

2280 FDB, LLC CONDOMINIUM APARTMENTS IN MANHATTAN

Applications of interest are now available for 18 new condo apartments being constructed in the **Harlem** section of **Manhattan** at **2280 Frederick Douglas Blvd.** This building is being developed through the Negotiated Sale Program of New York City's Department of Housing Preservation and Development with the assistance of the New York State Affordable Housing Corporation and Housing Partnership Development Corporation.

Income Restricted Units			
Available Units	Unit Size	Estimate Cost	Annual Income Range*
3	Studios	\$181,328	\$47,075.00 - \$57,562.50
4	Studios	\$197,981	\$47,075.00 - \$57,562.50
2	1 Bedroom	\$194,108	\$47,075.00 - \$57,562.50
2	1 Bedroom	\$212,978	\$47,075.00 - \$57,562.50
2	2 Bedroom	\$229,207	\$57,562.50 - \$72,000.00
2	2 Bedroom	\$272,015	\$57,562.50 - \$72,000.00
3	3 Bedroom	\$282,369	\$60,462.50 - \$83,531.25

***Income guidelines adjusted according to household size**

Eligible buyers should have up to 20% of the purchase price available for a down payment, qualify for mortgage financing and afford all closing costs. Applicants will be required to meet income and household size guidelines and additional selection criteria to qualify. Minimum income restrictions may vary.

Applications of interest may be requested as follows:

By mail: 2280 FDB, LLC, P.O. Box 1619, Morningside Station, New York, NY 10026.

Please include a self-addressed envelope with your request.

Informational seminars will be held on:
December 11, 2008 and January 19, 2009. Both seminars will be held at
Newsong Community Church at 2230 Frederick Douglass Boulevard, New York, NY 10027
and will be held from 6:00PM to 8:00PM. Seminar attendance is not mandatory.

Completed applications of interest must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number listed on the application of interest, and must be postmarked by February 4, 2009.

All applications of interest postmarked after February 4, 2009 will be set aside for possible future consideration. Applicants and/or co-applicants who submit more than one application will be disqualified. **BUYERS MUST OCCUPY THE UNIT AS THEIR PRIMARY RESIDENCE.**

Prospective buyers will be selected by a lottery. Preference will be given to New York City residents. In addition, residents of **Manhattan Community Board 10** will receive preference of 50% of the apartments, households that include person(s) with mobility impairments will receive preference of 5% of the apartments, households that include person(s) with visual or hearing impairments will receive preference for 2% of the apartments and Municipal Employees of the City of New York will receive preference for 5% of the apartments.

If more than one application of interest is received from the same household member, all applications from that household will be disqualified. Prospective applicants who currently own, or have in the last five years owned, a residence developed under a governmentally sponsored program are ineligible.

No Brokers Fee. No Application Fee. Owner Occupancy Required.



MICHAEL R. BLOOMBERG, Mayor
The City of New York
Department of Housing Preservation and Development

SHAUN DONOVAN, Commissioner
www.nyc.gov/hpd



This is not an offering. No offering can be made until an offering plan is filed with the Attorney General through the Department of Law of the State of New York. This advertisement is made pursuant to the Cooperative Policy Statement No. 1 issued by the New York State Attorney General File No.CD08-0202. Sponsor: 2280 FDB LLC