



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

2023 Registration Rent Roll Report Effective 04/01/2023 for
Registration Id Number: 101706
331 E 52ND ST
NEW YORK, NY 10022

Information on this report is as of November 14, 2024

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 its Certification of Copy of Record electronically signed by a certifying officer on all pages. The DHCR considers the entire report as having certified status.

This report was printed via the DHCR website by an owner/agent who was assigned a secure logon by DHCR. The owner/agent has the ability to print the report but cannot modify the data within the report.

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				

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.

11/15/2024

CERTIFYING OFFICER - SHARAE RUSSELL

DATE

Print Location: DHCR website



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Apartment Number	Apt Status	Legal Reg Rent	Preferential Rent	Actual Rent Paid	Filing Date	Tenant Name	Lease Began	Lease Ends
2R	PE				12/16/23	APT DEMOLISHED		
3F	RS	1229.83			12/16/23	LYDIA YASLOW	10/01/22	09/30/24
3R	RS	1064.55			12/16/23	GARY DENYS	10/01/22	09/30/24
4F	RS	1471.78			12/16/23	AUDREY GIBBONS		
5F	RS	1463.50			12/16/23	DANICA SARIC	03/01/23	02/28/25
2FS	RS	6500.00			12/16/23	JOHN G. RICCIO	05/01/22	08/31/23
2RN	RS	5400.00			12/16/23	ASIME ALIM	01/01/23	12/31/23
4RN	RS	4150.00			12/16/23	MEGAN CARRAGHER	04/01/23	03/31/25
5RN	RS	6700.00			12/16/23	GABRIELA I. RODRIGUEZ	09/01/22	08/31/24

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 2023 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 registrations(s) may have been modified by DHCR for identification purposes only.

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Annual Registration Summary 2024

DHCR website: www.hcr.ny.gov

1. Building Registration Number 101706		18. Building Status	
2. Building Street Address 331 E 52ND ST		Building Class <input checked="" type="checkbox"/> Class A <input type="checkbox"/> Class B	
3. City, Town or Village NEW YORK 4. ZIP Code (plus 4) NY 10022		Building Description	
5. County Code 62 - NEW YORK 5a. Municipality Code		<input type="checkbox"/> Hotel <input type="checkbox"/> Single Room Occupancy	
6. Owner's Name VB PROPERTY LLC		<input type="checkbox"/> Garden Apartment Complex <input type="checkbox"/> Coop / Condo	
7. Owner's Street Address 331 EAST 52ND STREET		Non-Evict Coop/Condo Plan Effective Date: _____	
8. City, Town or Village NEW YORK 9. State NY 10. ZIP Code 10022		Evict Coop/Condo Plan Effective Date: _____	
11. Telephone Number (201) 240-9577 Email Address BURIMZUTA@ME.COM		Coop/Condo Plan Filed: _____	
12. Managing Agent's Name BURIM ZUTA		Financing Programs	
13. Managing Agent's Street Address 331 EAST 52ND STREET		<input type="checkbox"/> Sec 11-243 or 11-244 (J-51) <input type="checkbox"/> Sec 608 of PHFL <input type="checkbox"/> Sec 610 of PHFL	
14. City, Town or Village NEW YORK 15. State NY 16. ZIP Code 10022		<input type="checkbox"/> Article 11 of PHFL <input type="checkbox"/> Article 14 & 15 of PHFL <input type="checkbox"/> 421-g	
17. Telephone Number (201) 240-9577 Email Address BURIMZUTA@ME.COM		<input type="checkbox"/> 421-a(1-15) <input type="checkbox"/> 421-a(16) <input type="checkbox"/> Other: _____	
		Total Number of 421-a Units: Income Restricted _____	
		Market Rate _____	
		19. Types of Units in Building on April 1, 2024	
		* STABILIZED/ETPA (includes vacant and temporarily exempt) Number 8	
		RENT CONTROL _____	
		PERMANENTLY EXEMPT 1	
		TOTAL NUMBER OF APARTMENTS IN BUILDING 9	
		<small>* Units subject to annual administrative fee. See DHCR Policy Statement 89-7 on our website at www.hcr.ny.gov.</small>	
		20. TOTAL NUMBER OF APARTMENT FORMS SUBMITTED 8	

21. AFFIDAVIT AND CERTIFICATION

I have verified that the information entered on the Annual Registration Summary and the associated Annual Apartment Registration(s) for the subject premises, to the best of my knowledge, information and belief, is true, accurate and complete. I further affirm that I am the individual owner, individual managing agent, officer or partner of the corporation/partnership of the owning entity of said premises, the authorized representative of the owning entity or managing agent of said premises and that I am authorized to sign and file this registration with the New York State Division of Housing and Community Renewal.

All services furnished or which are required to be furnished to these premises/housing accommodations by any law, ordinance or regulation applicable to the premises/housing accommodations are being maintained and will continue to be maintained. Other than rent controlled or exempt apartments, one copy of the Annual Apartment Registration form will be provided to each tenant of the apartment to which said form applies in accordance with DHCR requirements.

Name of Individual: EDWARD SALOMON

Date: 11/15/2024

Status of Person Affirming: Authorized Representative

Name of Corporation or Partnership: SALOMON & APPELMAN, LTD.



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3F	RS	1113.45			12/16/23	LYDIA YASLOW	10/01/20	09/30/22
3R	RS	956.49			12/16/23	GARY DENYS	10/01/20	09/30/22
4F	RS	1471.78			12/16/23	AUDREY GIBBONS	07/21/20	07/20/22
4R	PE				12/16/23	APT DEMOLISHED		
5F	RS	1335.99			12/16/23	DANICA SARIC		
5R	PE				12/16/23	APT DEMOLISHED		
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