



NOTICE TO TENANT OF MCI RENT INCREASE APPLICATION

Mailing Address of Owner:

545 46th Street Llc
 Attn: Moshe Mehlman
 C/O David Shurin
 2917 Avenue M
 Brooklyn NY 11210

Subject Premises:

Complex-Wide
 545 46th St
 Brooklyn NY 11220

This is a summary of an application for a Major Capital Improvement rent increase filed by the owner of your building. This is not an order increasing your rent at this time. This is your opportunity to comment on the increase requested. If you wish to comment on the information provided, you may use the Tenant Response page of this notice. Your response should be signed, dated and mailed within thirty (30) days of the date printed above. If you need more than thirty (30) days to respond, use the Tenant Response page of this notice to request an extension. Include the docket number on all correspondence.

If you need assistance in understanding and/or responding to this notice, please call our Rent Infoline at (718) 739-6400 as we can provide assistance to callers in over 170 languages (including Spanish, Chinese, Russian, Creole). All responses to this notice must be in English.

ITEM(S) FOR WHICH INCREASE IS REQUESTED	AGE OF ITEM(S) REPLACED	WORK DATES		OWNER'S CLAIMED COST
		FROM	TO	
APARTMENT DOORS	25	08/16/2015	12/15/2016	41,700.00
ASBESTOS ABATEMENT	UNK	08/12/2015	01/28/2016	99,600.00
BURNER	25	05/19/2015	12/05/2015	34,000.00
ENRANCE DOORS	15	06/28/2016	07/29/2016	13,350.00
PLUMBING	25	02/22/2016	07/27/2017	588,000.00
—POINTING	15	08/10/2015	12/13/2016	105,450.00
NEW ROOF	25	08/19/2015	03/08/2016	117,350.00
1. TOTAL CLAIMED MCI COSTS				999,450.00
2. DEDUCTIONS FROM CLAIMED MCI COSTS				
A. COMMERCIAL ALLOCATION OF MCI		(0.00)	
B. COOPERATIVE RESERVE FUND/CREDIT		(0.00)	
C. INSURANCE PROCEEDS FROM LOSS		(0.00)	
D. GRANT AMOUNTS FROM GOV'T AGENCIES		(0.00)	
3. TOTAL DEDUCTIONS FROM MCI COSTS (add lines 2A through 2D)		(0.00)	
4. NET CLAIMED MCI COSTS (subtract line 3 from line 1)				999,450.00
5. AMORTIZE OVER 108 MONTHS (divide line 4 by 108)				9,254.17
6. TOTAL RESIDENTIAL ROOMS IN BUILDING				231
7. RENT INCREASE PER ROOM PER MONTH (divide line 5 by line 6)				40.06

To: SUE TRELLES OR
 CURRENT OCCUPANT DO NOT FORWARD

553 46TH ST
 BROOKLYN NY 11220



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MCI rent increases are based on the number of rooms in your building. The owner's application states that there are 5 rooms in your apartment. The definition of a room for Major Capital Improvement rent increase purposes can be found in Policy Statement 93-2 which is available from the Office of Public Information at the telephone number noted below or on the DHCR website (www.nyshcr.org).

If you wish to challenge this room count you must provide substantive evidence in the form of either copies of floor plans or hand drawn diagrams, which include the exact measurements of all walls, noting the location of all windows, doors and archways for each room in the apartment.

You may review a copy of the MCI application and supporting documentation at:
- THE DHCR OFFICE LISTED AT THE TOP OF THIS FORM. VISIT WWW.NYSHCR.ORG OR
CALL (718) 739-6400 TO REQUEST AN APPLICATION FOR "ACCESS TO RECORDS" FORM

MCI Docketing Unit
Mailing Date: 11/15/2017