

BEACON TOWERS AFFORDABLE COOPERATIVES

Beacon Towers is an 8-story residence at 29 West 138th Street in Manhattan. We are offering cooperative apartments with shares for sale with income and resale restrictions ready for occupancy in late fall 2009.

Beacon Towers Affordable Apartments consists of 54 cooperative residences with 2-Bedroom apartments available for income eligible homeowners. The apartments have custom-built Italian Style Kitchen Cabinets, Energy-Efficient Windows, a Ceramic Tiled bathroom and a Laundry Closet. Each apartment is pre-wired for cable TV and internet. A landscaped exterior courtyard provides an outdoor area for relaxation and interaction. An equipped fitness room is accessible and free to all residents. We now have 36 2-Bedroom apartments available with approximately 800 to 900 sq. ft., priced from \$315,000.00 to \$455,000.00; and 1 1-Bedroom apartment available with approximately 600 sq.ft., priced at \$276,000; the monthly mortgage and maintenance payment for a Beacon Towers Affordable APARTMENT is estimated to range from \$2,200.00 to \$3,200.00.

All apartments will be available on a **FIRST COME FIRST SERVED** basis with **NO BOARD APPROVAL** needed.

The below Market Prices will not last, we anticipate an overwhelming response.

Applicants must meet income guidelines based on household size and other selection criteria to qualify.

Approximate minimum annual incomes are estimated to be \$85,000.00 with a 5% deposit. Maximum annual income is \$192,000. Purchasers who desire cooperative loan financing must qualify for same. The quoted sales prices, minimum, and maximum required household incomes, monthly payments, and square footage are estimates and subject to change. Buyers must occupy the apartment as their primary residence and meet additional public agency income requirements.

HOW TO APPLY

Apartment tours are scheduled by appointment and applications may be requested **on-line, by phone, or by fax** from the sales office indicated below.

Beacon Towers
29 West 138th Street
New York, New York 10037
Call (212) 368-5247
Fax (212) 368-5692

WEBSITE: www.Beaconaffordable.com

Sales Office Hours: Monday and Wednesday 1PM-7PM, Saturday and Sunday 12PM-4PM:

Applicants who currently own, or have in the last 5 years owned, a residence developed under an HPD, Housing Partnership, or NYC Housing Development Corporation project or program are ineligible.

No application fee. No broker fee. Credit check fees apply and are due at time of qualification interview only.

The Complete Offering Terms are included in The Beacon Towers Offering Plan, as amended, available from the Sponsor. File No. C-080002

Sponsor: Beacon Towers LLC, 110 York Street, 6th Floor, Brooklyn, New York 11201

