

BUSHWICK GARDENS COOPERATIVE APARTMENTS

Bushwick Gardens is a newly constructed 7-story building at 68 Garden Street and 86 Beaver Street in Brooklyn, developed by Bushwick Gardens LLC. We are offering 1 and 2 bedroom cooperative apartments with shares for sale.

The development consists of 87 apartments with beautiful amenities in west Bushwick. The apartments have custom-built cabinets, energy-efficient windows, and a laundry closet complete with a washer and dryer. Each apartment is pre-wired for cable TV and internet. Private outdoor terraces and patios provide sweeping views of the Manhattan skyline. A landscaped exterior courtyard within the building provides a spacious outdoor area for recreation and community interaction. An indoor fitness center will be accessible to all residents.

There are currently 10 apartments with shares for sale, and all apartments will be available on a **FIRST COME FIRST SERVED** basis. Approximate minimum incomes are noted in the chart below. Maximum incomes vary by household size, and are approximately as follows: 130%AMI \$71,380 (1 person), \$81,589 (2 persons), \$91,798 (3 persons), \$102,007(4 persons), \$110,141 (5 persons), 118,358 (6 persons) and 250%AMI \$134,250 (1 person), \$153,500 (2 persons), \$172,750 (3 persons) \$192,000 (4 persons), \$207,250 (5 persons), \$222,750 (6 persons). The estimated sales prices and estimated maintenance costs are listed below. A minimum 10% down payment will be required for all the units.

Unit	# of BDRMs	Floor	Estimated Sq. Ft.	Features	Estimated Sales Price	Estimated Monthly Mortgage: 10% Down	Estimated Monthly Maintenance	Estimated Minimum Annual Income
A7L	1	7th	797	Private Terrace	\$187,459	\$1,012	\$1,159	\$90,000
A1B	1	1st	727	Private Terrace	\$167,771	\$1,043	\$1,037	\$90,000
A7N	1	7th	811	Private Terrace	\$190,027	\$1,125	\$1,175	\$92,000
B2F	2	2nd	927	Private Terrace	\$208,858	\$1,128	\$1,291	\$99,000
B2G	2	2nd	936	Private Terrace	\$209,714	\$1,132	\$1,297	\$99,000
B2H	1	2nd	714	Private Terrace	\$161,779	\$1,028	\$1,000	\$90,000
B7K	2	7th	1,002	Private Terrace	\$237,961	\$1,285	\$1,471	\$111,000

All applicants must have good credit history and have the means to reasonably meet monthly debt obligations. Applicants must meet income guidelines based on household size and other selection criteria to qualify. Asset requirements for closing costs and additional closing costs may apply. Purchasers who desire cooperative loan financing must qualify for same. Please note that the quoted sales prices, minimum, and maximum required household incomes are estimates and subject to change. Buyers must occupy the apartment as their primary residence.

HOW TO APPLY

Applications may be requested **in person, or over the phone** from the office indicated below, Monday through Friday, except holidays, between 9:30 am and 5:00 pm:

Bushwick Gardens
217 Wyckoff Avenue
Brooklyn, New York 11237
Call (718) 366-3800 Ext. 214

All apartments are available on a **FIRST COME FIRST SERVED** basis. Applicants who currently own, or have in the last 5 years owned, a residence developed under an HPD, Housing Partnership, or NYC Housing Development Corporation project or program are ineligible. **No application fee. No broker fee. Credit check fees apply and are due at time of interview.**



The Complete Offering Terms Are In An Offering Plan Available From Sponsor. File No. CP06-0010.
 Sponsor: Bushwick Gardens LLC, 217 Wyckoff Avenue, Brooklyn, NY 11237