

Popular Bank – Investment Opportunities

General Information	
Borrower	Lefferts Lincoln Estates 305 LLC
Borrower Address	1820 Avenue M, Suite 2236
	Brooklyn, N.Y. 11230
Collateral Address	433 Rogers Avenue
	Brooklyn, N.Y. 11225
County	Kings
Website	
Loan ID	70090006351

Primary Information			
Orig. Loan Amount	\$3,550,000	Property Type	Multi-family
Note Date	6/27/2019	Loan Purpose	Refinance
First Payment Date	8/1/2019	Current Status	Default
Maturity Date	6/27/2024	Interest Rate	4.00%
Amend/Modified	Yes	Floor Rate	N/A
Loan Type	Perm. Loan	Ceiling Rate	N/A
Payment Type	Term.	Interest Calc.	Fixed Rate
Amortization	30 yrs	Lien Position	1st
Next Rate Change	N/A	Lien Type	Mortgage

Loan Information		
	As of:	9/5/2025
Unpaid Principal Balance		\$3,380,369
Monthly Payment (IO)	approx	\$17,069.84
Annual Debt Service (IO)	approx	\$204,838
Default Rate		24.00%
Accrued Interest (contract)		\$146,877
Addl Interest (default) from 11/10/23		\$717,388
Late Fees		\$14,284
Prepayment Penalty		\$31,515
Escrow Payments		\$14,289
Borrower's Estimated Payoff		\$4,290,433
Recourse		No
Real Estate Tax Current (Yes/No)		No
APN		

Key Project Information		
	Date	Value
Market Value "Leased Fee"	1/24/2024	\$4,005,000
LTV (payoff)		84.40%
Year Built		1931
Renovated		
Zoning		R5
Gross Site SF		3,195
Gross Building Area SF		6,840
Stories		3
No. of Buildings		1
Parking Spaces		0

Principal/Guarantor Information
Principal: Yeshaya Wasserman - Standard Non-Recourse carveouts.

Collateral Commentary
The loan is collateralized by a 3 story walk-up building consisting of 12 residential 1-bedroom units (11 market rate and 1 RS). Block 1329 Lot 6. Judgement of Foreclosure and Sale Ordered. Index Number: 516031/2024

Executive Summary
The loan is secured by a Foreclosure and Sale Judgement (Index No.: 516031/2024) on a 12 unit multifamily dwelling (1 Bedroom apts) located at 433 Rogers Ave., Brooklyn, NY.
Most recent Rent Roll provided indicates 10 of 12 residential units were leased (units 5 & 7 vacant).
Foreclosure and Sale Judgement Index Number: 516031/2024

Property Pictures
   