

**AFFORDABLE COOPERATIVE APARTMENTS  
FOR SALE  
IN MANHATTAN**

**Bluestone East 118<sup>th</sup> Street Realty, LLC** is pleased to announce that applications are now being accepted for 43 cooperative apartment units being constructed at **152 East 118<sup>th</sup> Street** in the **East Harlem** section of **Manhattan**. These cooperative units are being offered through the New York City Housing Development Corporation's Affordable Cooperative Program. The estimated purchase prices for these cooperative units range from \$252,184.00 to \$324,635.00 and include 10 studio units, 33 one-bedroom units. Maximum annual income restrictions will range from \$126,700.00 to 134,400.00.

Luxury amenities include professionally designed kitchens, elegant bathrooms, a gymnasium, outdoor terrace, cold storage, limited tenant storage, limited bicycle storage, and limited on grade parking at the rear of the building. A laundry closet with hook-up for washer and dryer is also included in each apartment along with pre-wiring for cable TV and high-speed internet access.

Qualified applicants will be required to meet income guidelines and additional selection criteria. Applications may be requested as follows:

**On the Web: [www.E118thStAffordables.com](http://www.E118thStAffordables.com)**

**By mail: East 118<sup>th</sup> Street Owners Corp.**  
**c/o The Real Estate Office of Michael E. Reed**  
**2730 Frederick Douglass Blvd.**  
**New York, New York 10039**  
**(Include Self Addressed, Stamped #10 business envelope)**

**By Fax: 212-234-8852**

All apartments are available on a **FIRST COME FIRST SERVED** basis. Applicants who currently own, or have in the last five years owned, a residence developed under an HPD, Housing Partnership, or NYC Housing Development Corporation project or program are ineligible. **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 that will be listed with the application, and must be postmarked by October 13, 2009.** Applications postmarked after **October 13, 2009** 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 11 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 visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a preference for 5% of the units.

Informational seminars will be held on August 12, 2009 and September 16, 2009, from 6:00 to 8:00pm in the North General Hospital (Cafeteria), 1879 Madison Avenue, New York, NY 10035. Seminar attendance is not mandatory to purchase.

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

Applicants who have previously purchased a governmentally subsidized home will be ineligible to purchase.

[www.nyc.gov/housing](http://www.nyc.gov/housing)

**MICHAEL R. BLOOMBERG, Mayor of The City of New York**

**MARC JAHR, President-NYCHDC**

**East 118<sup>th</sup> Street Owners Corp., 152 East 118<sup>th</sup> Street New York, NY 10035.**

**Sponsor: Bluestone East 118<sup>th</sup> Street Realty, LLC, 193-04 Horace Harding  
Expressway, Fresh Meadows, NY 11365.**

**This advertisement is not an offering. The complete offering terms are in an  
Offering Plan available from Sponsor. File No. C09-0001**

