

DELANY LOFTS

Applications of interest are now available for six new condominium apartments being constructed at **237 & 247 W. 115th Street** in the **West Harlem** section of **Manhattan**. These condominiums are being offered through the Cornerstone Program of New York City's Department of Housing Preservation and Development (HPD).

Amenities include a bike storage room; landscaped courtyard; state of the art kitchens and baths; and washer/dryer in each apartment. All apartments will be pre-wired and ready for cable TV and high-speed Internet access.

Three 1-bedroom/1 bath apartments priced at \$136,903 and three 1 bedroom/2 bath apartments priced at \$168,836 will be offered. Assuming a 10% down payment, the apartments are affordable to families with incomes between \$35,000 and \$49,150, as adjusted for household size.

All purchasers must have sufficient combined income, and debt limitations to qualify for mortgage financing, down payment, and closing costs. End loan financing is available to qualified applicants through institutional lenders. Assets of purchasers may not exceed \$96,465.60.

Applications of interest may be requested as follows:

By email from: delanyloftslottery@warburgrealty.com.

By mail to: Delany Lofts Lottery, P.O. Box 1797, Morningside Station, NY, NY 10026.

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 listed on the application, and must be postmarked by May 24, 2008.

All applications postmarked after the deadline date of May 24, 2008 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 for 50% of the apartments, households that include person(s) with mobility impairments will receive a preference for 5% of the apartments; households that include person(s) with hearing or visual 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.

Informational seminars will be held on: Tuesday, April 8th and Wednesday, April 30th. Both seminars will be held at the State Office Building at 163 W. 125th Street and will be held from 6:30 PM to 8 PM. Picture I.D. is required. Seminar attendance is not mandatory.

No brokers' fee or application fee is charged for this development. 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.



MICHAEL R. BLOOMBERG, Mayor
The City of New York
Department of Housing Preservation and Development
SHAUN DONOVAN, Commissioner
www.nyc.gov/hpd



WARBURG
MARKETING GROUP

POKO



Sponsor: West 115th Loft Owners LLC, c/o POKO Partners, LLC
Building Address: 237 & 247 W. 115th Street, New York, NY

Offering by Prospectus Only. File No. CD07-0192