

## SoHa 118 Condominium

The Sponsor 10 Equities, LLC, having an address at 37 West 65<sup>th</sup> Street New York, NY 10023 is pleased to announce that applications of interest are now being accepted for 39 new condominiums being constructed at **301 West 118<sup>th</sup> Street**, on the corner of Frederick Douglass Boulevard, steps to Morningside Park, Central Park, and the shopping corridors along 116<sup>th</sup> and 125<sup>th</sup> Streets. The Condominium will include one, two, and three bedroom homes, with estimated pricing between \$217,258 and \$274,700. Luxury amenities will include a uniformed lobby attendant, laundry facilities, recreation space, intercom, pre-wiring for a telecommunications system, individual temperature control for each condominium unit, and a common courtyard.

The following is a summary of the estimated pricing for the homes:

| <u>Home Type</u> | <u>Units Available</u> | <u>Bedrooms</u> | <u>Bathrooms</u> | <u>Square Footage</u> | <u>Maximum Income</u> | <u>Estimated Prices</u> |
|------------------|------------------------|-----------------|------------------|-----------------------|-----------------------|-------------------------|
| 1 Bedrooms       | 11                     | 1               | 1                | 697-738               | \$51,050              | \$217,258               |
| 2 Bedrooms       | 26                     | 2               | 2                | 885-1,112             | \$56,700              | \$239,506               |
| 3 Bedrooms       | 2                      | 3               | 2                | 1,302                 | \$65,800              | \$274,700               |

There are no asset limits. The Minimum cash required for a down payment is 10%. Buyers do not need to be first time homeowners. Buyers must occupy the condominium as their primary residence. **Please note that the quoted sales prices, maximum household income, etc., are estimated and are subject to change. Applications may be obtained at the address indicated below:**

Applications may be obtained at the address indicated below:

REQUEST ON-LINE: [www.elliman.com/soha118](http://www.elliman.com/soha118)  
 REQUEST BY MAIL: 10 Equities, LLC  
 2214 Fredrick Douglass Blvd. # 230  
 New York, NY 10026

**Applications must be postmarked no later than October 25<sup>th</sup>, 2006.** All applications postmarked after the deadline date above will be set aside for possible future consideration.

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 homes, uniformed police officers of the New York City Police Department will receive preference of 5% of the homes, households that include persons with mobility impairments will receive preference of 5% of the homes, households that include persons with visual or hearing impairments will receive preference for 2% of the homes and Municipal Employees of the City of New York will receive 5 % Preference of the homes.

**Informational seminars will be held on: Tuesday, September 12<sup>th</sup>, 2006 and Tuesday, September 19<sup>th</sup>, 2006.** All seminars will be held at Morija SDA Church 312-314 West 120<sup>th</sup> Street , and will be held from 6:45 to 8:45 pm. Seminar attendance is not mandatory to purchase.

No brokers' fee or application fee is charged for this development. However, a non-refundable money order per applicant is required for a credit report at the time of the interview. All purchasers will be required to occupy their condominium as their primary residence. If more than one application 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 an HPD, NYC Partnership or NYC Housing Development Corporation project or programs are ineligible.

This is not an offering. No offering can be made until an offering plan is filed with 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 CP06-0168.

Michael R. Bloomberg, Mayor / Shaun Donovan, Commissioner  
[www.nyc.gov/hpd](http://www.nyc.gov/hpd)



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