

350 BLEECKER STREET
NEW YORK, NEW YORK 10014

Apartment Corporation:

350 Bleecker Street Apartment Corp.

Sponsor:

Bleecker Charles Company

Selling Agent:

Kenneth B. Newman Realty Corp.

FOURTH AMENDMENT TO
COOPERATIVE OFFERING PLAN

This Amendment modifies and supplements the terms of the Offering Plan dated December 31, 1984 (the "Plan"), as amended by First Amendment dated January 22, 1985 and filed by the Department of Law on January 31, 1985, the Second Amendment dated February 28, 1985 and filed by the Department of Law on March 12, 1985, and the Third Amendment dated April 5, 1985 and filed by the Department of Law on April 11, 1985, as follows:

1 Income and Expense Statement

The statement of income and expenses for 1984 is annexed.

2 Closing Date

The closing date has been rescheduled to June 17, 1985.

Dated: New York, New York
May 1, 1985

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BLEECKER CHARLES COMPANY
STATEMENT OF EARNINGS
FOR THE YEAR ENDING DECEMBER 31, 1984

	<u>This</u> <u>Year</u>	<u>Last</u> <u>Year</u>
Income:		
Apartment rents	\$ 671,311	\$ 624,357
Garage rents	47,935	47,449
Washing machine rents	7,481	6,634
Administration fee-tenants security	714	687
Interest income	25,628	33,699
Store rents	76,265	71,084
Sundry income	-	400
	<u>829,334</u>	<u>734,310</u>
Expenses:		
Interest & principal payments on mortgage	170,939	170,957
Real estate taxes	190,646	165,990
Water & sewer charges	11,813	10,404
Wages	66,768	62,995
Payroll taxes & employee benefits	11,746	11,863
Insurance	22,802	29,578
Fuel	44,889	40,291
Gas & electric	19,865	20,751
Repairs & maintenance	35,621	34,116
Management fee	41,467	39,226
General & administrative expenses	<u>15,349</u>	<u>13,695</u>
Total Expenses	<u>631,905</u>	<u>599,866</u>
Cash Flow Available From Operations	197,429	184,444
Depreciation & other write-offs over mortgage payments included above	<u>4,839</u>	<u>6,202</u>
	192,590	178,242
Deferred co-op costs written off	<u>-0-</u>	<u>69,770</u>
Net Earnings	<u>\$ 192,590</u>	<u>\$ 108,472</u>