

NEWLY CONSTRUCTED CONDOMINIUMS FOR SALE IN MANHATTAN

Strivers West Condominium is pleased to announce that applications are now being accepted for twenty (20) condominium units currently being constructed at **2601 Frederick Douglass Blvd.** in the **Central Harlem** section of **Manhattan**. These condominium units are being offered through the Cornerstone Round III Program of the City of New York's Department of Housing Preservation and Development. Four (4) of these units will have income restrictions. The remaining sixteen (16) units will be market rate apartments. The size, price and targeted income distribution for the twenty (20) condominium units are as follows:

Available Units	Unit Size	Estimated Price	Maximum Income
Income Restricted			
2	1 Bedroom	\$185,000	\$63,810
2	2 Bedroom	\$213,000	\$63,810
Market Rate			
6	1 Bedroom	\$395,000 and up	Not Applicable
7	2 Bedroom	\$555,000 and up	Not Applicable
3	3 Bedroom	\$850,000 and up	Not Applicable

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria. Applications may be requested by **1) regular mail: Strivers West Condominium, PO Box 1106, New York, NY 10150; or 2) email: striverswest@cbhk.com**. Please include a **self-addressed envelope** with your request. **Completed applications must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number, or its equivalent, that will be listed with the application, and must be postmarked by June 15, 2007**. Applications postmarked after **June 15, 2007** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicated applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of Manhattan Community Board 10 will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units. Eligible uniformed police officers of the New York City Police Department and City of New York Municipal Employees will each receive a 5% preference.

Informational seminars will be held at:

Harlem Hospital Center, 506 Lenox Avenue (at 135th Street) in the Martin L. King Building 2nd Floor, Herbert G. Cave Auditorium on Wednesday April 25, 2007 from 6:00PM to 7:30PM and on Wednesday May 9, 2007 from 6:00PM to 7:30PM. Attendance is not mandatory to purchase.

No Brokers Fee. No Application Fee.

Owner occupancy is required for all purchasers. Applicants who have previously purchased a governmentally subsidized home will be ineligible to purchase.

MICHAEL R. BLOOMBERG, Mayor

The City of New York
Department of Housing Preservation and Development
SHAUN DONOVAN, Commissioner

www.nyc.gov/hpd



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Office of the Attorney General of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP File # 060710

