



100 WEST 12th

THE
ZAKEN
TEAM

The prices in your building
are increasing!

*Scan to see all recent
sales at 100 W12th St:*



Do you prefer a complimentary custom
market analysis of your property?

Contact us to schedule a private consultation:

THE
ZAKEN
TEAM

Neil Zaken
Founder | The Zaken Team
M: 516.457.7743
neil.zaken@compass.com
thezakenteam.com



Just Sold!

Residence 2S for \$775,000

I recently had the privilege of representing your
neighbor on the sale of their home. It set a **record**
in the building for the **highest price per square foot**
with outdoor space!

Best of all, working in tandem with management, we
were able to have a **signed contract in less than a**
week! Our team has sold many apartments in the
West Village and have a rolodex of clients looking to
purchase in your building.



NEIL ZAKEN

Founder | The Zaken Team

Endless Personability and
a Non-Stop Work Ethic

“We couldn’t have been happier when he negotiated a great deal within 6 days. We’re extremely confident in recommending Neil to anyone who is in the market to either sell, buy or rent!”

— Sellers of 32 Gramercy Park S, NYC —

NYC’s Premier Real Estate Experts



The Zaken Team is proud to serve buyers and sellers while also exclusively representing more landlords and owners than any other team in New York City.

With outstanding deal-making skills and 24/7 availability, it’s no surprise that the team closed more than \$30 million in transaction volume in 2022 and is outpacing that for 2023!

Mark Twain Owners Corp.

100 West 12th Street,
New York, NY 10011

100 West 12th Street was built in 1956 and converted to a coop in 1983, the six-story building has 82 total units.

Management



Daniel Adams,
Account Executive
212-545-6663

Diana Soranno
Assistant
212-684-8282

Andreana Napolitano
Closing Agent
212-684-8282

Coop Closing Costs

FEE	ESTIMATED COST
Broker Commission	~6% of sale cost of coop
Payoff Bank Fees	\$500 - \$1,000
Your Attorney Fee	Consult your attorney ~\$2,500 - \$5,000+
Residential NYC Transfer Tax	1% if purchase price is < \$500,000 1.425% if purchase price is > \$500,000+
Progressive NY State Transfer Tax	0.4% for Residential transactions < \$3M 0.65% for Residential transactions > \$3M
Transfer Tax Filing Fee	\$100
UCC-3 Filing Fee	\$125

Building & Management Fees for Coop Sale



https://www.board-packager.com/buildings/100_West_12th_Street

THE
ZAKEN
TEAM

COMPASS





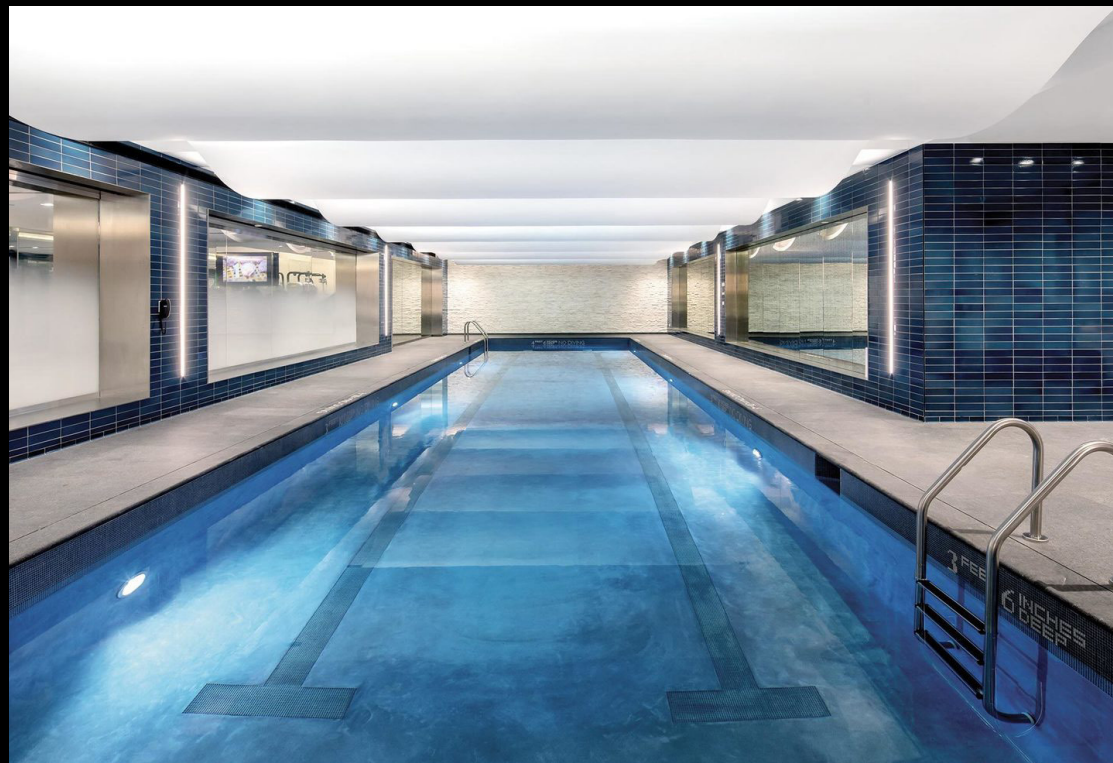
What The Sellers Say

"We were a little concerned about listing our apartment in the city during Covid, especially when the building was strict about letting strangers into the building, but we were put at ease when we asked Neil Zaken to put his abundance of experience coupled with his very approachable and professional manner to sell our apartment.

The entire experience went extremely well, and Neil was there to quickly answer all of our questions/concerns. We couldn't have been happier when he negotiated a great deal within 6 days... We're extremely confident in recommending Neil to anyone who is in the market to either sell, buy or rent!"

— Sellers of Townhouse, 68 West 87th St, NYC

COMPASS



Why Compass?

Discover how we're helping buyers and sellers find their place in the world every day, one home at a time.

Our platform

Developed in-house, every Compass tool is designed to modernize both sides of the real estate experience. Just as we compare properties and measure marketing performance with sellers, we also offer buyers exclusive access to listings not seen anywhere else.

Our marketing

The 150+ members of our in-house marketing and advertising agency ensure that every home we represent is portrayed in its finest light across every platform—from eye-coaching billboards and installations to stunning print materials and digital campaigns.

#THISISCOMPASS

Compass is the #1 brokerage in sales volume in the US and a Fortune 500 company, with nearly 30,000 agents in over 500 offices around the country, selling & leasing on average 1 home every minute, with an average sales price more than 2x the national average in 2Q. Compass did not exist 10 years ago.

COMPASS

FRESH PAINT

Maximize the value of your home

COSMETIC RENOVATIONS

No upfront costs, no interest.

STRATEGIC STAGING

COMPASS CONCIERGE

The hassle-free way to sell your home faster and for a higher price, Compass Concierge helps you maximize its value with home improvement services like staging, flooring, painting and more.

THE ZAKEN TEAM

Neil Zaken
Founder | The Zaken Team
M: 516.457.7743
neil.zaken@compass.com
thezakenteam.com



COMPASS

The Zaken Team is a team of real estate agents affiliated with Compass, a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.