

PURCHASE AGREEMENT

THE SPENCER STREET CONDOMINIUM 175 and 192 Spencer Street Brooklyn, New York 11205

Unit No.: 4C	Parking Space: P1	Percentage of Common Interest: 1.0726%
Storage Bin (if applicable) _____		
Purchaser	Rafi Buchnick	Tel. No.
Address	103 South Street Demarest, NJ 07627	Fax No.
		SSN:
Purchaser	Yehudith Buchnick	Tel. No.
Address	103 South Street Demarest, NJ 07627	Fax No.
		SSN:
Purchaser's Attorney	Kwast Law, PLLC Rosalind Kwast, Esq.	Tel. No. (646) 968-2388
Address		Fax No. (646) 626-7568
		Email:rosalind@kwastlaw.com
Co-Broker (if any)	Oxford Property Group (2.5%) Nika Kneitschel	Tel. No. (917) 531-3656
Address		Fax No.
Purchase Price of Unit	\$715,000.00	
Storage License (if applicable)	\$	
Down Payment	\$71,500.00	(Payable to "Smith, Buss & Jacobs, LLP - The Spencer Street Condominium Escrow Account")

In witness whereof, each party has signed this Agreement.

Dated: August 29, 2024



RAFI BUCHNICK



YEHUDITH BUCHNICK

Accepted:

BSP Spencer LLC

By: Black Spruce Management LLC, its Manager

By: 

Matthew Keller, Authorized Signatory

Member

Dated: August 29, 2024