/80	04/01/25 03/31/26	1,363.33
7B	4	Coleman, Barbara	STABILIZED	1,448.60					1,448.60	01/01/80	04/01/24 03/31/26	1,448.60
7C	4	Jenkins, Valerie	STABILIZED NO SIGNED LE	1,304.64					1,304.64	01/01/80	01/01/25 12/31/25	539.50
7D	3	Dukes, Zane	STABILIZED FORDHAM DIS	1,319.10					1,319.10	02/01/10	02/01/24 01/31/26	1,319.10

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
7E	2	Martes, Franklyn	STABILIZED	1,640.40					1,640.40	12/26/22	01/01/25 12/31/25	1,569.20
7F	3	Nacoulma, Noelle	STABILIZED	1,751.00					1,751.00	10/07/24	10/01/25 09/30/26	1,700.00
7G	3	Toure, El Hadji Oumar	STABILIZED NO SIGNED LE	1,746.75					1,746.75	03/01/24	03/01/25 02/28/26	1,746.75
7H	4	Moyanga, Souleymane	STABILIZED NO SIGNED LE	2,157.75					2,157.75	01/26/24	02/01/25 01/31/26	2,100.00
7J	3	Mitchell, Mark	STABILIZED NO SIGNED LE	1,503.98					1,503.98	07/15/15	09/01/25 08/31/26	1,463.73
7K	3	Unique People Service Inc.	STABILIZED	1,374.10					1,374.10	08/01/13	08/01/25 07/31/26	1,283.20
8A	4	Jackson, Derrick	STABILIZED NO SIGNED LE	1,595.39					1,595.39	11/01/12	11/01/25 10/31/26	1,300.00
8B	4	Touakli, Ayawavi M	STABILIZED NO SIGNED LE	1,805.00					1,805.00	09/01/16	09/01/25 08/31/26	1,805.00
8C	4	Witherspoon, Rufus	STABILIZED	1,473.15					1,473.15	01/01/80	09/01/24 08/31/26	1,473.15
8D	3	Ryer, Andrea	STABILIZED NO SIGNED LE	1,495.99					1,495.99	10/01/13	10/01/25 09/30/26	1,309.54
8E	2	Cain, Maudiestine E.	STABILIZED	897.78					897.78	01/01/80	09/01/24 08/31/26	897.78
8F	3	Unique People Service Inc.	STABILIZED	1,377.26					1,377.26	06/11/13	06/01/24 05/31/26	1,377.26
8G	3	Alvarez, Bersy Johanna	STABILIZED	1,551.51					1,551.51	09/30/17	10/01/25 09/30/26	2,700.00
8H	4	Ryer, Jonathan	STABILIZED	2,226.80					2,226.80	08/11/23	09/01/24 08/31/26	2,163.00
8J	3	Johnson, Gail	STABILIZED FORDHAM DIS NO SIGNED LE	1,264.15					1,264.15	01/01/80	12/01/24 11/30/25	1,264.15
8K	3	Diaz, Betty	STABILIZED	1,933.97					1,933.97	02/25/22	02/01/25 01/31/27	1,933.97

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
9A	4	Kane, Hadia	STABILIZED	1,961.39					1,961.39	04/15/20	05/01/25 04/30/26	1,961.39
9B	4	Belton, Myrtle	STABILIZED SCRIE	1,495.63					1,495.63	01/01/80	09/01/25 08/31/27	1,421.03
9C	4	Garcia, Carlixa R.	STABILIZED	1,853.42					1,853.42	11/27/15	12/01/24 11/30/26	1,853.42
9D	3	Colon, Carmen A.	STABILIZED	1,286.01					1,286.01	09/01/11	09/01/25 08/31/26	1,286.01
9E	2	Taylor, Henrieta E.	STABILIZED	912.98					912.98	01/01/80	09/01/25 08/31/27	912.98
9F	3	Johnson, Marcus	STABILIZED	1,510.54					1,510.54	08/01/13	08/01/25 07/31/26	1,427.29
9G	3	Niasse, Mouhamadou B.	STABILIZED NO SIGNED LE	1,849.50					1,849.50	02/01/24	02/01/25 01/31/26	1,800.00
9H	4	Philip, Denise A.	STABILIZED NO SIGNED LE	1,626.04					1,626.04	11/01/10	11/01/25 10/31/26	1,578.68
9J	3	Pepen De Los Santos, Mayelyn A	STABILIZED	1,700.00					1,700.00	12/07/24	12/01/24 11/30/25	1,700.00
9K	3	Marmolejos, Yamely	STABILIZED	1,160.25					1,160.25	04/25/25	05/01/25 04/30/26	
10A	4	Fortune, Nettie	STABILIZED	1,849.50					1,849.50	01/01/80	04/01/25 03/31/26	1,800.00
10B	4	Edwards, Irma	STABILIZED	1,495.08					1,495.08	01/01/80	09/01/25 08/31/26	1,495.08
10C	4	Jenkins, Nicole	STABILIZED FORDHAM DIS NO SIGNED LE	1,430.06					1,430.06	09/01/10	12/01/24 11/30/25	1,392.00
10D	3	Boyce, Jamal	STABILIZED FORDHAM STI NO SIGNED LE	1,260.13					1,260.13	07/01/11	07/01/25 06/30/26	1,190.68
10E	2	Jimenez, Jennifer	STABILIZED NO SIGNED LE	1,618.31					1,618.31	08/01/22	09/01/25 08/31/26	1,500.00
10F	3	Figuereo, Elvin	STABILIZED NO SIGNED LE	1,746.75					1,746.75	07/06/24	08/01/25 07/31/26	1,746.75

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
10G	3	Mushikori, Lydia	STABILIZED FORDHAM WA NO SIGNED LE	1,389.69					1,389.69	01/01/80	02/01/25 01/31/26	1,281.08
10H	4	Kaba, Saran	STABILIZED	1,822.47					1,822.47	08/01/17	08/01/24 07/31/26	1,822.34
10J	3	Taveras Gomez, Rhina I	STABILIZED	1,517.23					1,517.23	08/01/14	08/01/24 07/31/26	1,517.23
10K	3	Bustamante, Yngrid Y	STABILIZED NO SIGNED LE	1,503.98					1,503.98	04/01/17	04/01/25 03/31/26	1,421.10
11A	4	Medina, Marcia	STABILIZED FORDHAM WA	1,450.05					1,450.05	01/01/80	02/01/25 01/31/27	1,377.72
11B	4	Reyes, Diana	STABILIZED NO SIGNED LE	2,251.00					2,251.00	11/01/21	11/01/25 10/31/26	2,000.00
11C	4	Hydara, Aisatu	STABILIZED NO SIGNED LE	2,100.00					2,100.00	05/02/25	06/01/25 05/31/26	2,100.00
11D	3	Martinez, Wallys	STABILIZED NO SIGNED LE	1,774.57					1,774.57	05/21/21	06/01/25 05/31/26	1,774.57
11E	2	Williams, M. Shanna	STABILIZED NO SIGNED LE	1,374.31					1,374.31	11/09/18	11/01/25 10/31/26	1,279.20
11F	3	Brown Brown, William	STABILIZED	1,799.15					1,799.15	01/05/23	01/01/25 12/31/25	1,751.00
11G	3	Webb, Rasheem	STABILIZED NO SIGNED LE	1,800.80					1,800.80	09/27/21	10/01/25 09/30/26	1,600.00
11H	4	Feliz Perez, Rosannys	STABILIZED	1,865.37					1,865.37	02/01/25	02/01/25 01/31/26	1,865.37
11J	3	Cruz, Kevin	STABILIZED NO SIGNED LE	1,830.04					1,830.04	03/01/21	03/01/25 02/28/26	1,650.00
11K	3	McIntosh, Elsa E.	STABILIZED	1,257.51					1,257.51	11/01/12	11/01/25 10/31/26	1,089.87
12A	4	Nicholas, Crystal	STABILIZED	1,527.55					1,527.55	02/01/12	01/01/25 12/31/25	1,527.55
12B	4	Paula, Audrey Virginia	STABILIZED	1,507.12					1,507.12	01/01/80	11/01/25 10/31/27	1,507.12

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
12C	4	Roque, Dulce	STABILIZED	1,371.14					1,371.14	04/01/12	04/01/25 03/31/26	1,334.44
12D	3	Hood, Shameka	STABILIZED	1,800.80					1,800.80	10/30/21	11/01/25 10/31/26	1,600.00
12E	2	McDonald, Ethel	STABILIZED	819.80					819.80	01/01/80	01/01/24 12/31/25	898.00
12F	3	Tambadou, Fatoumatta	STABILIZED NO SIGNED LE	1,746.75					1,746.75	02/28/24	03/01/25 02/28/26	1,726.00
12G	3	Melvin, Carolyn	STABILIZED	1,883.77					1,883.77	09/28/22	10/01/25 09/30/27	1,802.65
12H	4	Barry, Ousmane	STABILIZED NO SIGNED LE	2,157.75					2,157.75	11/28/23	12/01/24 11/30/25	2,157.75
12J	3	Luciano, Reynaldo	STABILIZED	1,437.17					1,437.17	04/16/16	06/01/25 05/31/27	1,437.17
12K	3	Allende, Robyn	STABILIZED NO SIGNED LE	1,561.83					1,561.83	08/01/16	08/01/25 07/31/26	1,408.19
14A	4	Smith, Harry	STABILIZED NO SIGNED LE	2,218.23					2,218.23	01/24/21	02/01/25 01/31/26	2,000.00
14B	4	Holland, Nostalgia	STABILIZED DHCR8 NO SIGNED LE	1,426.66					1,426.66	01/01/80	03/01/25 02/28/26	1,161.28
14C	4	Jones, Mariyam	STABILIZED	1,556.19					1,556.19	01/01/80	03/01/25 02/28/26	1,514.54
14D	3	Encarnacion, Diana C	STABILIZED NO SIGNED LE	1,746.75					1,746.75	02/07/24	03/01/25 02/28/26	1,700.00
14E	2	DeJesus, Nelson	STABILIZED	1,406.51					1,406.51	10/01/18	10/01/25 09/30/26	1,290.28
14F	3	Drame, Oumou	STABILIZED	1,600.00					1,600.00	12/09/24	01/01/25 12/31/25	
14G	3	Pena Urena, Ismerlin	STABILIZED	1,802.65					1,802.65	04/29/23	05/01/24 04/30/26	1,700.00
14H	4	Parra, Jasmin	STABILIZED NO SIGNED LE	2,222.48					2,222.48	12/01/22	02/01/25 01/31/26	2,049.00

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
14J	3	Suarez, Analcy	STABILIZED	1,548.01					1,548.01	08/01/15	08/01/25 07/31/26	1,506.58
14K	3	Bah, Nene Haby	STABILIZED NO SIGNED LE	1,529.99					1,529.99	10/01/17	10/01/25 09/30/26	1,485.43
15A	4	Garcia, Josefina	STABILIZED	1,704.52					1,704.52	02/15/15	03/01/24 02/28/26	1,704.52
15B	4	Loggin-Williams, Maude	STABILIZED FORDHAM WA	1,497.83					1,497.83	01/01/80	03/01/25 02/28/26	1,497.74
15C	4	Washington, Loise	STABILIZED NO SIGNED LE	1,512.41					1,512.41	05/01/09	09/01/25 08/31/26	1,471.93
15D	3	Rutledge, Clarence	STABILIZED NO SIGNED LE	1,456.48					1,456.48	11/24/21	12/01/24 11/30/25	1,456.48
15E	2	Postgraduate Ctr for Mental Health	STABILIZED NOT FOR PRO	1,592.63					1,592.63	12/01/23	12/01/24 11/30/25	1,550.00
15F	3	Dickens, Shante	STABILIZED FORDHAM WA DRIE	1,342.79					1,342.79	05/01/11	05/01/25 04/30/26	1,248.84
15G	3	Henderson, Darren	STABILIZED	1,400.00					1,400.00	10/29/24	12/01/24 11/30/25	1,400.00
15H	4	Aquino, Maria	STABILIZED	1,907.85					1,907.85	11/01/17	11/01/25 10/31/27	1,852.28
15J	3	Spruill, Addison	STABILIZED	1,267.75					1,267.75	01/01/80	01/01/25 12/31/25	1,267.75
15K	3	Gilmore, Bettie	STABILIZED	1,529.07					1,529.07	10/10/22	11/01/25 10/31/26	1,484.53
16A	4	Hall, Debra	STABILIZED NO SIGNED LE	1,466.29					1,466.29	01/01/80	12/01/24 11/30/25	1,466.29
16B	4	Camara, Nana	STABILIZED NO SIGNED LE	1,837.22					1,837.22	09/01/17	09/01/25 08/31/26	1,656.48
16C	4	Howell, Leonard	STABILIZED SCRIE	1,745.45					1,745.45	01/01/80	04/01/25 03/31/26	1,745.45
16D	3	Rodriguez, Oliva M.	STABILIZED FORDHAM DIS	1,399.67					1,399.67	01/01/80	04/01/24 03/31/26	1,399.67

Rent Roll

Printed 11/28/2025

November 2025

Menu ID RRUD

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
16E	2	Fox, Michael A.	STABILIZED NO SIGNED LE	1,688.25					1,688.25	11/01/21	11/01/25 10/31/26	
16F	3	Pressley, Isaiah	STABILIZED	1,484.28					1,484.28	01/29/19	02/01/25 01/31/26	1,484.28
16G	3	Boyd, Cheryl	STABILIZED FORDHAM WA NO SIGNED LE	1,381.96					1,381.96	05/01/11	05/01/25 04/30/26	1,344.97
16H	4	Haskins, Ruth	STABILIZED SCRIE	1,860.48					1,860.48	01/01/80	02/01/24 01/31/26	1,860.48
16J	3	Brown, Corey	STABILIZED	1,751.75					1,751.75	05/31/22	07/01/24 06/30/26	1,751.75
16K	3	Cruz, Mildred	STABILIZED NYCHA8	1,150.16					1,150.16	01/01/80	03/01/25 02/28/27	1,030.45
17A	4	Feliz, Giselle	STABILIZED	1,903.93					1,903.93	02/10/18	02/01/25 01/31/26	1,674.75
17B	4	Cheng, Wei	STABILIZED NO SIGNED LE	1,680.74					1,680.74	06/01/15	06/01/25 05/31/26	1,635.76
17C	4	Santos, Ramon	STABILIZED NEW-STYLE SE NO SIGNED LE	1,375.15					1,375.15	01/01/80	05/01/25 04/30/26	1,235.55
17D	3	Spruill, Sadie	STABILIZED FORDHAM DIS	1,224.07					1,224.07	01/01/80	01/01/25 12/31/25	1,420.36
17E	2	Barno, Kenneth	STABILIZED	1,819.37					1,819.37	12/22/21	01/01/25 12/31/25	1,665.00
17F	3	Martinez, Juanita	STABILIZED NO SIGNED LE	1,900.88					1,900.88	03/01/24	03/01/25 02/28/26	
17G	3	Jimenez, Noel	STABILIZED	1,700.00					1,700.00	04/19/25	05/01/25 04/30/26	1,700.00
17H	4	Holley, Linda	STABILIZED NO SIGNED LE	1,525.92					1,525.92	01/01/80	01/01/25 12/31/25	1,525.92
17J	3	Cotto, Marco Anthony	STABILIZED NO SIGNED LE	1,735.65					1,735.65	03/31/20	04/01/25 03/31/26	1,624.00
17K	3	Perez Perez, Neirianny	STABILIZED	1,751.00					1,751.00	11/04/24	10/01/25 09/30/26	

Rent Roll

November 2025

Fordham Fulton Realty Corp.

540 EAST 169TH STREET

Building No: F540

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
18A	4	Calderon, Elizabeth	STABILIZED	2,100.00					2,100.00	11/15/24	12/01/24 11/30/25	2,100.00
18B	4	Fana De Camacho, Yesenia D.	STABILIZED NO SIGNED LE	1,458.27					1,458.27	04/01/12	04/01/25 03/31/26	1,458.27
18C	4	Toure, Nassira	STABILIZED	1,798.13					1,798.13	03/01/24	03/01/25 02/28/26	1,798.13
18D	3	Martin, Dennis	STABILIZED	1,428.56					1,428.56	01/01/14	01/01/25 12/31/26	1,422.19
18E	2	VACANT		1,797.25					1,797.25			
18F	3	Alsaiddi, Vokrt	STABILIZED	1,813.75					1,813.75	10/28/19	11/01/25 10/31/27	1,600.00
18G	3	Gonzalez, Charity	STABILIZED FORDHAM DIS	1,449.20					1,449.20	01/01/80	01/01/25 12/31/25	1,306.63
18H	4	Castro, Yanet	STABILIZED NO SIGNED LE	1,887.60					1,887.60	10/10/16	10/15/25 10/14/26	1,780.67
18J	3	Richardson, Sunseara	STABILIZED NO SIGNED LE	1,407.00					1,407.00	09/01/10	09/01/25 08/31/26	1,329.46
18K	3.0	Johnson, Shakia	STABILIZED NO SIGNED LE	1,799.15					1,799.15	12/01/22	12/01/24 11/30/25	

Rent Roll

November 2025

Fordham Fulton Realty Corp.			
Building:	F540		
Units:	161	158 Occupied	
Rooms:	0	3 Vacant	
Security:	235,032.00		
Base Rent	258,058.40		
Parking	0.00		
	0.00		
Other Charges	0.00		
Total Charges	258,058.40		

Building Totals		
Charge Code	Charge Description	Total Billed
0	APT RENT	258,058.40
	Building Totals	258,058.40

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
1		Lashawn Johnson	PARKING		80.00				80.00	05/01/13		
2		Yvonne Cottman/Paul Smith	PARKING		125.00				125.00	07/01/24		
3		Jonny Gonzalez	PARKING		175.00				175.00	01/01/25		
4		Jonny Gonzales	PARKING		175.00				175.00	01/01/25		
5		Kinard Kinard, Freddy	PARKING		110.00				110.00	02/01/25		
6		Ovidio Castellanos	PARKING		80.00				80.00	11/01/15		
7		Jenkin Washington	PARKING		80.00				80.00	05/01/13		
8		Yolanda Singleton	PARKING		80.00				80.00	05/01/13		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
9		Lashawn Johnson	PARKING		80.00				80.00	12/01/13		45.00
10		Management							0.00	04/01/17		
11		MANAGEMENT	EMPLOYEE						0.00	05/22/25		
12		Robin Butler	PARKING		110.00				110.00	03/01/16		
13		Rudolph Marquis III	PARKING		80.00				80.00	12/01/13		
14		Miguel Lorenzo Jimenez	PARKING		175.00				175.00	11/02/24		
15		Santa Davis	PARKING		100.00				100.00	11/16/20		
16		Sheryl Watts-Smith/Ronald Hill	PARKING		100.00				100.00	10/01/16		
17		Ramon Rodriguez	PARKING		175.00				175.00	11/02/24		
18		First Alert Ambulette Corp	PARKING		110.00				110.00	05/01/13		
21		First Alert Ambulette Corp	PARKING		110.00				110.00	05/01/13		
22		First Alert Ambulette Corp	PARKING		110.00				110.00	05/01/13		
23		First Alert Ambulette Corp	PARKING		110.00				110.00	05/01/13		
24		First Alert Ambulette Corp	PARKING		110.00				110.00	11/01/15		
26		VACANT							0.00			
27		MANAGEMENT							0.00	07/09/24		
28		Bobb Lewus Ireti	PARKING		150.00				150.00	11/01/17		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
29		Zebadiah Nelson	PARKING		100.00				100.00	11/18/24		
30		Darlyn Jose Gabin Burgos	PARKING		100.00				100.00	08/11/23		
31		Joseph Fiumara	PARKING		110.00				110.00	05/01/13		
32		Leydi Bautista/Luis De La Cruz	PARKING		80.00				80.00	05/01/13		
33		Leydi Buttista	PARKING		100.00				100.00	04/01/20		
34		Oscar Agramonte	PARKING		125.00				125.00	09/01/22		
35		William Montgomery	PARKING		80.00				80.00	05/01/13		
36		Arthur Armstrong	PARKING		80.00				80.00	05/01/13		
37		Harold Grant	PARKING		80.00				80.00	05/01/13		
38		Ovidio Castellanos	PARKING		100.00				100.00	11/01/15		
39		Sheryl Watts-Smith			80.00				80.00	05/01/13		
40		Michael Davis	PARKING		100.00				100.00	02/01/18		100.00
41		Jose Deleon	PARKING		80.00				80.00	03/01/18		
42		Lucia Deleon			80.00				80.00	08/01/14		360.00
43		Jimmie Tyler			80.00				80.00	05/01/13		
44		Anneris Garcia	PARKING		100.00				100.00	07/01/21		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking	Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
45		Robin Lowery			80.00			80.00	05/01/13		
46		Francisco Cedeno/Silvia Cedeno	PARKING		100.00			100.00	11/01/24		
47		Francisco Cedeno/Silvia Cedeno	PARKING		100.00			100.00	04/09/18		100.00
48		Ada Diaz			80.00			80.00	05/01/13		
49		Alejandro Evangelista	PARKING		80.00			80.00	04/29/20		
50		Ariana Iris Ramos			110.00			110.00	06/04/25		
51		JOSE MONTAN			80.00			80.00	05/01/13		
52		Lisa Williams	PARKING		150.00			150.00	11/28/18		
53		Catalina Vasquez/Jose Cueva	PARKING		125.00			125.00	11/01/22		
54		DO NOT RENT -- UNDER TERRACE						0.00	01/01/16		
55		VACANT						0.00			
56		Juan Carlos Ayala	PARKING		150.00			150.00	06/04/20		
57		Darwin Gabin	PARKING		110.00			110.00	11/11/25		
58		DANIEL PASCAL			80.00			80.00	05/01/13		
59		William P. Wright			100.00			100.00	08/01/19		
60		Oscar Almonte	PARKING		115.00			115.00	05/01/25		
61		Lilliam Luciano	PARKING		125.00			125.00	08/01/16		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
62		Carlos Uceta	PARKING		125.00				125.00	04/01/25		
63		SUSAN MCDONALD			80.00				80.00	05/01/13		
64		Katherine Baez	PARKING		110.00				110.00	11/01/24		
65		VERNESE JACKSON/IVAN JACKSON			80.00				80.00	05/01/13		
66		Nelson Matias	PARKING		100.00				100.00	05/01/17		
67		Myrna Soler	PARKING		150.00				150.00	11/08/21		
68		RAFAEL ROSARIO/ANA BATISTA			80.00				80.00	05/01/13		
69		Aron Carino	PARKING		175.00				175.00	11/02/24		
70		Ariana Iris Ramos	PARKING		110.00				110.00	10/20/25		
71		Robert Gillyard	PARKING		80.00				80.00	03/10/17		
72		MELANIE JACKSON	PARKING		100.00				100.00	11/01/15		
73		Jorge Sarmiento Sarmiento	PARKING		175.00				175.00	06/01/24		
74		Orlin Caceres Guerra/Ariel Arias	PARKING		125.00				125.00	06/01/24		
75		Stalin Mendez	PARKING		100.00				100.00	05/20/20		
76		Evelyn Innis	PARKING		150.00				150.00	03/02/16		150.00
77		Estephania Alvarez	PARKING		110.00				110.00	06/05/25		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
78		VACANT							0.00			
79		VACANT							0.00			
80		Lavern Sutton	PARKING		110.00				110.00	11/10/25		
81		Lervi Mendoza/Jose Vasquez	PARKING		100.00				100.00	07/28/20		
82		KATHELINE GARCIA/CAROLEEN GARCIA			80.00				80.00	05/01/13		
83		Walcott, Jacqueline	PARKING		80.00				80.00	05/01/17		
84		VACANT							0.00			
85		Victor E Gohealee	PARKING		175.00				175.00	06/01/24		
86		Bernard Jenkins	PARKING		100.00				100.00	11/01/19		
87		BR Glass & Metal LLC	PARKING		250.00				250.00	06/01/25		
88		DANIEL PASCAL			80.00				80.00	05/01/13		
89		VACANT							0.00			
90		JESSE COX/MARIE COX/TASIA COX			80.00				80.00	05/01/13		
91		Desiree Baez/Cornelio Lopez	PARKING		100.00				100.00	11/08/21		
92		Robert Holiday	PARKING		110.00				110.00	07/01/24		
93		EVELYN BOYD			80.00				80.00	05/01/13		
94		EVELYN BOYD			80.00				80.00	05/01/13		

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
95		Berkis Feliz Acevedo			80.00				80.00	05/01/13		
96		Luisa Medina	PARKING		125.00				125.00	06/01/24		
97		DESERI ACEVEDO TUCK	PARKING		80.00				80.00	05/01/13		
98		TROY STEVERSON	PARKING		80.00				80.00	01/01/15		
99		TROY STEVERSON	PARKING		80.00				80.00	04/01/15		
100		Marta Ramos	PARKING		125.00				125.00	03/01/16		
101		EDMOND C GERALD			80.00				80.00	05/01/13		
102		Nelson Matias	PARKING		125.00				125.00	05/01/25		
103		MAYRA PENA	PARKING		100.00				100.00	05/15/19		100.00
104		Oswald Ojada	PARKING		100.00				100.00	10/22/18		
105		Juan Mena	PARKING		175.00				175.00	06/01/24		
106		Nowoh Toure	PARKING		125.00				125.00	05/01/25		
107		Leny Morris	PARKING		110.00				110.00	12/01/15		110.00
108		Gina Philip	PARKING		80.00				80.00	05/01/13		
109		Cadeem Henry	PARKING		175.00				175.00	08/01/25		
110		RUBEN CASTRO	PARKING		100.00				100.00	11/01/17		100.00

Rent Roll

November 2025

Fordham Fulton Realty Corp.

480 E 188TH STREET

Building No: FP480

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
111		Magdalena Diaz			100.00				100.00	04/01/19		100.00
112		MILANKA ZADRIMA			110.00				110.00	05/01/13		
113		Lorenzo D. Manuel	PARKING		110.00				110.00	05/01/13		
114		RUBEN CASTRO	PARKING		100.00				100.00	06/01/18		100.00
115		Maria Albano Izzo	PARKING		150.00				150.00	06/04/25		
116		Smith, Brian	PARKING		100.00				100.00	10/01/21		
117		Nelson Matias	PARKING		100.00				100.00	08/13/17		
118		BR Glass & Metal LLC	PARKING		250.00				250.00	07/01/22		
119		VACANT							0.00			

Rent Roll

November 2025

Fordham Fulton Realty Corp.			
Building:	FP480		
Units:	116	109 Occupied	
Rooms:	0	7 Vacant	
Security:	1,265.00		
Base Rent	0.00		
Parking	11,520.00		
	0.00		
Other Charges	0.00		
Total Charges	11,520.00		

Building Totals		
Charge Code	Charge Description	Total Billed
57	PARKING	11,520.00
	Building Totals	11,520.00

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
3		VACANT							0.00			
4		Moussa Kone	PARKING		135.00				135.00	08/09/23		
5		Jennifer Jimenez	PARKING		100.00				100.00	01/01/22		
6		Marisela Medina	PARKING		125.00				125.00	11/07/24		
7		Analcy Suarez	PARKING		100.00				100.00	01/01/16		
8		William Brown			100.00				100.00	01/01/23		
9		JohnPaul Jason	PARKING		100.00				100.00	08/26/23		
10		Marie Hodge	PARKING		60.00				60.00	05/01/13		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
11		Marie Hodge/Casper	PARKING		60.00				60.00	08/01/15		
12		MANAGEMENT	PARKING						0.00	04/29/24		
13		Mariam Gama	PARKING		100.00				100.00	05/01/13		
14		MANAGEMENT	PARKING						0.00	05/01/13		
15		MANAGEMENT	PARKING						0.00	05/01/13		
16		Saran Kaba	PARKING		100.00				100.00	07/11/22		
17		MANAGEMENT - CHARGER	PARKING						0.00	05/01/13		
18		Maria Cortoreal	PARKING		110.00				110.00	02/27/18		
19		Elvis Natera	PARKING		125.00				125.00	02/25/19		
20		Ivan Fernandez	PARKING		150.00				150.00	08/29/23		
21		Telvis Gil	PARKING		100.00				100.00	08/01/18		
22		Moyanga Souleymane	PARKING		110.00				110.00	02/01/24		
23		Tata Fofana/Ibrahim Fofana	PARKING		125.00				125.00	09/01/16		
24		Lorenzo Johnson	PARKING		60.00				60.00	05/01/13		
25		Sharmeillea Leach	PARKING		60.00				60.00	01/27/17		
26		Donnell Rickenbacker	PARKING		100.00				100.00	10/11/18		
27		VACANT							0.00			
28		Mary Gore	PARKING		60.00				60.00	05/01/13		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
29		MANAGEMENT	EMPLOYEE						0.00	01/01/18		
30		MANAGEMENT	EMPLOYEE						0.00	08/02/18		
31		Leidiana Escotto	PARKING		60.00				60.00	05/01/13		
32		Oumar Soumahoro	PARKING		110.00				110.00	09/25/24		
33		Charlene Terrell/Glen Terrell	PARKING		60.00				60.00	10/15/15		
34		Charlene Terrell	PARKING		60.00				60.00	05/01/13		
35		Albert Smith	PARKING		60.00				60.00	09/01/23		
36		Brian Martin	PARKING		175.00				175.00	09/09/23		
37		Jeffrey Guido			80.00				80.00	02/03/20		
38		Calvin L Jackson	PARKING		60.00				60.00	05/03/16		
39		VACANT							0.00			
40		Barbara Gibbs/Philip Gibbs	PARKING		100.00				100.00	10/02/23		
41		Nahun Rodriguez Colmenarez	PARKING		110.00				110.00	11/03/24		
42		Management							0.00	08/10/23		
43		Carlixa Garcia	PARKING		100.00				100.00	01/01/16	01/01/16 12/31/16	
44		Ejatu Barrie	PARKING		100.00				100.00	08/10/23		
45		Maria Tellechea/Teofilio Castillo	PARKING		135.00				135.00	06/01/23		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
46		Djenaba Sy	PARKING		100.00				100.00	11/24/21		
47		Gaye Kante	PARKING		110.00				110.00	10/01/25		
48		Shante Dickens	PARKING		100.00				100.00	02/01/22		
49		Jose Diaz	PARKING		60.00				60.00	06/01/13		
50		Jose Diaz	PARKING		60.00				60.00	11/01/15		
51		Charles Godbold	PARKING		60.00				60.00	05/01/13		
52		Oscar Vallecillo	PARKING		110.00				110.00	10/17/25		
53		Clarence Rutledge	PARKING		60.00				60.00	03/01/14		
54		Rufus Witherspoon	PARKING		60.00				60.00	05/01/13		
55		Rufus Witherspoon	PARKING		60.00				60.00	05/01/13		
56		Ruth Haskins/Robert Isaac	PARKING		60.00				60.00	05/01/13		
57		Tony Bolden	PARKING		100.00				100.00	09/15/15		
58		Angela Bell	PARKING		60.00				60.00	05/01/13		
59		Alla Dionne	PARKING		110.00				110.00	11/03/24		
60		Jeffrey Guido	PARKING		80.00				80.00	01/23/17		
61		UNK	PARKING		100.00				100.00	01/01/23		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
62		Franklyn Jimenez	PARKING		100.00				100.00	03/20/17		
63		Demaris Rountree/Rodney Danforth	PARKING		60.00				60.00	05/01/13		
64		Nastalgia Holland	PARKING		60.00				60.00	01/01/17		
65		Enmanuel David Bido Villegas	PARKING		110.00				110.00	12/01/23		
66		Denise Philip	PARKING		60.00				60.00	05/01/13		
67		Denise Philip	PARKING		60.00				60.00	05/01/13		
68		Amara Kone	PARKING						0.00	11/20/25		
69		Wanda Townsend	PARKING		60.00				60.00	11/01/15		
70		Franklin A. Polanco	PARKING		60.00				60.00	10/07/19		
71		Franklin A. Polanco	PARKING		60.00				60.00	05/01/13		
72		Alexus Hill	PARKING		100.00				100.00	10/20/22		
73		Komi M. Badjogou	PARKING		100.00				100.00	03/01/21		
74		Tonjua Russell	PARKING		110.00				110.00	07/20/24		
75		Marina Aquino	PARKING		125.00				125.00	04/26/24		
76		Willie Keitt	PARKING		150.00				150.00	05/28/25		
77		MANAGEMENT	PARKING						0.00	10/25/13		
78		Hadia Kane/Guei Toure	PARKING		125.00				125.00	06/01/18		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
79		Marie Hodge	PARKING		60.00				60.00	05/01/13		
80		Magaly Sanchez/Ernestina Nolasco	PARKING		100.00				100.00	01/01/15		
81		Loamy Azucena De Jesus Feliz	PARKING		100.00				100.00	07/01/25		
82		DO NOT USE							0.00	10/10/16		
83		Keyla Ramirez/John Duverge	PARKING		100.00				100.00	08/26/23		
84		Franklyn Jimenez	PARKING		100.00				100.00	03/11/19		
85		Linda Kemp	PARKING		60.00				60.00	05/01/13		
86		Linda Kemp	PARKING		60.00				60.00	08/26/23		
87		Jonathan Hernandez/Nikaury Rivas	PARKING		100.00				100.00	08/26/23		
88		Ana Salas/Mary Gonzalez	PARKING		100.00				100.00	06/27/22		
89		Virginia Kelly/Roosevelt Rivers	PARKING		150.00				150.00	12/01/22		
90		Derrick Jackson	PARKING		60.00				60.00	06/01/19		
91		Katrina Brown/Philip Cato	PARKING		60.00				60.00	10/15/15		
92		Wayne Tucker	PARKING		60.00				60.00	05/01/13		
93		Wayne Tucker	PARKING		60.00				60.00	05/01/13		
94		Derrick Jackson			60.00				60.00	06/01/19		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
95		Marcia Medina	PARKING		60.00				60.00	05/01/13		
96		Linda Brisbane	PARKING		60.00				60.00	05/01/13		
97		Rhina Tavarez/Raymundo E Ferreira	PARKING		100.00				100.00	08/26/19		
98		Gloria Jones	PARKING		60.00				60.00	05/01/13		
99		Shana McIntyre	PARKING		150.00				150.00	02/18/23		
100		Elvis Smith	PARKING		60.00				60.00	05/01/13		
101		Cassandra Buchanan/Victoria	PARKING		100.00				100.00	06/10/21		
102		Diana Reyes			100.00				100.00	09/11/20		
103		Elvin Figuereo	PARKING		110.00				110.00	08/01/24		
104		Jose Santos	PARKING		60.00				60.00	05/01/19		
105		Wei Cheng	PARKING		110.00				110.00	04/26/24		
106		Starlin Pizarro	PARKING		110.00				110.00	07/01/24		
107		Zoumana Cisse	PARKING		110.00				110.00	03/14/25		
108		Warner Boyd/Rosemarie Booker	PARKING		60.00				60.00	10/15/15		
109		Warner Boyd/ Rosemarie Booker	PARKING		60.00				60.00	12/01/14		
110		Wei Chang	PARKING		110.00				110.00	06/05/24		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
111		Solmarie Rodriguez	PARKING		100.00				100.00	08/20/17		
112		Solmarie Rodriguez	PARKING		100.00				100.00	10/25/24		
113		Nettie Fortune	PARKING		110.00				110.00	11/06/24		
114		Floyd Hall	PARKING		110.00				110.00	11/06/24		
115		Michael Williams	PARKING		60.00				60.00	05/01/13		
116		Tony Belton	PARKING		110.00				110.00	04/04/23		
117		Derek Young	PARKING		60.00				60.00	05/01/13		
118		Derek Young/Pedro Laspina	PARKING		100.00				100.00	02/23/19		
119		Yvette Hawkins	PARKING		60.00				60.00	05/01/13		
120		Yvette Hawkins	PARKING		60.00				60.00	05/01/13		
121		Addison Spruill	PARKING		60.00				60.00	05/01/13		
122		Jessie Thomas/Tylisa Thomas	PARKING		100.00				100.00	05/17/21		
123		Gloria Jones	PARKING		100.00				100.00	10/18/23		
124		Albert Perez	PARKING		175.00				175.00	06/28/25		
125		Jeysson L Ramirez	PARKING		110.00				110.00	11/22/23		
126		Ramon Santos	PARKING		60.00				60.00	05/01/13		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
127		Ramon Del Orbe	PARKING		110.00				110.00	11/06/24		
128		Nicole Jenkins-Lyons	PARKING		60.00				60.00	05/01/13		
129		Nicole Jenkins-Lyons	PARKING		60.00				60.00	05/01/13		
130		Nicole Jenkins/Nyasia Lyons	PARKING		100.00				100.00	07/01/21		
131		Barbara Coleman/Kamana Coleman	PARKING		100.00				100.00	07/01/21		
132		Uriel Mangual	PARKING		110.00				110.00	05/01/13		
133		Jose Santos	PARKING		60.00				60.00	11/14/17		
134		Addison Spruill	PARKING		60.00				60.00	05/01/13		
135		Karina Rubio	PARKING		60.00				60.00	05/01/13		
136		Karina Rubio	PARKING		60.00				60.00	07/01/15		
137		MANAGEMENT							0.00	08/10/23		
138		Gail Johnson	PARKING		60.00				60.00	12/01/15		
139		Jorge Downes	PARKING		100.00				100.00	11/01/16		
140		Linda Holley/James Holley	PARKING		60.00				60.00	09/18/24		
141		Seidou Diarrassouba	PARKING		110.00				110.00	01/22/24		
142		Darren Henderson	PARKING		60.00				60.00	05/01/13		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
143		Michael Williams	PARKING		60.00				60.00	08/01/14		
144		Michael Williams	PARKING		60.00				60.00	05/01/13		
145		Elsie Cesario/Rafael Cesario	PARKING		60.00				60.00	05/01/13		
146		Elsie Cesario	PARKING		60.00				60.00	11/30/16		
147		Elsie Cesario/Rafael Cesario	PARKING		60.00				60.00	05/01/13		
148		Elsie Cesario/Rafael Cesario	PARKING		60.00				60.00	12/01/17		
149		Elsie Cesario/Rafael Cesario	PARKING		60.00				60.00	04/18/24		
150		Vidya Nair/VV Pharmacy	PARKING		175.00				175.00	04/01/24		
151		Jhon Sencion Montero	PARKING		175.00				175.00	05/16/24		
152		Maria Rivera	PARKING		150.00				150.00	07/13/22		
153		Rosannys Feliz/Keinner Batista Feli	PARKING		110.00				110.00	02/13/23		
154		Amara Kone	PARKING		110.00				110.00	07/01/25		
155		Loretta Thomas	PARKING		60.00				60.00	05/01/13		
156		Hassimi Drabo	PARKING		100.00				100.00	04/13/21		
157		Linda Brisbane	PARKING		110.00				110.00	01/01/24		
158		Luis R. Urena Martinez/Altagracia A	PARKING		125.00				125.00	11/01/15		

Rent Roll

November 2025

530 E 169 STREET

530 EAST 169TH STREET

Building No: FP530

Unit No	Unit Desc	Tenant	Status Codes	Base Rent	Parking		Other Charges are Suppressed	Billed	Total	Move-in Date	Lease Terms	Security Deposit
159		Cassandra Buchanan	PARKING		60.00				60.00	12/01/16		
160		Renzo A. Hernandez Martinez	PARKING		100.00				100.00	12/03/18		
161		Mamadou L. Diallo	PARKING		110.00				110.00	07/01/24		

530 E 169 STREET	
Building:	FP530
Units:	159 156 Occupied
Rooms:	0 3 Vacant
Security:	0.00
Base Rent	0.00
Parking	12,920.00
	0.00
Other Charges	0.00
Total Charges	12,920.00

Building Totals		
Charge Code	Charge Description	Total Billed
57	PARKING	12,920.00
	Building Totals	12,920.00

Rent Roll

November 2025

Fordham Fulton Realty Corp.

Company: FFRC

Units: 765 748 Occupied 17 Vacant

Rooms: 1,617

Security: 697,606.60

Base Rent 782,456.69

Parking 24,440.00

0.00

Other Charges 0.00

Total Charges 806,896.69

Company Totals

Charge Code	Charge Description	Total Billed
0	APT RENT	782,456.69
57	PARKING	24,440.00
	Grand Totals	806,896.69

EXHIBIT B

