

## ELLINGTON ON THE PARK COOPERATIVE APARTMENTS FINAL AFFORDABLE APARTMENTS FOR SALE

Ellington on the Park is a newly constructed and occupied 12-story building at 130 Bradhurst Avenue at West 148<sup>th</sup> Street in Harlem. We have sold 1, 2, and 3 bedroom cooperative homes with shares. The building is completed and occupied. The remaining unit for sale is available for immediate occupancy.

The development consists of 133 apartments with custom-built cabinets, energy-efficient windows, and a laundry closet with a washer and dryer hook-up. Each apartment is pre-wired for cable TV and internet. A landscaped exterior courtyard provides a spacious outdoor area community interaction. An indoor fitness center and community room will be accessible to all residents.

The following apartments with shares are available for sale, and availability is on a **FIRST COME FIRST SERVED** basis. Minimum annual household income for these units is listed below, with a maximum annual household income for all units of \$124,075. The sales prices and maintenance cost are listed below. A minimum 10% down payment is required.

Unit	# of BDRMs	Floor	Estimated Sq. Ft.	Terrace/ Study	Sales Price	Estimated Monthly Mortgage: 10% Down	Estimated Monthly Maintenance	Estimated Minimum Annual Income
103	1	1	653	n/a	\$217,850	\$1,200	\$626	\$60,000
514	1	5	817	n/a	\$167,850	\$850	\$776	\$52,000

All applicants must have good credit history. Applicants must meet income guidelines to qualify. Asset requirements for closing costs and additional closing costs may apply. Purchasers who desire cooperative loan financing must qualify for same. Please note that the quoted sales prices, minimum, and maximum required household incomes are estimates and subject to change. Buyers must occupy the apartment as their primary residence.

### HOW TO APPLY

Applications can be downloaded from the HPD web site which can be access through [www.nyc.gov](http://www.nyc.gov). Completed applications should be mailed to: **Ellington on the Park, c/o 200 Bradhurst Developers LLC, 210 11<sup>th</sup> Avenue, Suite 404, NY, NY 10001. Tel. is (646) 745-8020. FAX is (646) 230-0552.**

The apartments are available on a **FIRST COME FIRST SERVED** basis. 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 to purchase. **No application fee. No broker fee. Credit check fees apply and are due at time of interview.**



The complete offering terms are in an Offering Plan, as amended, available from Sales Agent. File No. CC07-0001. Sponsor: 200 Bradhurst Developers LLC, 210 Eleventh Avenue, Suite 404, New York, NY 10001