

New York State Division of Housing and Community Renewal
Office of Rent Administration

Registration Rent Roll Report for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

DEPT BLDGS Job No. 140395221
Scan Code ESHS7271351

Information on this report is as of March 02, 2022

The attached Registration Rent Roll report shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the above referenced building and has had it's Certification of Copy of Record signed by a certifying officer on the first and last pages of this report. The DHCR considers the entire report as having certified status.

This report was printed at the Queens BRO of DHCR.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS	= Rent Stabilized	RS-TE	= Temporarily Exempt	RS-V	= Vacant
RC	= Rent Controlled	PE	= Permanently Exempt	VD	= Vacancy Decontrolled
RS-NH	= Not For Profit Homeless Unit				

The effective date is the date that the apartment became subject to rent regulation as required by the Omnibus Housing Act of 1983 and is only visible on the Initial Registration Rent Roll Report.

A "W" appended to the end of the rent amount indicates that the rent amount is paid weekly instead of monthly. An "*" prefixing the apartment number indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The filing date is the date when the registration for the apartment was received by DHCR. A "NC" in this column indicates that the filing date was not recorded on the computer file.

For apartments with a status of RS-NH, the tenant name will be followed by the service provider name.

ADVISORY NOTE: This document merely reports the statements made by the owner in the registration(s) filed by such owner and does not reflect changes in rent occurring after April 1 of each year. DHCR does not attest to the truthfulness of the owner's statements or the legality of the rents reported in this document. Furthermore, this document does not necessarily reflect modifications to the lawful rent or other registration information as a result of orders issued by DHCR, or a finding that a registration has not been filed.

DATE

3/2/22

CERTIFYING OFFICER

Print Location: Queens BRO



New York State Division of Housing and Community Renewal
Office of Rent Administration

Initial Registration Rent Roll Report for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	EFFECTIVE DATE	LEGAL REG RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RC	04/01/84	114.55		NC	CLARA HILL		
1	VD-RS	07/31/02	1550.00	1450.00	07/31/02	JOHN SMITH	07/01/02	06/30/03
22	RC	04/01/84	133.11		NC	LILLIE JAMESON		
23	RC	04/01/84	122.95		NC	VERA RAYSTER		
31	RC	04/01/84	167.61		NC	CHARLES JAMESON		
32	RC	04/01/84	173.60		NC	LOU QUEEN JONES		
41	RC	04/01/84	117.22		NC	OPHELIA LOGAN		
41	VD-RS	02/26/02	1700.00	1400.00	03/08/02	MATTHEW HOLLOWAY	02/01/02	01/31/04
42	RC	04/01/84	113.71		NC	MARGARET WATSON		
43	RS	04/01/84	272.59		NC	RONALD WILLIAMS		
51	RC	04/01/84	127.80		NC	THOMAS DRUMMOND		
52	RS	04/01/84	228.00		NC	JAMES TURNER		06/30/84
53	RS	04/01/84	310.00		NC	BETTY RIVERS		
61	RS	04/01/84	250.00		NC	FELIX SMITH		

CERTIFICATION OF COPY OF RECORD

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's Initial registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registration(s) may have been modified by DHCR for identification purposes only.

DATE

3/2/22

CERTIFYING OFFICER

[Signature]

Print Location: Queens BRO



New York State Division of Housing and Community Renewal
Office of Rent Administration

1985 Registration Rent Roll Report Effective 04/01/1985 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	133.61			NC	CHARLES JAMENSON		03/31/86
31	RS	275.00			NC	JAMES GRAVES		09/11/86
33	RS	310.00			NC	JOE PROVET		07/17/86
43	RS	272.59			NC	RONALD WILLIAMS		10/01/86
52	RS	228.00			NC	JAMES TURNER		07/01/85
53	RS	310.00			NC	BETTY RIVERS		12/01/86
61	RS	250.00			NC	FELIX SMITH		05/01/86
62	RS	325.00			NC	W FLYNNE/C TAYLOR		02/08/87
63	RS	300.00			NC	FAY/WILBUR BALL		09/15/86



New York State Division of Housing and Community Renewal
Office of Rent Administration

1986 Registration Rent Roll Report Effective 04/01/1986 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			NC	CHARLES JAMENSON	05/01/84	05/01/86
31	RS	275.00			NC	JAMES GRAVES	09/11/84	09/11/86
33	RS	310.00			NC	JOE PROVET	07/17/84	07/17/86
43	RS	272.59			NC	RONALD WILLIAMS	10/01/84	10/01/86
52	RS	228.00			NC	JAMES TURNER	06/01/83	06/01/85
53	RS	310.00			NC	BETTY RIVERS	12/01/84	12/01/86
61	RS	0			NC	VACANT		
62	RS	325.00			NC	W. FLYNNE/C. TAYLOR		02/08/87
63	RS	300.00			NC	FAY AND WILBUR BALL	09/14/84	09/15/86



New York State Division of Housing and Community Renewal
Office of Rent Administration

1987 Registration Rent Roll Report Effective 04/01/1987 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	133.61			NC	CHARLES JAMENSON		
31	RS	275.00			NC	JAMES GRAVES	09/11/86	09/01/87
33	RS	310.00			NC	JOE PROVET		07/17/87
43	RS	272.59			NC	RONALD WILLIAMS	10/01/86	10/01/87
52	RS	228.00			NC	JAMES TURNER		
53	RS	310.00			NC	BETTY RIVERS	12/01/86	12/01/87
61	RS	300.00			NC	T. FARHAN	02/01/87	02/01/88
62	RS	325.00			NC	W. FLYNNE/C. TAYLOR	02/08/87	02/08/88
63	RS	342.00			NC	FAY AND WILBUR BALL	09/15/86	09/15/88



New York State Division of Housing and Community Renewal
Office of Rent Administration

1988 Registration Rent Roll Report Effective 04/01/1988 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			10/17/88	CHARLES JAMENSON	05/01/86	04/30/88
31	RS	275.00			10/17/88	JAMES GRAVES	11/01/87	10/30/89
33	RS	310.00			10/17/88	JOE PROVET	07/01/86	06/30/88
42	RS	113.71			10/17/88	M. WATSON		
43	RS	272.66			10/17/88	RONALD WILLIAMS	11/01/86	10/31/88
52	RS	228.00			10/17/88	JAMES TURNER	07/01/87	06/30/89
53	RS	310.00			10/17/88	BETTY RIVERS	10/01/86	09/30/88
61	RS	318.00			10/17/88	MOHAMMED, A.	07/01/86	06/30/88
62	RS	325.00			10/17/88	W. FLYNNE/C. TAYLOR	07/01/87	06/30/89
63	RS	342.00			10/17/88	FAY AND WILBUR BALL	12/01/86	11/30/88



New York State Division of Housing and Community Renewal
Office of Rent Administration

1989 Registration Rent Roll Report Effective 04/01/1989 for
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NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			07/12/89	CHARLES JAMESON	05/01/87	04/30/89
31	RS-V	472.00			07/12/89	VACANT		
33	RS	340.15			07/12/89	JOE PROVET	07/01/88	06/30/90
43	RS	305.20			07/12/89	RONALD WILLIAMS	12/01/88	11/30/90
52	RS	228.00			07/12/89	JAMES TURNER	07/01/87	06/30/89
53	RS	342.90			07/12/89	BETTY RIVERS	10/01/88	09/30/90
61	RS	346.13			07/12/89	MOHAMMED A.	07/01/88	06/30/90
62	RS	334.75			07/12/89	TAYLOR/FLYNNE WILENE	07/01/87	06/30/89
63	RS	372.78			07/12/89	LEBLETT BALL	12/01/88	11/30/90



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1990 Registration Rent Roll Report Effective 04/01/1990 for
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NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			08/01/90	CHARLES JAMESON	05/01/89	04/30/90
31	RS	400.00			08/01/90	MANANA A.	11/01/89	10/31/91
33	RS	340.15			08/01/90	JOE PROVET	07/01/88	06/30/90
43	RS	302.20			08/01/90	WILLIAMS A.	12/01/88	11/30/90
52	RS	228.00			08/01/90	JAMES TURNER	05/01/89	04/30/90
53	RS	342.90			08/01/90	BETTY RIVERS	10/01/88	09/30/90
61	RS	346.13			08/01/90	MOHAMMED A.	07/01/88	06/30/90
62	RS	364.88			08/01/90	WILENE FLYNNE	07/01/89	06/30/91
63	RS	372.78			08/01/90	LEBLETT BALL	12/01/88	11/30/90



New York State Division of Housing and Community Renewal
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1991 Registration Rent Roll Report Effective 04/01/1991 for
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NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			07/05/91	R THOMPSON	06/01/90	05/31/92
33	RS	370.76			07/05/91	JOE PROVET	07/01/90	06/30/92
43	RS	323.35			07/05/91	WILLIAMS A.	12/01/90	11/30/92
52	RS	228.00			07/05/91	JAMES TURNER	10/01/90	09/30/92
53	RS	366.90			07/05/91	BETTY RIVERS	10/01/90	09/30/92
61	RS	377.28			07/05/91	MOHAMMED A.	07/01/90	06/30/92
62	RS	364.88			07/05/91	WILENE FLYNNE	07/01/89	06/30/91
63	RS	398.87			07/05/91	LEBLETT BALL	12/01/90	11/30/92



New York State Division of Housing and Community Renewal
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1992 Registration Rent Roll Report Effective 04/01/1992 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			06/30/92	R THOMPSON	07/01/90	06/30/92
33	RS	370.76			06/30/92	JOE PROVET	07/01/90	06/30/92
43	RS	323.35			06/30/92	WILLIAMS A.	12/01/90	11/30/92
52	RS	228.00			06/30/92	JAMES TURNER	10/01/90	09/30/92
53	RS	366.90			06/30/92	BETTY RIVERS	10/01/90	09/30/92
61	RS-V	490.00			06/30/92	VACANT		
62	RS	390.42			06/30/92	WILENE FLYNNE	07/01/91	06/30/93
63	RS	398.87			06/30/92	LEBLETT BALL	12/01/90	11/30/92



New York State Division of Housing and Community Renewal
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1993 Registration Rent Roll Report Effective 04/01/1993 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			07/26/93	R THOMPSON	07/01/92	06/30/94
33	RS	370.76			07/26/93	JOE PROVET	07/01/92	06/30/94
43	RS	323.35			07/26/93	WILLIAMS A.	12/01/91	11/30/93
52	RS	228.00			07/26/93	JAMES TURNER	10/01/92	09/30/94
53	RS	385.25			07/26/93	BETTY RIVERS	10/01/92	09/30/94
61	RS	450.00			07/26/93	SMITH D.	06/01/92	05/31/94
62	RS	390.42			07/26/93	WILENE FLYNNE	07/01/91	06/30/93
63	RS	418.81			07/26/93	LEBLETT BALL	12/01/92	11/30/94



New York State Division of Housing and Community Renewal
Office of Rent Administration

1994 Registration Rent Roll Report Effective 04/01/1994 for
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2035 7TH AVE
NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			07/15/94	R THOMPSON	07/01/92	06/30/94
33	RS	370.76			07/15/94	JOE PROVET	07/01/92	06/30/94
43	RS	333.05			07/15/94	WILLIAMS A.		
52	RS	228.00			07/15/94	JAMES TURNER	10/01/92	09/30/94
53	RS	385.25			07/15/94	BETTY RIVERS	10/01/92	09/30/94
61	RS	450.00			07/15/94	SMITH D.	06/01/92	05/31/94
62	RS	409.94			07/15/94	WILENE FLYNNE		
63	RS	418.81			07/15/94	LEBLETT BALL	12/01/92	11/30/94



New York State Division of Housing and Community Renewal
Office of Rent Administration

1995 Registration Rent Roll Report Effective 04/01/1995 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			07/17/95	R THOMPSON		
33	RS	370.76			07/17/95	JOE PROVET		
43	RS	333.05			07/17/95	WILLIAMS A.		
52	RS	228.00			07/17/95	JAMES TURNER		
53	RS	385.25			07/17/95	BETTY RIVERS		
61	RS	350.00			07/17/95	SMITH D.		
62	RS	409.94			07/17/95	WILENE FLYNNE		
63	RS-V	418.81			07/17/95	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

1996 Registration Rent Roll Report Effective 04/01/1996 for
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NEW YORK, NEW YORK 10027

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	400.00			07/31/96	R THOMPSON		
33	RS	370.76			07/31/96	JOE PROVET		
43	RS	333.05			07/31/96	WILLIAMS A.		
52	RS	228.00			07/31/96	JAMES TURNER		
53	RS	385.25			07/31/96	BETTY RIVERS		
61	RS	350.00			07/31/96	WILLIAMS C.		
62	RS	456.00			07/31/96	E SMITH		
63	RS-V	418.81			07/31/96	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

1997 Registration Rent Roll Report Effective 04/01/1997 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RS	180.00			03/23/98	CLARA HILL		
21	RS-V	169.61			03/23/98	VACANT		
22	RS	169.61			03/23/98	LILLIBEL JAMESON		
23	RS	700.00			09/20/01	T SMITH	01/01/97	12/31/97
31	RS	400.00			03/23/98	THOMPSON		
32	RS	183.60			03/23/98	LAQUIN JONES		
*33	RS	370.76			09/20/01	JOE PROVET		
41	RS	117.22			03/23/98	LOGAN		
42	RS	123.71			03/23/98	WATSON		
43	RS	333.05			03/23/98	WILLIAMS		
52	RS	228.00			03/23/98	TURNER		
53	RS	385.25			03/23/98	BETTY RIVERS		
*61	RS	650.00			09/20/01	K MABUTU	01/01/97	12/31/97
*62	RS	750.00			09/20/01	STEVEN LEE	12/01/96	11/30/97
63	RS-V	988.00			03/23/98	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

1998 Registration Rent Roll Report Effective 04/01/1998 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS-V				12/10/01	VACANT		
31	RS	400.00			12/10/01	THOMPSON		
33	RS	340.15			12/10/01	JOE PROVET		
43	RS	333.05			12/10/01	WILLIAMS		
51	RS-V				12/10/01	VACANT		
61	RS-V				12/10/01	VACANT		
62	RS	988.00			12/10/01	KIM JACKSON	08/01/97	07/31/99
63	RS-V				12/10/01	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

1999 Registration Rent Roll Report Effective 04/01/1999 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS-V	450.00			08/03/99	VACANT		
23	RS	820.00			08/03/99	HUCKS NEIDE S S.	05/01/98	04/30/00
31	RS	804.00		69.00	08/03/99	SHAKIRA LOIZ	07/01/98	06/30/00
43	RS-V	333.05			08/03/99	VACANT		
51	RS-V	450.00			08/03/99	VACANT		
61	RS	802.50		33.00	08/03/99	YVETTE DEVEAUX	09/01/98	08/31/00
62	RS-V	456.00			08/03/99	VACANT		
*63	RS	1185.00			07/03/01	DOROTHIA CRUEZ	12/01/98	11/30/99



New York State Division of Housing and Community Renewal
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2000 Registration Rent Roll Report Effective 04/01/2000 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	820.00			11/02/00	NEIDE HUCKS	06/01/98	05/31/00
31	RS	804.00			11/02/00	SHAKIRA LOIZ	07/01/98	06/30/00
33	RS-V	850.00			11/02/00	VACANT		
43	RS-V	850.00			11/02/00	VACANT		
51	RS-V	850.00			11/02/00	VACANT		
61	RS	802.50			11/02/00	YVETTE DEVEAUX	09/01/98	08/31/00
62	RS	850.00			11/02/00	KIM DAE HO	03/01/00	02/28/02
63	RS	850.00			11/02/00	JAMES JETTER	12/01/99	11/30/00



New York State Division of Housing and Community Renewal
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2001 Registration Rent Roll Report Effective 04/01/2001 for
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	1500.00			09/07/01	ANGIE LEM	04/01/01	03/31/03
31	RS	1250.00			09/07/01	LINNA HU	04/01/01	03/31/03
33	RS	1860.08			09/07/01	H HASEGAWA	02/01/01	01/31/03
43	RS	1920.00			09/07/01	JING LEE	04/01/01	03/31/03
51	RS	1200.00			09/07/01	ARCHIE WARING	01/01/01	12/31/02
61	RS	1400.00			09/07/01	CURTIS HAYDON	03/01/01	02/28/03
62	RS	850.00			09/07/01	DADRO KIM	03/01/00	02/28/02
63	RS	1707.76		1700.00	09/07/01	SACHIE HAYASHI	01/01/01	12/31/02



New York State Division of Housing and Community Renewal
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2002 Registration Rent Roll Report Effective 04/01/2002 for
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NEW YORK, NEW YORK 10027

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23	RS	2300.00			09/23/02	JOSEPH LEVETT	10/01/01	09/30/03
31	RS	1550.00			09/23/02	AYA KOMINE	08/01/01	07/31/03
33	RS	2232.00		1400.00	09/23/02	JARED TAYLOR	10/01/01	09/30/03
41	RS	1700.00		1400.00	09/23/02	MATTHEW HOLLOWAY		
43	RS	1600.00			09/23/02	RONJA SIM	02/01/01	01/31/03
51	RS-V				09/23/02	VACANT		
61	RS	1652.00		1550.00	09/23/02	SARAH HEDGER	10/01/01	09/30/02
62	RS	1020.00			09/23/02	S PARK	04/01/02	03/31/04
63	RS	1700.00			09/23/02	SACHIE HAYASHI	01/01/01	12/31/02



New York State Division of Housing and Community Renewal
Office of Rent Administration

2003 Registration Rent Roll Report Effective 04/01/2003 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RS	1550.00		1400.00	12/23/03	ULRIKE FENNINGER	07/01/02	06/30/03
21	RS	169.61			12/23/03	JAMES JAMISON		
23	RS	2300.00			12/23/03	JOSEPH LEVITT	09/01/01	08/31/03
31	RS	1550.00			12/23/03	AYA KOMINE	08/01/01	07/31/03
32	RS	183.60			12/23/03	LOU QUEEN JONES		
33	RS	2232.00		1400.00	12/23/03	JARED TAYLOR	10/02/01	09/30/03
41	RS	1700.00		1400.00	12/23/03	CHRISTINA LECKBEE	02/01/02	01/31/04
42	RS	1500.00			12/23/03	VINCENT NEGRONI	08/03/02	08/02/04
43	RS-V	2100.00			12/23/03	VACANT		
51	RS	1100.00			12/23/03	AMADOU DIALLO	03/01/03	02/28/05
52	RS	228.00			12/23/03	JAMES TURNER		
53	RS	385.25			12/23/03	BETTY RIVERS		
61	RS	1700.00		1300.00	12/23/03	TONYA CROSBY	04/01/03	03/31/05
*62	RS	2100.00			12/06/04	SARAH HEDGES	11/01/02	10/31/04
63	RS	2000.00			12/23/03	KC FARRELL	04/01/03	04/01/05



New York State Division of Housing and Community Renewal
Office of Rent Administration

2004 Registration Rent Roll Report Effective 04/01/2004 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RS	1860.00			11/01/04	DAISY CAPUNA	04/01/04	03/31/06
21	RS	169.61			11/01/04	CHARLES JAMISON		
23	RS	2760.00			11/01/04	SONIA HUTCHINSON	04/01/04	03/31/06
31	RS	1300.00			11/01/04	CLAUDIA PALADINO	08/01/03	07/31/04
32	RS	1900.00			11/01/04	CHARLES LEVINE	04/01/04	03/31/06
33	RS	2678.40			11/01/04	JACK BUSHMAN	02/01/04	01/31/06
41	RS	2040.00			11/01/04	STEVE FRIEDMAN	03/01/04	02/28/06
42	RS	1800.00			11/01/04	DONALD HART	04/01/04	03/31/06
43	RS	2100.00			11/01/04	KIM LAMISON	04/01/04	03/31/06
51	RS	1100.00			11/01/04	JEAN NILSEN	04/01/04	03/31/06
52	RS	228.00			11/01/04	CONZALEZ TURNER		
53	RS	385.25			11/01/04	RIVERS BETTY		
61	RS	2000.00			11/01/04	TONYA CROSBY	04/01/03	03/31/05
*62	RS	2100.00			12/06/04	SARAH HEDGES	11/01/02	10/31/04
63	RS	2400.00			11/01/04	KYRA WOLFE	08/01/03	07/31/04



New York State Division of Housing and Community Renewal
Office of Rent Administration

2005 Registration Rent Roll Report Effective 04/01/2005 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
*1	RS-V	1860.00			01/22/09	VACANT		
21	RS	169.61			07/25/05	CHARLES JAMISON		
22	RS	133.11			07/25/05	LITTIE BELL JAMISON		
*23	PE	3312.00		1800.00	01/22/09	HIGH RENT VACANCY	09/01/04	08/31/06
*31	RS	1521.00		1300.00	01/22/09	JOSHUA C. LETSON	02/01/05	01/31/06
*32	RS-V	1900.00			01/22/09	VACANT		
*33	PE	3214.08		1800.00	01/22/09	HIGH RENT VACANCY	09/01/04	08/31/06
*41	PE	2448.00		1350.00	01/22/09	HIGH RENT VACANCY	09/01/04	08/31/06
*42	RS-V	1800.00			01/22/09	VACANT		
*43	PE	2520.00		1800.00	01/22/09	HIGH RENT VACANCY	09/01/04	08/31/06
*51	RS	1320.00		1000.00	01/22/09	MUSTAFA NASHAL	05/01/04	04/30/06
52	RS	228.00			07/25/05	CONZALEZ TURNER		
53	RS	385.25			07/25/05	BETTY RIVERS		
*61	PE	2000.00			01/22/09	HIGH RENT VACANCY		
*62	PE	2100.00			01/22/09	HIGH RENT VACANCY		
*63	PE	2880.00		1800.00	01/22/09	HIGH RENT VACANCY	09/01/04	08/31/06



New York State Division of Housing and Community Renewal
Office of Rent Administration

2006 Registration Rent Roll Report Effective 04/01/2006 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RS	2701.78		1350.00	01/22/09	GERARD DIGIROLAMO	07/01/05	06/30/06
31	RS	1562.83		1335.75	01/22/09	JOSHUA C. LETSON	02/01/06	01/31/07
32	RS-V	1900.00			01/22/09	VACANT		
42	RS	2106.00		124.00	01/22/09	RODMAN FRIZZELL	04/01/05	03/31/07
51	RS	1320.00		1000.00	01/22/09	MUSTAFA NASHAL	05/01/04	04/30/06
52	RS	234.27			01/22/09	CONZALEZ TURNER	12/01/05	11/30/06
53	RS	462.30		406.44	01/22/09	GABRIEL RIVERS	02/01/06	01/31/08



New York State Division of Housing and Community Renewal
Office of Rent Administration

2007 Registration Rent Roll Report Effective 04/01/2007 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
31	RS	1786.16			01/22/09	JOSHUA C. LETSON	02/01/07	01/31/08
32	RS-V	1900.00			01/22/09	VACANT		
42	RS	2179.71		124.00	12/06/13	RODMAN FRIZZELL	04/01/07	03/31/08
51	RS	1358.30		1200.00	01/22/09	MUSTAFA NASHAL	05/01/06	04/30/07
52	RS	2050.00			01/22/09	RASHEEM RILEY	11/01/06	10/31/07
53	RS	462.30		406.44	01/22/09	GABRIEL RIVERS	02/01/06	01/31/08



New York State Division of Housing and Community Renewal
Office of Rent Administration

2008 Registration Rent Roll Report Effective 04/01/2008 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1384.00		169.61	01/22/09	CHARLES JAMISON	04/01/08	03/31/09
31	RS	1839.75		1434.29	01/22/09	JOSHUA C. LETSON	02/01/08	01/31/09
32	RS-V	1900.00			01/22/09	VACANT		
42	RS	2239.65		124.00	12/06/13	RODMAN FRIZZELL	04/01/08	03/31/09
51	RS-V	1356.30			01/22/09	VACANT		
53	RS	488.88		429.81	01/22/09	GABRIEL RIVERS	02/01/08	01/31/10



New York State Division of Housing and Community Renewal
Office of Rent Administration

2009 Registration Rent Roll Report Effective 04/01/2009 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1446.25		169.61	08/03/09	CHARLES JAMISON	04/01/09	03/31/10
31	RS	1922.54		1498.83	08/03/09	JOSHUA C. LETSON	02/01/09	01/31/10
32	RS-V	1900.00			08/03/09	VACANT		
42	RS	2340.44		124.00	12/06/13	RODMAN FRIZZELL	04/01/09	03/31/10
51	RS	1795.26		1500.00	08/03/09	ADHISH M. GURUNG	06/01/08	05/31/09
53	RS	488.88		429.81	08/03/09	GABRIEL RIVERS	02/01/08	01/31/10

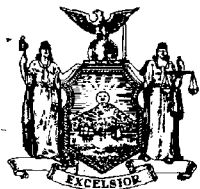


New York State Division of Housing and Community Renewal
Office of Rent Administration

2010 Registration Rent Roll Report Effective 04/01/2010 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RS	4531.59	1600.00		12/06/13	V RUDOLPH	03/01/10	02/28/11
21	RS	1489.64	169.61		08/18/10	CHARLES JAMISON	04/01/10	03/31/11
22	RS	133.11			12/06/13	LILLIE B. RICHARDSON		
23	RS-V	4611.37			12/06/13	VACANT		
*31	RS-V	1822.54			12/06/13	VACANT		
32	RS-V	1900.00			08/18/10	VACANT		
33	RS	5777.46	2500.00		12/06/13	FANA FRASER	05/01/09	04/30/10
41	RS	3792.68	1358.00		12/06/13	JESSICA ALMONTE	08/01/09	07/31/10
42	RS	2410.65	124.00		12/06/13	RODMAN FRIZZELL	04/01/10	03/31/11
43	RS	5581.96	1825.00		12/06/13	COOK P	01/01/10	12/31/11
*51	RS	1849.12	1600.00		12/06/13	ADHISH M GURUNG	11/01/09	10/31/10
52	RS	2522.82	1950.00		12/06/13	THERESA KELLY	04/01/10	03/31/11
*53	RS	518.22	455.60		12/06/13	GABRIEL RIVERS	02/01/10	01/31/11
61	RS	4398.31	1550.00		12/06/13	AMINATA STEELE	02/01/10	01/31/11
62	RS-V	3717.10			12/06/13	VACANT		
63	RS-V	4665.48			12/06/13	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2011 Registration Rent Roll Report Effective 04/01/2011 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
01	PE	3873.00			10/12/11	NYC COOP/CONDO		
*21	RS	1523.19	169.61		12/06/13	CHARLES JAMISON		
22	RS	133.11			10/12/11	LILLIE B. RICHARDSON		
23	PE	4611.37			10/12/11	NYC COOP/CONDO		
*31	PE	2263.79	1375.00		12/06/13	NYC COOP/CONDO		
32	RS	1900.00			10/12/11	JOSEPH JONES		
33	PE	5609.19			10/12/11	NYC COOP/CONDO		
41	RS	3368.10			10/12/11	JESSICA ALMONTE	08/01/10	07/31/11
*42	RS	2464.89	123.71		12/06/13	RODMAN FRIZZELL		
43	PE	2583.86			10/12/11	NYC COOP/CONDO		
*51	PE	2177.34	1300.00		12/06/13	NYC COOP/CONDO		
52	RS	2175.36			10/12/11	THERESA KELLY		
*53	RS	530.56	429.81		12/06/13	GABRIEL RIVERS		
*61	PE	1962.89			12/06/13	NYC COOP/CONDO		
62	PE	3771.85			10/12/11	NYC COOP/CONDO		
63	PE	4529.60			10/12/11	NYC COOP/CONDO		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2012 Registration Rent Roll Report Effective 04/01/2012 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
*1	PE	3873.00			12/06/13	NYC COOP/CONDO		
*21	RS	1580.31			12/06/13	CHARLES JAMISON		
*23	PE	6325.82			12/06/13	NYC COOP/CONDO	02/01/12	01/31/13
*31	RS-V	2263.79			12/06/13	VACANT		
*32	RS	1900.00			12/06/13	JOSEPH JONES		
*33	PE	6911.72			12/06/13	NYC COOP/CONDO	08/01/11	07/31/12
*41	RS	3994.35		459.00	12/06/13	JESSICA ALMONTE	08/01/11	07/31/12
42	PE	2557.32		123.71	12/06/13	NYC COOP/CONDO	04/01/12	03/31/13
*43	PE	5921.59			12/06/13	NYC COOP/CONDO	01/01/12	12/31/12
*51	PE	2258.99	1348.75		12/06/13	NYC COOP/CONDO	12/01/11	11/30/12
*52	RS	2676.32		802.97	12/06/13	THERESA KELLY	04/01/12	03/31/13
*53	RS	550.45			12/06/13	GABRIEL RIVERS		
*61	PE	5373.23			12/06/13	NYC COOP/CONDO	03/01/12	02/28/13
62	PE	3771.85	1500.00		09/14/12	NYC COOP/CONDO	05/01/10	
*63	PE	6427.52			12/06/13	NYC COOP/CONDO	05/01/11	04/30/12
ST2	RS-V				09/14/12	VACANT		
ST3	RS-V				09/14/12	VACANT		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2013 Registration Rent Roll Report Effective 04/01/2013 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1611.91			11/07/13	CHARLES JAMISON	04/01/13	03/31/14
31	RS	2671.27	1500.00		11/07/13	NICOLAS VIGAUD	04/01/13	03/31/14
32	RS-V	1900.00			11/07/13	VACANT		
42	RS	2608.47	123.71		11/07/13	RODMAN FRIZZELL	04/01/13	03/31/14
51	RS	2304.17	1375.73		11/07/13	BARNEY HARRIS	12/01/12	11/30/13
53	RS	570.45	449.81		11/07/13	GABRIEL RIVERS	02/01/13	01/31/14



New York State Division of Housing and Community Renewal
Office of Rent Administration

2014 Registration Rent Roll Report Effective 04/01/2014 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1676.39			07/24/14	CHARLES JAMISON		
31	PE				07/24/14	HIGH RENT VACANCY		
32	RS-V	1900.00			07/24/14	VACANT		
42	RS	2608.47			07/24/14	RODMAN FRIZZELL		
51	RS	2678.60	1900.00		07/24/14	SIMONE TYSON	10/01/13	09/30/14
53	RS	593.27			07/24/14	GABRIEL RIVERS		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2015 Registration Rent Roll Report Effective 04/01/2015 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1676.39			04/17/15	CHARLES JAMISON		
32	RS-V	1900.00			04/17/15	VACANT		
42	RS	2608.47			04/17/15	TAMEEKA SKINNER		
51	RS	2705.38	1919.00		04/17/15	SIMONE TYSON	10/01/14	09/30/15
53	RS	441.63		462.39	04/17/15	GABRIEL RIVERS	02/01/15	01/31/17



New York State Division of Housing and Community Renewal
Office of Rent Administration

2016 Registration Rent Roll Report Effective 04/01/2016 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	1676.39	169.61		06/28/16	JANIE RICHARDSON		
32	RS	1900.00			06/28/16	JOSEPH JONES		
42	RS	2608.47	123.71		06/28/16	TAMEEKA SKINNER		
51	RS	2705.38	1800.00		06/28/16	SIMONE TYSON	10/01/15	09/30/16
53	RS	441.63		462.39	06/28/16	GABRIEL RIVERS	02/01/15	01/31/17



New York State Division of Housing and Community Renewal
Office of Rent Administration

2017 Registration Rent Roll Report Effective 04/01/2017 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			06/27/17	JANIE RICHARDSON		
32	RS	1900.00			06/27/17	JOSEPH JONES		
42	RS	2608.47	123.71	144.47	06/27/17	TAMEEKA SKINNER		
51	RS	2801.03	1850.00		06/27/17	SIMONE TYSON		
53	RS	441.63		462.39	06/27/17	GABRIEL RIVERS	10/01/16	09/30/18



New York State Division of Housing and Community Renewal
Office of Rent Administration

2018 Registration Rent Roll Report Effective 04/01/2018 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			06/21/18	JANIE RICHARDSON		
32	RS	1900.00			06/21/18	JOSEPH JONES		
42	RS	2608.47	123.71	144.47	06/21/18	TAMEEKA SKINNER		
51	RS	2801.03	1850.00		06/21/18	SIMONE TYSON	10/01/16	09/30/18
53	RS	441.63		462.39	06/21/18	GABRIEL RIVERS		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			06/13/19	JANIE RICHARDSON		
42	RS	2608.47	123.71	144.47	06/13/19	TAMEKA C. SKINNER		
51	RS	2871.06	1896.25		06/13/19	SIMONE C. TYSON	10/01/18	09/30/20
53	RS	441.63		462.39	06/13/19	GABRIEL RIVERS		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2020 Registration Rent Roll Report Effective 04/01/2020 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			08/26/20	JANIE RICHARDSON		
32	RS	132.00			08/26/20	JOSEPH JONES		
42	RS	2608.47	123.71	144.47	08/26/20	TAMEKA C. SKINNER		
51	RS	2871.06	1896.25		08/26/20	SIMONE C. TYSON	10/01/18	09/30/20
53	RS	441.63		462.39	08/26/20	GABRIEL RIVERS		



New York State Division of Housing and Community Renewal
Office of Rent Administration

2021 Registration Rent Roll Report Effective 04/01/2021 for
Registration Id Number: 127640
2035 7TH AVE
NEW YORK, NEW YORK 10027

Information on this report is as of March 02, 2022

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
21	RS	169.61			06/30/21	JANIE RICHARDSON		
32	RS	132.00			06/30/21	JOSEPH JONES		
42	RS	2608.47	123.71	144.47	06/30/21	TAMEKA C. SKINNER		
51	RS-V	2871.06			06/30/21	VACANT		
53	RS	441.63		462.39	06/30/21	GABRIEL RIVERS		

CERTIFICATION OF COPY OF RECORD

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2021 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registration(s) may have been modified by DHCR for identification purposes only.

3/2/22
DATE


CERTIFYING OFFICER

Print Location: Queens BRO