

ATTORNEY GENERAL OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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In the matter of the Application of :  
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BOOM!COMMUNITY SERVICES, INC. : **ATTORNEY GENERAL**  
 : **APPROVAL**  
For Approval to Sell Certain Real Property :  
Pursuant to Sections 510 and 511-a of the : **OAG NO.: NYC-2026-410**  
Not-for-Profit Corporation Law :  
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1. By Petition verified on May 26, 2026, Boom!Community Services, Inc., (“Petitioner”) applied for approval to sell certain real property pursuant to Sections 510 and 511-a of the Not-for Profit Corporation Law.

2. The real property that is the subject of the Petition is located at 3144 Third Avenue, Bronx, New York and designated on the Bronx County Tax Map as Block 2360, Lot 89 (the “Property”).

3. The terms of the transaction and the consideration are as follows: the Property is being sold to 3144 3<sup>rd</sup> Avenue, LLC (the “Purchaser”) with an address c/o Frenkel Hershkowitz & Shafran, LLP, 49 West 37 Street, 9 Floor, New York, New York 10018, for a purchase price of \$5,360,000.00. The Purchaser’s managing member is Solomon Schwimmer, with an address at 210 Spencer Street, Brooklyn, New York 11205.

4. The approximate closing costs are \$3,702,295.00 and consist of (i) payment of outstanding mortgage balance of \$3,436,455.00, (ii) of NYS transfer tax \$21,440.00, (iii) broker fee of \$214,400.00, and (iv) legal fees of \$30,000.00. The approximate net proceeds after closing costs will be \$1,657,705.00 (the “Net Proceeds”).

5. The Net Proceeds will be distributed to Boom!Health, an affiliated New York not-for-profit corporation for use in Petitioner’s charitable purposes of providing wellness and community services to persons of low income in underserved areas. Boom!Health operates out of another location in the Bronx. Petitioner, a Delaware corporation, intends to dissolve following the sale.

6. Based on a review of the Petition and the exhibits thereto (and the additional documents and information requested by the Attorney General), and the verification of Dr. Miriam Vega, President and CEO of Petitioner, that Petitioner has complied with the provisions of the Not-for-Profit Corporation Law and the Religious Corporations Law applicable to the sale of the Property and neither the Petitioner nor any third party having raised with the Attorney General any objections to the proposed transaction, the transaction is approved.

7. Petitioner shall provide written notice to the Attorney General that the transaction has been completed, if it has been abandoned, or if it is still pending ninety (90) days after approval. Petitioner shall provide the Attorney General with (i) a copy of the final closing statement for the transaction within thirty (30) days after closing.

8. None of the terms or parties referenced in this Attorney General approval may be changed without further approval of the Attorney General.

9. For the purposes of this transaction, the Assistant Attorney General's pdf or electronic signature shall be deemed the equivalent of a signature.

Letitia James  
Attorney General of the State of New York

By: Jeffrey Chester  
Jeffrey Chester  
Assistant Attorney General

Date: May 27, 2026