



**183 COLUMBIA HOLDING, LLC
815 Fifth Avenue
New York, New York 10065**

December 10, 2012

Re: 183 Columbia Heights, Brooklyn NY 11201

Dear Darren,

I am delighted to share with you the following update on our property 183 Columbia Heights, Brooklyn NY 11201.

Condo prices in Brooklyn Heights continue to climb significantly. When we bought the building, this past April, condo prices were hitting highs in the \$920 per square foot (psf) range and rental prices in the \$60 psf range. Today rental prices seem to have topped out at the \$60 psf range but condo prices now in the \$1053 psf range and in some cases much higher. We are being put in a very good position of having the ability to turn around a projected profit by condoing the building.

Please see the projected budget and sellout attached. I have also negotiated a very attractive, additional financing with our bank based on this plan, please see below.

We will need a small amount of additional equity to meet the banks requirement of \$530,000. Your portion of this equity is \$88,333. There is no obligation on your part to fund the additional capital.

We have completed demolition on the project, filed for additional building permits based on the drawings attached and plan to have our first show unit in place by the end of March. In addition, as of last Friday we have filed our condo plan that will allow us to start taking deposits once it has been approved by the Attorney General.

Douglas Elliman, our marketing and sales agent, predicts a very brisk sellout; please see the attached letter and comparative analysis. I have also enclosed articles on the neighborhood and the original ad form 1890 when our building first opened. The photo above was recently taken from our roof. In the photo you can see Staten Island, Brooklyn and Manhattan Harbor. Below, the piers seen in the photo will become part of Brooklyn Bridge Park, once converted to park land.

Please contact me with any questions at [REDACTED].

Thank you again for your trust,

David J. Mitchell

815 Fifth Avenue, New York, NY 10065
(T) [REDACTED] • (F) [REDACTED]

183 COLUMBIA HOLDING, LLC
815 Fifth Avenue
New York, New York 10065

TO LET—APARTMENT HOUSES.

TO LET—APARTMENT HOUSES.

THE RIVERVIEW,
Most Aristocratic Apartment House in Brooklyn.
183 COLUMBIA HEIGHTS,
Near Pierrepont Street.

New apartments, consisting of eight rooms, bath, butler's pantry, separate servants' toilet. Situated in the most select section of Brooklyn (Brooklyn Heights), new seven-story apartment house, arranged for one family on a floor; within 5 minutes from Wall St. and 10 minutes from City Hall, Manhattan; convenient to all theaters, trolley lines, ferries and the Bridge.

Electric elevator, electric light, liveried hail and elevator boys in attendance, both day and night.

Steam heat, hot water supply, cabinet trim, latest open sanitary plumbing, hardwood floors, tiled bathroom floors and walls; long-distance telephone in each separate apartment; gas ranges, glass-lined refrigerators, gas grates, and superb decorations.

Rents \$900 to \$1,200 Per Annum.

APPLY TO

LOUIS J. HOROWITZ,

OWNER, ON PREMISES, OR

JOHN F. JAMES & SON, Agents,
193 MONTAGUE STREET. Open for Inspection To-day.

815 Fifth Avenue, New York, NY 10065

(T) [REDACTED] • (F) [REDACTED]

EFTA01074962

183 COLUMBIA HOLDING, LLC
815 Fifth Avenue
New York, New York 10065

Budget		PSF	Sellable
Acquisition	\$ 6,996,337	\$	551
Renovations	\$ 1,937,668	\$	152
Mortgage Interest (1 Year)	\$ 168,630	\$	13
Renovations Loan Interest	\$ 47,500	\$	4
Total Costs	\$ 9,150,135	\$	720
Sellout			
Blended Gross	\$ 13,381,524	\$	1,053
Broker Fee (4%)	\$ 535,261	\$	42
Net Sellout	\$ 12,846,263	\$	1,011
Net Profit	\$ 3,696,128	\$	291
Equity Distribution	\$ 1,848,064	\$	145
Loan II	\$ 1,000,000		
Additional Equity	\$ 530,000		

*Sellout Based on Prudential Douglas Elliman



Prudential Douglas Elliman Real Estate

26 West 17th Street

New York, NY 10011

Bus [redacted] Fax [redacted]

10/18/12

To Whom It May Concern:

Attached is proposed pricing for 183 Columbia Heights in Brooklyn Heights. This is an extremely unique condominium project in the most desirable location of Brooklyn Heights. Per the numbers in our proposed pricing, we feel strongly that a blend between \$1000 and \$1100 per square foot is an accurate projection for a condo building of this caliber. Please note that other projects coming to market (30 Henry Street & 72 Poplar Street) are also predicting similar numbers. In terms of current projects, 20 Henry Street, Love Lane Mews and One Brooklyn Bridge range between \$900 to \$1200 price per square foot depending on location, unit size, level of finish and exposures.

It should also be noted that I have sold nearly one hundred units throughout the Brooklyn Heights, Cobble Hill, Park Slope and Dumbo neighborhoods. I am a residential expert in these areas and was born and bred three blocks from 183 Columbia Heights.

Please call me with any questions.

Best regards,

Gregory Williamson

[redacted] - Mobile

183 Columbia Heights			
Floor	SF	Price	PSF
1	2,353	\$1,600,000	\$679 *
2	1,753	\$1,850,000	\$1,055
3	1,753	\$1,875,000	\$1,069
4	1,753	\$1,900,000	\$1,083
5	1,753	\$1,950,000	\$1,112
6	1,753	\$2,125,000	\$1,212 *
7	1,753	\$2,250,000	\$1,283 *
Total	12,871	\$13,550,000	\$1,053
Notes:			
*private outdoor space			

Comparative Market Analysis

FOR

David Mitchell/Geoff Adler



**183 COLUMBIA HTS.
BROOKLYN HEIGHTS**

Rooms ◆ 3 Beds ◆ 2-3 Baths

◆ 3BR Brooklyn Heights Condo Units on the market, contract signed or sold/closed since 1/1/12

Suggested Price: **\$0**

Prepared By:



Robert G Gross
26 West 17th Street
[REDACTED]

Douglas Elliman

10/19/2012

Comparables to Your Home

360 Furman St - 337				Sold and Closed	\$1,795,000
Listing #:	1184590	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,943	Beds:	3	Condition:	
RE Taxes:	\$148	Baths:	2.5	Dining Type:	
Max Financing:		Maids Rooms:		Kitchen Type:	Open
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	1725	Private Outdoor:		Views:	
Price/SqFt:	\$1,040.58	Ownership:	Condo	Exposure:	
Year Built:	1928	Prewar:	Y		
Description: BRIGHT & SPACIOUS THREE-BED					

RESIDENCE 337 IS A SPACIOUS 3 BEDROOM 2.5 BATH WITH AN EXPANSIVE PRIVATE TERRACE THAT FEATURES VIEWS OF THE BROOKLYN BRIDGE AND STATUE OF LIBERTY.

THE CHEF'S KITCHEN IS COMPLETE WITH A BOSCH 5 BURNER COOK TOP, DOUBLE OVEN, AND DISHWASHER. IT ALSO HAS A VENTED HOOD PLUS GARBAGE DISPOSAL AND SUB ZERO REFRIGERATOR. THE 5 FIXTURE EN SUITE BATH INCLUDES A DURAVIT SOAKING TUB, STALL SHOWER, DOUBLE VANITY AND TOTO TOILET. THERE ARE 13 FOOT CEILINGS AND OAK WOOD FLOORING THROUGHOUT. ALL HOMES AT ONE BROOKLYN INCLUDE AN ASKO WASHER DRYER IN THEIR RESIDENCE AS WELL AS A PRIVATE STORAGE UNIT ON THEIR RESPECTIVE FLOOR.

ONE BROOKLYN BRIDGE PARK IS A MONUMENTAL BUILDING, GRAND IN SCOPE, SCALE, AND STYLE. ITS LOCATION IS BOTH MAGNIFICENT AND INCOMPARABLE. DIRECTLY FACING THE MANHATTAN SKYLINE, IT RISES WITHIN ONE OF THE BOROUGH'S MOST DESIRABLE NEIGHBORHOODS ALONG THE EAST RIVER AS IT OPENS TO NEW YORK HARBOR. ADJOINING IT, BROOKLYN BRIDGE PARK IS AMONG THE MOST AMBITIOUS WATERFRONT TRANSFORMATIONS OUR CITY HAS UNDERTAKEN IN A CENTURY.

Features:

360 Furman St - 619				Sold and Closed	\$2,560,000
Listing #:	1184667	Rooms:	6	Apartment Type:	
Maint/CC:	\$2,151	Beds:	4	Condition:	EXCELLENT
RE Taxes:	\$164	Baths:	3.5	Dining Type:	Area in LR
Max Financing:		Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	2295	Private Outdoor:		Views:	
Price/SqFt:	\$1,115.47	Ownership:	Condo	Exposure:	
Year Built:	1928	Prewar:	Y		
Description: 2,300+/- SQ. FT. TRUE 4 BEDROOM, 3 BATH APARTMENT ON THE BROOKLYN HEIGHTS WATERFRONT WITH STUNNING NORTH, WEST VIEWS OF LOWER MANHATTAN, THE BROOKLYN BRIDGE, AND THE EMPIRE STATE BUILDING. TONS OF LIGHT! THIS APARTMENT WAS COMPLETELY RENOVATED BY A PUBLISHED INTERIOR DESIGNER. CUSTOM VENETIAN PLASTER ENTRY WAY AND MASTER BEDROOM, PLAYFUL WALL MURAL IN THE MASSIVE CHILDRENS ROOM. BREATHTAKING INTERIOR GLASS FRENCH DOORS TO THE MEDIA ROOM/HOME OFFICE WITH CUSTOM BUILT-IN DESK AND STORAGE. COMPLETELY CUSTOM EBONIZED KITCHEN WITH MARBLE COUNTERTOPS AND AGED BRASS DETAILS GIVE THIS HOME A RICH SOPHISTICATION. FLOOR TO CEILING WINDOWS IN THE GREAT ROOM AND SOARING 12FT CEILINGS THROUGHOUT THIS MAGNIFICENT FAMILY FRIENDLY AND SUPER QUIET HOME. SUPER LARGE WASHER/DRYER AND EXTRA STORAGE SPACE THROUGHOUT HOME. BUILDING AMENITIES INCLUDE A 24HR DOORMAN, CONCIERGE, LARGE GYM, YOGA ROOM, MOVIE THEATRE ROOM, BILLIARD ROOM, WII ROOM, PIANO ROOM, CHILDRENS PLAY ROOM, GOLF ROOM. ONLY STEPS AWAY FROM PIER 6 AND THE BROOKLYN BRIDGE PARK.					

Features:

20 Henry St - 3AS				Contract Signed	\$1,575,000
Listing #:	1324648	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,297	Beds:	3	Condition:	
RE Taxes:	\$181	Baths:	2	Dining Type:	
Max Financing:	90	Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//	Lobby Att:	
Interior SqFt:	1530	Private Outdoor:		Views:	
Price/SqFt:	\$1,029.41	Ownership:	Condo	Exposure:	
Year Built:		Prewar:			
Description: SALES OFFICE ADDRESS: 114 HENRY STREETTHE CONVERSION HAS BEGUN AT THE FORMER PEAKS MASON MINTS FACTORY BUILDING AT 20 HENRY STREET BETWEEN POPLAR AND MIDDAGH STREET IN BROOKLYN HEIGHTS. THIS IS AN 1864 INDUSTRIAL LOFT BUILDING BEING RESTORED FOR MODERN LIVING. THE ARCHICTECT WORKING THIS RESTORATION IS PKSB. THERE WILL BE 38 LOFT APARTMENTS RANGING IN PRICE FROM \$580 TO \$2.6M THERE WILL BE STUDIOS TO FOUR BEDROOM HOMES MANY WITH OUTDOOR SPACE. THERE WILL BE A					

BEAUTIFULLY LANDSCAPED COURT YARD ENTRANCE, FULL TIME DOORMAN, FITNESS CENTER, BIKE ROOM, GREEN ROOF, BOSCH APPLIANCES, WASHER & DRYER IN EACH APARTMENT AND STORAGE LOCKERS AVAILABLE FOR PURCHASE. LIVING LARGE AND LIVING HISTORY IN BROOKLYN HEIGHTS.

Features: Washer/Dryer

360 Furman St - 1211			Sold and Closed	\$1,950,000	
Listing #:	1364568	Rooms:	5	Apartment Type:	
Maint/CC:	\$2,151	Beds:	3	Condition:	MINT
RE Taxes:	\$159	Baths:	3	Dining Type:	
Max Financing:		Maids Rooms:		Kitchen Type:	Open
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	1976	Private Outdoor:		Views:	
Price/SqFt:	\$986.84	Ownership:	Condo	Exposure:	
Year Built:	1928	Prewar:	Y		

Description: SPLIT THREE BED WITH VIEW AND PRIVATE TERRACE

RESIDENCE 1211 IS A SPLIT 3 BEDROOM 3 BATH WITH PRIVATE TERRACE SPACE WHICH HAS BREATHTAKING VIEWS OF THE BROOKLYN BRIDGE AND THE MANHATTAN SKYLINE.

THE CHEF'S KITCHEN IS COMPLETE WITH A BOSCH 5 BURNER COOK TOP, DOUBLE OVEN, AND DISHWASHER. IT ALSO HAS A VENTED HOOD PLUS GARBAGE DISPOSAL, SUB ZERO REFRIGERATOR AND WINE COOLER. THE EN SUITE BATH IS 5 FIXTURE INCLUDING A DURAVIT SOAKING TUB, STALL SHOWER, DOUBLE VANITY AND TOTO TOILET. THERE IS A FULL LAUNDRY ROOM WITH AN ASKO WASHER DRYER IN THE RESIDENCE AND OAK WOOD FLOORING THROUGHOUT. ALL HOMES AT ONE BROOKLYN INCLUDE A PRIVATE STORAGE UNIT ON THEIR RESPECTIVE FLOOR AS WELL.

ONE BROOKLYN BRIDGE PARK IS A MONUMENTAL BUILDING, GRAND IN SCOPE, SCALE, AND STYLE. ITS LOCATION IS BOTH MAGNIFICENT AND INCOMPARABLE. DIRECTLY FACING THE MANHATTAN SKYLINE, IT RISES WITHIN ONE OF THE BOROUGH'S MOST DESIRABLE NEIGHBORHOODS ALONG THE EAST RIVER AS IT OPENS TO NEW YORK HARBOR. ADJOINING IT, BROOKLYN BRIDGE PARK IS AMONG THE MOST AMBITIOUS WATERFRONT TRANSFORMATIONS OUR CITY HAS UNDERTAKEN IN A CENTURY.

Features:

75 Clinton St - 9A			Contract Signed	\$2,025,000	
Listing #:	1392863	Rooms:	6	Apartment Type:	
Maint/CC:	\$1,067	Beds:	3	Condition:	EXCELLENT
RE Taxes:	\$1,220	Baths:	2.5	Dining Type:	Area in LR
Max Financing:		Maids Rooms:		Kitchen Type:	Windowed
Tax Deductible:		Fireplaces:	//	Lobby Att:	
Interior SqFt:	1531	Private Outdoor:		Views:	
Price/SqFt:	\$1,322.66	Ownership:	Condo	Exposure:	
Year Built:	1910	Prewar:			

Description: 75 CLINTON IS LOCATED IN HISTORIC BROOKLYN HEIGHTS AND PROVIDES ALL THE CONVENIENCES OFFERED BY THIS QUINTESSENTIAL BROOKLYN NEIGHBORHOOD. CONSISTING OF SEVENTY FOUR CONDOMINIUMS, THESE EXCITING NEW HOMES PROVIDE, AMAZING LIGHT, SOARING CEILINGS AND WONDERFUL VIEWS. YOU WILL HAVE A CHOICE OF LARGE FUNCTIONAL STUDIOS, ONE BEDROOM, TWO BEDROOM AND HUGE THREE BEDROOM CONDOMINIUMS. SEVERAL HOMES OFFER BALCONIES AND ALL ARE FINISHED WITH PRODUCTS OF THE HIGHEST QUALITY: VINTAGE HAND GLAZED CERAMIC BACK SPLASHES, QUARTZITE SUPER WHITE COUNTERTOPS, CARBONIZED BAMBOO FLOORING, AND FINE FIXTURES SIGNATURE FAUCETS. THE BUILDING FEATURES, A 24 HOUR DOORPERSON, PRIVATE STORAGE, TWO ELEVATORS, SPACIOUS HALLWAYS, A FITNESS ROOM AND FIVE THOUSAND SQUARE FOOT COMMON ROOF DECK. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD100269 APARTMENT FEATURES: SOUTH EXPOSURE, WEST EXPOSURE BUILDING FEATURES: ROOF DECK

Features:

9 College PI - 1E				Sold and Closed	\$2,275,000
Listing #:	1406481	Rooms:	5	Apartment Type:	
Maint/CC:	\$2,207	Beds:	3	Condition:	MINT
RE Taxes:	\$1,228	Baths:	3	Dining Type:	
Max Financing:	90	Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//2	Lobby Att:	F
Interior SqFt:	2470	Private Outdoor:		Views:	
Price/SqFt:	\$921.05	Ownership:	Condo	Exposure:	
Year Built:		Prewar:	Y		
Description:					
Features:					

9 College PI - 3H				Sold and Closed	\$2,295,000
Listing #:	1408630	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,898	Beds:	3	Condition:	EXCELLENT
RE Taxes:	\$1,056	Baths:	3	Dining Type:	Area in LR
Max Financing:	90	Maids Rooms:		Kitchen Type:	Win Eat-In
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	1905	Private Outdoor:		Views:	
Price/SqFt:	\$1,204.72	Ownership:	Condo	Exposure:	
Year Built:		Prewar:	Y		

Description: LOVE LANE MEWS LANDMARK RESIDENCES ARE TRULY EXTRAORDINARY. ROOMS ARE MAGNIFICENTLY SPACIOUS; GREAT ROOMS ARE OVER 30 FEET IN LENGTH WITH HUGE OPEN CHEFS KITCHENS; OVER-SIZED MASTER BEDROOM SUITES WITH GIANT WALK-IN CLOSETS AND FIVE-FIXTURE BATHS; SECOND AND THIRD BEDROOMS AS LARGE AS MASTER BEDROOMS. CEILING HEIGHTS RANGE FROM 10 TO 15 FEET AND FLOORS ARE ALL WIDE-BOARD, SOLID WHITE OAK. LIGHT FLOODS THROUGH LOVE LANE MEWS NEW DOUBLE-PANED WINDOWS, SOME 12 FEET IN HEIGHT, WITH SERENE VIEWS OF TREE-FILLED GARDENS OVER HISTORIC LOVE LANE, COLLEGE PLACE AND THE MANHATTAN SKYLINE. MANY LOVE LANE MEWS HOMES HAVE GAS FIREPLACES, MORE THAN GENEROUS TERRACES AND BALCONIES THAT SPAN THE ENTIRE WIDTH OF THE RESIDENCES.

Features:

360 Furman St - 221				Sold and Closed	\$1,800,000
Listing #:	1410775	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,696	Beds:	3	Condition:	
RE Taxes:	\$122	Baths:	3	Dining Type:	
Max Financing:		Maids Rooms:		Kitchen Type:	Open
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	1798	Private Outdoor:		Views:	
Price/SqFt:	\$1,001.11	Ownership:	Condo	Exposure:	
Year Built:	1928	Prewar:	Y		

Description: THIS 3 BEDROOM, 3 BATH DUPLEX TOWNHOME ENJOYS SPECTACULAR VIEWS OF THE BROOKLYN BRIDGE AND MANHATTAN SKYLINE. THE CHEF'S KITCHEN IS COMPLETE WITH A BOSCH COOKTOP, OVEN, AND DISHWASHER. IT ALSO HAS A VENTED HOOD PLUS GARBAGE DISPOSAL AND SUB ZERO REFRIGERATOR. THE EN SUITE MASTER BATH IS 5 FIXTURE INCLUDING A DURAVIT SOAKING TUB, STALL SHOWER, DOUBLE VANITY AND TOTO TOILET. ALL HOMES AT ONE BROOKLYN BRIDGE PARK HAVE OAK FLOORING THROUGHOUT, AN ASKO WASHER DRYER, AS WELL A PRIVATE STORAGE UNIT ON THEIR RESPECTIVE FLOOR.

ONE BROOKLYN BRIDGE PARK IS A MONUMENTAL BUILDING, GRAND IN SCOPE, SCALE, AND STYLE. ITS LOCATION IS BOTH MAGNIFICENT AND INCOMPARABLE. DIRECTLY FACING THE MANHATTAN SKYLINE, IT RISES WITHIN ONE OF THE BOROUGH'S MOST DESIRABLE NEIGHBORHOODS ALONG THE EAST RIVER AS IT OPENS TO NEW YORK HARBOR. ADJOINING IT, BROOKLYN BRIDGE PARK IS AMONG THE MOST AMBITIOUS WATERFRONT TRANSFORMATIONS OUR CITY HAS UNDERTAKEN IN A CENTURY.

Features:

9 College PI - 2H				Sold and Closed	\$2,227,500
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Listing #:	1415394	Rooms:	4	Apartment Type:	
Maint/CC:	\$1,842	Beds:	3	Condition:	EXCELLENT
RE Taxes:	\$1,025	Baths:	3	Dining Type:	Area in LR
Max Financing:	90	Maids Rooms:		Kitchen Type:	Open
Tax Deductible:		Fireplaces:	//	Lobby Att:	F
Interior SqFt:	1905	Private Outdoor:		Views:	
Price/SqFt:	\$1,169.29	Ownership:	Condo	Exposure:	
Year Built:		Prewar:	Y		

Description: LOVE LANE MEWS LANDMARK RESIDENCES ARE TRULY EXTRAORDINARY. ROOMS ARE MAGNIFICENTLY SPACIOUS: GREAT ROOMS ARE OVER 30 FEET IN LENGTH WITH HUGE OPEN CHEFS KITCHENS; OVER-SIZED MASTER BEDROOM SUITES WITH GIANT WALK-IN CLOSETS AND FIVE-FIXTURE BATHS; SECOND AND THIRD BEDROOMS AS LARGE AS MASTER BEDROOMS. CEILING HEIGHTS RANGE FROM 10 TO 15 FEET AND FLOORS ARE ALL WIDE-BOARD, SOLID WHITE OAK. LIGHT FLOODS THROUGH LOVE LANE MEWS NEW DOUBLE-PANED WINDOWS, SOME 12 FEET IN HEIGHT, WITH SERENE VIEWS OF TREE-FILLED GARDENS OVER HISTORIC LOVE LANE, COLLEGE PLACE AND THE MANHATTAN SKYLINE. MANY LOVE LANE MEWS HOMES HAVE GAS FIREPLACES, MORE THAN GENEROUS TERRACES AND BALCONIES THAT SPAN THE ENTIRE WIDTH OF THE RESIDENCES.

Features:

20 Henry St - PH2/N

Contract Signed \$2,100,000

Listing #:	1443918	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,966	Beds:	3	Condition:	
RE Taxes:	\$354	Baths:	2	Dining Type:	
Max Financing:	90	Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//	Lobby Att:	
Interior SqFt:	1710	Private Outdoor:		Views:	
Price/SqFt:	\$1,228.07	Ownership:	Condo	Exposure:	
Year Built:		Prewar:			

Description:***CONTRACT SIGNED*** ENJOY AN OPEN LIVING LAYOUT AND SEPARATE DINING AREA IN THIS 1,710 SQ.FT. THREE BEDROOM, TWO BATH PENTHOUSE FEATURING ENERGY EFFICIENT FLOOR-TO-CEILING WINDOWS, 8 WIDE WHITE OAK HARDWOOD FLOORS, BOSCH WASHER/DRYER, TWO PRIVATE BALCONIES, AND A 1,316 SQ.FT. PRIVATE ROOF DECK WITH SPECTACULAR CITY VIEWS. EXPERIENCE A LUXURIOUSLY APPOINTED KITCHEN WITH OVERSIZED ENTERTAINING ISLAND, BLIZZARD WHITE CAESAR STONE COUNTER TOP, GROHE FAUCET, CUSTOM WENGE CABINETRY, AND BOSCH STAINLESS STEEL APPLIANCES. INDULGE YOURSELF IN A SUMPTUOUS MASTER SUITE WITH WALK-IN CLOSET, CUSTOM TEAK DOUBLE VANITY, CALCUTTA GOLD MARBLE WALL TILE, CUSTOM MEDICINE CABINET WITH MIRRORED PANELS, GLACIER WHITE GLASS SHOWER TILE, KOHLER STILLNESS FIXTURES AND KOHLER FREE-STANDING SOAKING TUB. 20 HENRY OFFERS ON-SITE RESIDENT MANAGEMENT, ATTENDED LOBBY, FITNESS CENTER, BICYCLE STORAGE, COLD STORAGE, AND SEPARATE PRIVATE STORAGE. ENTER THROUGH A PRIVATE LANDSCAPED COURTYARD THAT SERVES AS A TRANQUIL ENTRANCE FOR BOTH BUILDINGS. THIS CLASSICALLY MODERN PENTHOUSE REFLECTS A CLEAN AND SLEEK AESTHETIC FOR TODAY'S DISCERNING, SOPHISTICATED BUYER.

Features:

20 Henry St - 6B/S

Contract Signed \$1,950,000

Listing #:	1450696	Rooms:	5	Apartment Type:	
Maint/CC:	\$1,600	Beds:	3	Condition:	
RE Taxes:	\$184	Baths:	2	Dining Type:	
Max Financing:	90	Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//	Lobby Att:	
Interior SqFt:	1773	Private Outdoor:		Views:	
Price/SqFt:	\$1,099.83	Ownership:	Condo	Exposure:	
Year Built:		Prewar:			

Description:***CONTRACT SIGNED***. ENJOY AN OPEN LIVING LAYOUT AND SEPARATE DINING AREA IN THIS 1,773 SQ.FT. THREE BEDROOM, TWO BATH LOFT FEATURING OVERSIZED, ENERGY EFFICIENT ARCHED INDUSTRIAL STYLE WINDOWS, EXPOSED ORIGINAL HEAVY TIMBER BEAMS AND COLUMNS, 8 WIDE WHITE OAK HARDWOOD FLOORS, BOSCH WASHER/DRYER, AND OVER 10.5

CEILINGS. EXPERIENCE A LUXURIOUSLY APPOINTED KITCHEN WITH BLIZZARD WHITE CAESAR STONE COUNTER TOP, GROHE FAUCET, CUSTOM WENGE CABINETRY, AND BOSCH STAINLESS STEEL APPLIANCES. INDULGE YOURSELF IN A SUMPTUOUS MASTER SUITE WITH WALK-IN CLOSET, CUSTOM TEAK DOUBLE VANITY, CALCUTTA GOLD MARBLE WALL TILE, CUSTOM MEDICINE CABINET WITH MIRRORED PANELS, GLACIER WHITE GLASS SHOWER TILE, KOHLER STILLNESS FIXTURES AND KOHLER FREE-STANDING SOAKING TUB. 20 HENRY OFFERS ON-SITE RESIDENT MANAGEMENT, ATTENDED LOBBY, FITNESS CENTER, BICYCLE STORAGE, COLD STORAGE, AND SEPARATE PRIVATE STORAGE. ENTER THROUGH A PRIVATE LANDSCAPED COURTYARD THAT SERVES AS A TRANQUIL ENTRANCE FOR BOTH BUILDINGS. THIS AUTHENTIC 19TH CENTURY LOFT EXUDES CLEAN, CONTEMPORARY ELEGANCE WHILE EVOKING A STORIED INDUSTRIAL PAST. CONTRACT SIGNED.

Features:

20 Henry St - 5B/S		Contract Signed \$1,653,000	
Listing #:	1453113	Rooms:	5
Maint/CC:	\$1,422	Beds:	3
RE Taxes:	\$164	Baths:	2
Max Financing:	90	Maids Rooms:	
Tax Deductible:		Fireplaces:	//
Interior SqFt:	1574	Private Outdoor:	
Price/SqFt:	\$1,050.19	Ownership:	Condo
Year Built:		Prewar:	

Description:***CONTRACT SIGNED***. ENJOY AN OPEN LIVING LAYOUT AND SEPARATE DINING AREA IN THIS 1,574 SQ.FT. THREE BEDROOM, TWO BATH LOFT FEATURING OVERSIZED, ENERGY EFFICIENT ARCHED INDUSTRIAL STYLE WINDOWS, EXPOSED ORIGINAL HEAVY TIMBER BEAMS AND COLUMNS, 8 WIDE WHITE OAK HARDWOOD FLOORS, BOSCH WASHER/DRYER, AND OVER 10.5 CEILINGS. EXPERIENCE A LUXURIOUSLY APPOINTED KITCHEN WITH BLIZZARD WHITE CAESAR STONE COUNTER TOP, GROHE FAUCET, CUSTOM WENGE CABINETRY, AND BOSCH STAINLESS STEEL APPLIANCES. INDULGE YOURSELF IN A SUMPTUOUS MASTER SUITE WITH WALK-IN CLOSET, CUSTOM TEAK DOUBLE VANITY, CALCUTTA GOLD MARBLE WALL TILE, CUSTOM MEDICINE CABINET WITH MIRRORED PANELS, GLACIER WHITE GLASS SHOWER TILE, KOHLER STILLNESS FIXTURES AND KOHLER FREE-STANDING SOAKING TUB. 20 HENRY OFFERS ON-SITE RESIDENT MANAGEMENT, ATTENDED LOBBY, FITNESS CENTER, BICYCLE STORAGE, COLD STORAGE, AND SEPARATE PRIVATE STORAGE. ENTER THROUGH A PRIVATE LANDSCAPED COURTYARD THAT SERVES AS A TRANQUIL ENTRANCE FOR BOTH BUILDINGS. THIS AUTHENTIC 19TH CENTURY LOFT EXUDES CLEAN, CONTEMPORARY ELEGANCE WHILE EVOKING A STORIED INDUSTRIAL PAST.

Features:

20 Henry St - 6A/S		Contract Signed \$1,725,000	
Listing #:	1453114	Rooms:	5
Maint/CC:	\$1,403	Beds:	3
RE Taxes:	\$161	Baths:	2
Max Financing:	90	Maids Rooms:	
Tax Deductible:		Fireplaces:	//
Interior SqFt:	1553	Private Outdoor:	
Price/SqFt:	\$1,110.75	Ownership:	Condo
Year Built:		Prewar:	

Description:***CONTRACT SIGNED***. ENJOY AN OPEN LIVING LAYOUT AND SEPARATE DINING AREA IN THIS 1,553 SQ.FT. THREE BEDROOM, TWO BATH LOFT FEATURING OVERSIZED, ENERGY EFFICIENT ARCHED INDUSTRIAL STYLE WINDOWS, EXPOSED ORIGINAL HEAVY TIMBER BEAMS AND COLUMNS, 8" WIDE WHITE OAK HARDWOOD FLOORS, BOSCH WASHER/DRYER, AND UP TO 12 CEILINGS. EXPERIENCE A LUXURIOUSLY APPOINTED KITCHEN WITH BLIZZARD WHITE CAESAR STONE COUNTER TOP, GROHE FAUCET, CUSTOM WENGE CABINETRY, AND BOSCH STAINLESS STEEL APPLIANCES. INDULGE YOURSELF IN A SUMPTUOUS MASTER SUITE WITH WALK-IN CLOSET, CUSTOM TEAK DOUBLE VANITY, CALCUTTA GOLD MARBLE WALL TILE, CUSTOM MEDICINE CABINET WITH MIRRORED PANELS, GLACIER WHITE GLASS SHOWER TILE, KOHLER STILLNESS FIXTURES AND KOHLER FREE-STANDING SOAKING TUB. 20 HENRY OFFERS ON-SITE RESIDENT MANAGEMENT, ATTENDED LOBBY, FITNESS CENTER, BICYCLE STORAGE, COLD STORAGE, AND SEPARATE PRIVATE STORAGE. ENTER THROUGH A PRIVATE LANDSCAPED

COURTYARD THAT SERVES AS A TRANQUIL ENTRANCE FOR BOTH BUILDINGS. THIS AUTHENTIC 19TH CENTURY LOFT EXUDES CLEAN, CONTEMPORARY ELEGANCE WHILE EVOKING A STORIED INDUSTRIAL PAST.

Features:

20 Henry St - 5A/S			Contract Signed	\$1,665,000
Listing #:	1454622	Rooms:	5	Apartment Type:
Maint/CC:	\$1,378	Beds:	3	Condition:
RE Taxes:	\$159	Baths:	2	Dining Type:
Max Financing:	90	Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	1527	Private Outdoor:		Views:
Price/SqFt:	\$1,090.37	Ownership:	Condo	Exposure:
Year Built:		Prewar:		

Description:***CONTRACT SIGNED***. ENJOY AN OPEN LIVING LAYOUT AND SEPARATE DINING AREA IN THIS 1,527 SQ.FT. THREE BEDROOM, TWO BATH LOFT FEATURING OVERSIZED, ENERGY EFFICIENT ARCHED INDUSTRIAL STYLE WINDOWS, EXPOSED ORIGINAL HEAVY TIMBER BEAMS AND COLUMNS, 8" WIDE WHITE OAK HARDWOOD FLOORS, BOSCH WASHER/DRYER, AND UP TO 12 CEILINGS. EXPERIENCE A LUXURIOUSLY APPOINTED KITCHEN WITH BLIZZARD WHITE CAESAR STONE COUNTER TOP, GROHE FAUCET, CUSTOM WENGE CABINETRY, AND BOSCH STAINLESS STEEL APPLIANCES. INDULGE YOURSELF IN A SUMPTUOUS MASTER SUITE WITH WALK-IN CLOSET, CUSTOM TEAK DOUBLE VANITY, CALCUTTA GOLD MARBLE WALL TILE, CUSTOM MEDICINE CABINET WITH MIRRORED PANELS, GLACIER WHITE GLASS SHOWER TILE, KOHLER STILLNESS FIXTURES AND KOHLER FREE-STANDING SOAKING TUB. 20 HENRY OFFERS ON-SITE RESIDENT MANAGEMENT, ATTENDED LOBBY, FITNESS CENTER, BICYCLE STORAGE, COLD STORAGE, AND SEPARATE PRIVATE STORAGE. ENTER THROUGH A PRIVATE LANDSCAPED COURTYARD THAT SERVES AS A TRANQUIL ENTRANCE FOR BOTH BUILDINGS. THIS AUTHENTIC 19TH CENTURY LOFT EXUDES CLEAN, CONTEMPORARY ELEGANCE WHILE EVOKING A STORIED INDUSTRIAL PAST. CONTRACT SIGNED.

Features:

360 Furman St - 204			Sold and Closed	\$2,350,000
Listing #:	1462548	Rooms:	5	Apartment Type:
Maint/CC:	\$2,286	Beds:	3	Condition:
RE Taxes:	\$164	Baths:	3	Dining Type:
Max Financing:		Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	2348	Private Outdoor:		Views:
Price/SqFt:	\$1,000.85	Ownership:	Condo	Exposure:
Year Built:	1928	Prewar:	Y	

Description:THIS HOME WITH SUNNY SOUTHERN EXPOSURE FEATURES 13-20" CEILINGS IN LIVING ROOM, A LARGE WALK IN CLOSET, CHEF'S KITCHEN WITH DISHWASHER, VENTED HOOD, GARBAGE DISPOSAL AND SUB ZERO REFRIGERATOR, 5 FIXTURE BATH WITH A DURAVIT SOAKING TUB AND A STALL SHOWER. ALL UNITS HAVE OAK WOOD FLOOR, AN ASKO WASHER/DRYER AND PRIVATE STORAGE ON EACH FLOOR.

ONE BROOKLYN BRIDGE PARK IS A MONUMENTAL BUILDING, GRAND IN SCOPE, SCALE, AND STYLE. ITS LOCATION IS BOTH MAGNIFICENT AND INCOMPARABLE. DIRECTLY FACING THE MANHATTAN SKYLINE, IT RISES WITHIN ONE OF THE BOROUGH'S MOST DESIRABLE NEIGHBORHOODS ALONG THE EAST RIVER AS IT OPENS TO NEW YORK HARBOR. ADJOINING IT, BROOKLYN BRIDGE PARK IS AMONG THE MOST AMBITIOUS WATERFRONT TRANSFORMATIONS OUR CITY HAS UNDERTAKEN IN A CENTURY.

Features: New Windows

360 Furman St - 1211			Sold and Closed	\$1,995,000
Listing #:	1480389	Rooms:	5	Apartment Type:
Maint/CC:	\$2,151	Beds:	3	Condition:
RE Taxes:	\$159	Baths:	3	Dining Type:
Max Financing:		Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	1976	Private Outdoor:		Views:

Price/SqFt: \$1,009.62 **Ownership:** Condo **Exposure:**
Year Built: 1928 **Prewar:** Y
Description: SPLIT THREE BED WITH VIEW AND PRIVATE TERRACE

RESIDENCE 1211 IS A SPLIT 3 BEDROOM 3 BATH WITH PRIVATE TERRACE SPACE WHICH HAS BREATHTAKING VIEWS OF THE BROOKLYN BRIDGE AND THE MANHATTAN SKYLINE.

THE CHEF'S KITCHEN IS COMPLETE WITH A BOSCH 5 BURNER COOK TOP, DOUBLE OVEN, AND DISHWASHER. IT ALSO HAS A VENTED HOOD PLUS GARBAGE DISPOSAL, SUB ZERO REFRIGERATOR AND WINE COOLER. THE EN SUITE BATH IS 5 FIXTURE INCLUDING A DURAVIT SOAKING TUB, STALL SHOWER, DOUBLE VANITY AND TOTO TOILET. THERE IS A FULL LAUNDRY ROOM WITH AN ASKO WASHER DRYER IN THE RESIDENCE AND OAK WOOD FLOORING THROUGHOUT. ALL HOMES AT ONE BROOKLYN INCLUDE A PRIVATE STORAGE UNIT ON THEIR RESPECTIVE FLOOR AS WELL.

ONE BROOKLYN BRIDGE PARK IS A MONUMENTAL BUILDING, GRAND IN SCOPE, SCALE, AND STYLE. ITS LOCATION IS BOTH MAGNIFICENT AND INCOMPARABLE. DIRECTLY FACING THE MANHATTAN SKYLINE, IT RISES WITHIN ONE OF THE BOROUGH'S MOST DESIRABLE NEIGHBORHOODS ALONG THE EAST RIVER AS IT OPENS TO NEW YORK HARBOR. ADJOINING IT, BROOKLYN BRIDGE PARK IS AMONG THE MOST AMBITIOUS WATERFRONT TRANSFORMATIONS OUR CITY HAS UNDERTAKEN IN A CENTURY.

Features:

20 Henry St - PH4/S			Contract Signed	\$2,485,000
Listing #:	1482624	Rooms:	6	Apartment Type: Duplex
Maint/CC:	\$1,876	Beds:	3	Condition:
RE Taxes:	\$196	Baths:	2	Dining Type:
Max Financing:	90	Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	1884	Private Outdoor:		Views:
Price/SqFt:	\$1,319.00	Ownership:	Condo	Exposure:
Year Built:		Prewar:		
Description:				
Features:				

20 Henry St - PH3/S			Contract Signed	\$2,550,000
Listing #:	1482625	Rooms:	6	Apartment Type: Duplex
Maint/CC:	\$1,971	Beds:	3	Condition:
RE Taxes:	\$206	Baths:	2	Dining Type:
Max Financing:	90	Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	1979	Private Outdoor:		Views:
Price/SqFt:	\$1,288.53	Ownership:	Condo	Exposure:
Year Built:		Prewar:		
Description:				
Features:				

20 Henry St - PH1/S			Contract Signed	\$2,475,000
Listing #:	1492482	Rooms:	5	Apartment Type: Duplex
Maint/CC:	\$1,983	Beds:	3	Condition:
RE Taxes:	\$194	Baths:	2	Dining Type:
Max Financing:	90	Maids Rooms:		Kitchen Type:
Tax Deductible:		Fireplaces:	//	Lobby Att:
Interior SqFt:	1868	Private Outdoor:		Views:
Price/SqFt:	\$1,324.95	Ownership:	Condo	Exposure:
Year Built:		Prewar:		
Description:				
Features:				

20 Henry St - PH2/S**Contract Signed \$2,495,000**

Listing #:	1492483	Rooms:	5	Apartment Type:	Duplex
Maint/CC:	\$2,009	Beds:	3	Condition:	
RE Taxes:	\$196	Baths:	2	Dining Type:	
Max Financing:	90	Maids Rooms:		Kitchen Type:	
Tax Deductible:		Fireplaces:	//	Lobby Att:	
Interior SqFt:	1890	Private Outdoor:		Views:	
Price/SqFt:	\$1,320.11	Ownership:	Condo	Exposure:	
Year Built:		Prewar:			
Description:					
Features:					

Adjustments to Comparables

Address	183 COLUMBIA HTS.	360 Furman St - 337	360 Furman St - 619	20 Henry St - 3AS
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1184590	1184667	1324648
Status		Sold and Closed	Sold and Closed	Contract Signed
Current/Last Price\$/Sqft		\$1,795,000 \$1,041	\$2,799,000 \$1,220	\$1,575,000 \$1,029
Closing Price \$/Sqft				
Date Closed		07/14/2012	06/05/2012	-
Days On Market		1002	963	1289
		\$ Adj	\$ Adj	\$ Adj
Rooms		5	6	5
Beds	3	3	4	3
Baths	2-3	2.5	3.5	2
Maids Rooms				
Library				
Dining Type			Area in LR	
Interior SqFt		1725	2295	1530
Fireplace				
Garage		Y	Y	
Shares				
Lobby Att		F	F	
Private Outdoor				
Floor		0	6	3
Total Adjustments:				
Adjusted Price:		\$1,795,000	\$2,799,000	\$1,575,000
Address	183 COLUMBIA HTS.	360 Furman St - 1211	75 Clinton St - 9A	9 College Pl - 1E
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1364568	1392863	1406481
Status		Sold and Closed	Contract Signed	Sold and Closed
Current/Last Price\$/Sqft		\$1,995,000 \$1,010	\$2,025,000 \$1,323	\$2,668,500 \$1,080
Closing Price \$/Sqft				
Date Closed		05/07/2012	-	02/23/2012
Days On Market		357	0	154

		\$ Adj	\$ Adj	\$ Adj
Rooms		5	6	5
Beds	3	3	3	3
Baths	2-3	3	2.5	3
Maids Rooms				
Library				
Dining Type			Area in LR	
Interior SqFt		1976	1531	2470
Fireplace				
Garage		Y		Y
Shares				
Lobby Att		F		F
Private Outdoor				
Floor		0	0	1
Total Adjustments:				
Adjusted Price:		\$1,995,000	\$2,025,000	\$2,668,500
Address	183 COLUMBIA HTS.	9 College Pl - 3H	360 Furman St - 221	9 College Pl - 2H
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1408630	1410775	1415394
Status		Sold and Closed	Sold and Closed	Sold and Closed
Current/Last Price\$/Sqft		\$2,295,000 \$1,205	\$1,800,000 \$1,001	\$2,227,500 \$1,169
Closing Price \$/Sqft				
Date Closed		07/02/2012	09/20/2012	07/17/2012
Days On Market		271	343	263
		\$ Adj	\$ Adj	\$ Adj
Rooms		5	5	4
Beds	3	3	3	3
Baths	2-3	3	3	3
Maids Rooms				
Library				
Dining Type		Area in LR		Area in LR
Interior SqFt		1905	1798	1905
Fireplace				
Garage		Y	Y	Y
Shares				
Lobby Att		F	F	F
Private Outdoor				
Floor		0	0	0
Total Adjustments:				
Adjusted Price:		\$2,295,000	\$1,800,000	\$2,227,500

Address	183 COLUMBIA HTS.	20 Henry St - PH2/N	20 Henry St - 6B/S	20 Henry St - 5B/S
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1443918	1450696	1453113
Status		Contract Signed	Contract Signed	Contract Signed
Current/Last Price\$/Sqft		\$2,100,000 \$1,228	\$1,950,000 \$1,100	\$1,653,000 \$1,050
Closing Price \$/Sqft				
Date Closed		-	-	-
Days On Market		217	20	0
		\$ Adj	\$ Adj	\$ Adj
Rooms		5	5	5
Beds	3	3	3	3
Baths	2-3	2	2	2
Maids Rooms				
Library				
Dining Type				
Interior SqFt		1710	1773	1574
Fireplace				
Garage				
Shares				
Lobby Att				
Private Outdoor				
Floor		2	6	5
Total Adjustments:				
Adjusted Price:		\$2,100,000	\$1,950,000	\$1,653,000
Address	183 COLUMBIA HTS.	20 Henry St - 6A/S	20 Henry St - 5A/S	360 Furman St - 204
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1453114	1454622	1462548
Status		Contract Signed	Contract Signed	Sold and Closed
Current/Last Price\$/Sqft		\$1,725,000 \$1,111	\$1,665,000 \$1,090	\$2,350,000 \$1,001
Closing Price \$/Sqft				
Date Closed		-	-	09/07/2012
Days On Market		0	13	172
		\$ Adj	\$ Adj	\$ Adj
Rooms		5	5	5
Beds	3	3	3	3
Baths	2-3	2	2	3
Maids Rooms				
Library				
Dining Type				
Interior SqFt		1553	1527	2348
Fireplace				
Garage				Y
Shares				

Lobby Att				F
Private Outdoor				
Floor		6	5	0
Total Adjustments:				
Adjusted Price:		\$1,725,000	\$1,665,000	\$2,350,000
Address	183 COLUMBIA HTS.	360 Furman St - 1211	20 Henry St - PH4/S	20 Henry St - PH3/S
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Listing#		1480389	1482624	1482625
Status		Sold and Closed	Contract Signed	Contract Signed
Current/Last Price\$/Sqft		\$1,995,000 \$1,010	\$2,485,000 \$1,319	\$2,550,000 \$1,289
Closing Price \$/Sqft				
Date Closed		07/14/2012	-	-
Days On Market		425	0	0
		\$ Adj	\$ Adj	\$ Adj
Rooms		5	6	6
Beds	3	3	3	3
Baths	2-3	3	2	2
Maids Rooms				
Library				
Dining Type				
Interior SqFt		1976	1884	1979
Fireplace				
Garage		Y		
Shares				
Lobby Att		F		
Private Outdoor				
Floor		0	4	3
Total Adjustments:				
Adjusted Price:		\$1,995,000	\$2,485,000	\$2,550,000
Address	183 COLUMBIA HTS.	20 Henry St - PH1/S	20 Henry St - PH2/S	
Neighborhood	BROOKLYN HEIGHTS	Brooklyn Heights	Brooklyn Heights	
Listing#		1492482	1492483	
Status		Contract Signed	Contract Signed	
Current/Last Price\$/Sqft		\$2,475,000 \$1,325	\$2,495,000 \$1,320	
Closing Price \$/Sqft				
Date Closed		-	-	
Days On Market		0	0	
		\$ Adj	\$ Adj	
Rooms		5	5	
Beds	3	3	3	
Baths	2-3	2	2	
Maids Rooms				

Library			
Dining Type			
Interior SqFt		1868	1890
Fireplace			
Garage			
Shares			
Lobby Att			
Private Outdoor			
Floor		7	7
Total Adjustments:			
Adjusted Price:		\$2,475,000	\$2,495,000

Summary of Comparables

Listing #	Address	Apt #	Price	MaintCC	Rms	Bds	Bth	OwnT	SqFt	P	L	O	Type	Status	Close date
	183 COLUMBIA HTS.								0						
1184590	360 Furman St	337	\$1,795,000	1943	5	3	2.5	COND	1725	Y	F	Y	CBRK	SLDO	7/14/2012
1184667	360 Furman St	619	\$2,560,000	2151	6	4	3.5	COND	2295	Y	F	Y	CBRK	SLDO	6/5/2012
1324648	20 Henry St	3AS	\$1,575,000	1297	5	3	2	COND	1530				CBRK	CSGN	
1364568	360 Furman St	1211	\$1,950,000	2151	5	3	3	COND	1976	Y	F	Y	CBRK	SLDO	5/7/2012
1392863	75 Clinton St	9A	\$2,025,000	1067	6	3	2.5	COND	1531		Y		CBRK	CSGN	
1406481	9 College Pl	1E	\$2,275,000	2207	5	3	3	COND	2470	Y	F	Y	CBRK	SLDO	2/23/2012
1408630	9 College Pl	3H	\$2,295,000	1898	5	3	3	COND	1905	Y	F	Y	CBRK	SLDO	7/2/2012
1410775	360 Furman St	221	\$1,800,000	1696	5	3	3	COND	1798	Y	F	Y	CBRK	SLDO	9/20/2012
1415394	9 College Pl	2H	\$2,227,500	1842	4	3	3	COND	1905	Y	F		CBRK	SLDO	7/17/2012
1443918	20 Henry St	PH2/N	\$2,100,000	1966	5	3	2	COND	1710		Y		CBRK	CSGN	
1450696	20 Henry St	6B/S	\$1,950,000	1600	5	3	2	COND	1773				CBRK	CSGN	
1453113	20 Henry St	5B/S	\$1,653,000	1422	5	3	2	COND	1574				CBRK	CSGN	
1453114	20 Henry St	6A/S	\$1,725,000	1403	5	3	2	COND	1553				CBRK	CSGN	
1454622	20 Henry St	5A/S	\$1,665,000	1378	5	3	2	COND	1527				CBRK	CSGN	
1462548	360 Furman St	204	\$2,350,000	2286	5	3	3	COND	2348	Y	F	Y	CBRK	SLDO	9/7/2012
1480389	360 Furman St	1211	\$1,995,000	2151	5	3	3	COND	1976	Y	F	Y	CBRK	SLDO	7/14/2012
1482624	20 Henry St	PH4/S	\$2,485,000	1876	6	3	2	COND	1884		Y		CBRK	CSGN	
1482625	20 Henry St	PH3/S	\$2,550,000	1971	6	3	2	COND	1979		Y		CBRK	CSGN	
1492482	20 Henry St	PH1/S	\$2,475,000	1983	5	3	2	COND	1868		Y		CBRK	CSGN	
1492483	20 Henry St	PH2/S	\$2,495,000	2009	5	3	2	COND	1890		Y		CBRK	CSGN	

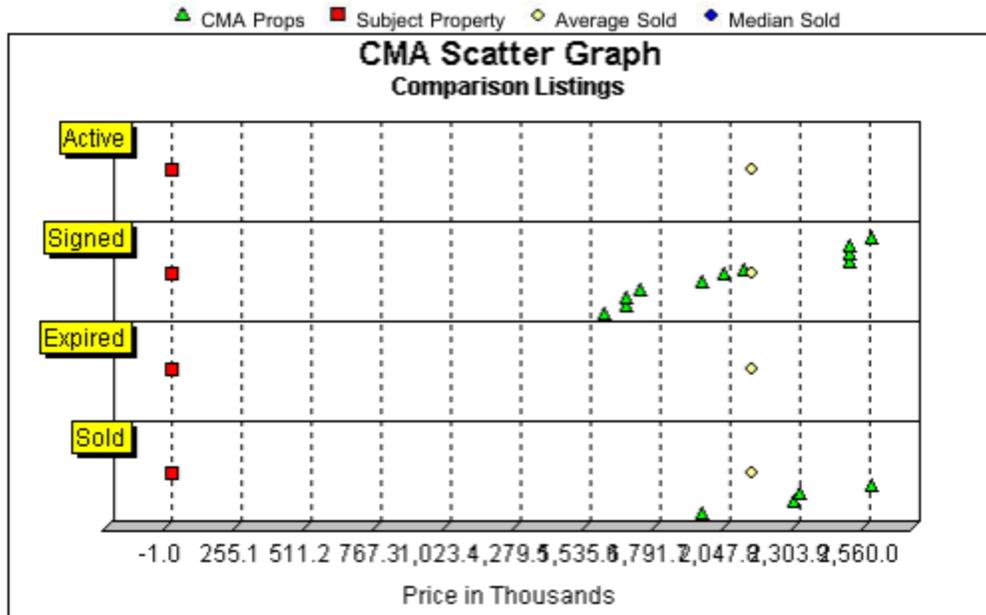
Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$Sqft
Pending	: 11	\$2,063,455	\$1,575,000	\$2,550,000	1,711	\$1,206
Sold	: 9	\$2,138,611	\$1,795,000	\$2,560,000	2,044	\$1,046
Total Listings	: 20	Closed Properties closed at an average 96.6% of their Final List Price. This reflects a (3.4%) difference between Close Price and List Price.				

	Amount	Sqft	\$/Sqft
Average Sales Price	\$2,138,611	2,044	\$1,046
Min. List Price	\$1,575,000	1,530	\$1,029
Max. List Price	\$2,560,000	2,295	\$1,115
Suggested List Price	\$0		

* Min Price = Target Sale Price x 96.6%. Max Price = Target Sale Price / 96.6%. \$/Sqft is based on your home's approximate 0 Sqft.

How the Suggested Price Looks in the Market



On-the-rise Brooklyn condos start catching up to Manhattan price tags

By [KATHERINE DYKSTRA](#)

November 29th, 2012

Welcome to the new Brooklyn, which looks a lot like Manhattan. It has a high-profile NBA team, flashy entertainment venues (Barclays Center and the expanding BAM complex), mobbed food purveyors (Trader Joe's and Shake Shack) and condos priced at \$1,000 per square foot.

Yes, \$1,000 per square foot is the new normal for new developments in Kings County neighborhoods including Brooklyn Heights, Carroll Gardens and Park Slope.

"The Brooklyn market is undervalued," says Andrew Barrocas, CEO of the MNS brokerage, who notes that Brooklyn's condo prices haven't yet caught up to its rental prices. "If you took an area in Manhattan that's comparable [to Brooklyn in rental prices], you'll see the condo pricing is anywhere from 35 to 50 percent more [than Brooklyn]."



According to data from MNS, rental prices overall in Brooklyn Heights (\$55 per square foot per year) are close to those in Chelsea (\$58 per square foot), where apartments sell for an average of more than \$1,400 per square foot.

"So there's still a tremendous amount of growth where the [Brooklyn] condo market is," Barrocas says.

Have no fear, developers are closing that gap.

"We saw a 20 to 25 percent premium for condos [over co-ops]," says Steve

Kliegerman, president of Halstead Property Development Marketing, about how Park Union — one of a handful of buildings that is coming, or has just come, on the market with price

tags breaking \$1,000 a foot — was priced. “If you see buyers who are looking in Manhattan, they’re looking at places that are \$1 million higher.”

What’s more, buyers are biting.

“Through the names of people we had on our list, a teaser website we had up and from the signage on the property, we have 23 out of the 32 units sold, and we haven’t spent a nickel on advertising,” says Ken Horn, president of Alchemy Properties, of his Sackett Union development, which hit the market last month.

And, Horn adds: “We actually raised prices already.”

72 Poplar St., Brooklyn Heights

What once was a home for New York’s Finest will now be a home for Brooklyn’s richest. With a two-story addition, the former NYPD station house is being renovated into 13 condos with open floor plans and custom kitchens. The two-, three- and four-bedrooms will range in square feet from 1,500 to more than 4,000, with pricing starting at “just upwards of \$1,000 a foot.” The adjacent garage will be renovated into a two-story townhouse, including a one-story addition, with a one-car garage, a private rear garden and a roof deck. Sales will start in fall of 2013, with occupancy slated for the spring of 2014. Contact: Greg Williamson and Rob Gross, Douglas Elliman, 718-780-8188

Park Union, Park Slope

At 910 Union St., the conversion of a circa-1914 seven-story building into 15 condos, will keep many period details. The lobby’s grand stairwell will be restored — including the hand-forged iron door, hand-designed mosaic tiles, crown moldings and light fixtures — as will the building’s facade. The developer has even commissioned sculptor Michael Alfano to replicate 12 bronze medallions, a popular detail from buildings of the original time period, which will appear on the railings facing Union Street. The one-, two- and three-bedroom units, most with outdoor space, will range from 735 to 1,905 square feet and \$799,000 to \$2.295 million. They will feature toasted-oak flooring and floor-to-ceiling windows. Amenities in the doorman building will include a furnished roof terrace, a playroom, a gym and bike storage. Closings will start in the first quarter of 2013. Contact: Vanessa Connelly, Halstead Property Development Marketing, 718-878-1772

Sackett Union,

Carroll Gardens

On the market a little over a month, the condos at 291 Union St. will feature white-oak plank flooring, washer/dryers and master bathrooms with marble floors and soaking tubs. Amenities in the doorman building will include a roof deck, a children's playroom, a gym and individual storage units. Available two-, three-, and four-bedroom condos are priced from \$1.515 million to \$2.15 million. Eleven townhouses, which will come on the market in February, will be priced from \$3.3 million. Residents in the three- and four-bedroom apartments as well as the townhouses will have underground parking spaces. Move-ins will start in mid-2013. Contact: Wendy Triffon, Alchemy Properties, 917-414-7253

20 Henry St.,

Brooklyn Heights

The 39 units in 20 Henry St. come in two different buildings — one classic, one modern — connected by a landscaped courtyard. The first is an 1880s candy factory, formerly the Peaks Mason Mints building, and the second, across the courtyard, is a mostly glass, brand-new building. The older building will be restored to showcase its original brick façade, exposed buttresses and arched industrial windows. The homes inside are lofts with 12-foot ceilings and exposed original structural beams and columns. The modern building will have residences with floor-to-ceiling windows, and some units will have private balconies. Interiors in both buildings will include kitchens with Bosch appliances, Caesarstone counters, Wenge cabinetry and Grohe faucets. Master bathrooms will offer freestanding soaking tubs, glass showers and Kohler fixtures. Amenities will include a doorman, a gym, refrigerated storage and a bike area. The studio through four-bedrooms are priced from \$450,000 to \$2.895 million. Closings will start in the next month. Contact: Michael Chapman, Stribling Marketing Associates, 646-613-2613

The New York Times

Luxury Brooklyn Condos, Some Cloaked in Tradition

By [CONSTANCE ROSENBLUM](#)

October 19th, 2012



BROOKLYN HEIGHTS, that enclave of impeccably restored brownstones lining narrow, leafy streets, has long been immune to the buzzy changes washing over communities beyond its borders. The local tone is set by entrenched institutions like the 102-year-old Brooklyn Heights Association and the even more august Brooklyn Heights Casino, whose tennis courts can be used as a ballroom and whose squash courts have spawned generations of talented young players.



Suzanne DeChillo/The New York Times
Condo conversions are going on at an old police station at 72 Poplar Street.



Suzanne DeChillo/The New York Times
At 20 Henry Street, an old candy factory has a modern annex.



Suzanne DeChillo/The New York Times

The 1885 Peaks Mason Mints factory will have 38 condos starting at \$450,000.

But thanks in part to a more buoyant economy, changes are nibbling at the neighborhood's edges, particularly in the area residents call the north Heights. Although most of Brooklyn Heights falls within a historic district, the city's first, half a dozen projects that will bring pockets of luxury accommodations are moving through the pipeline. Prospective residents are being drawn by good schools and easy access to downtown Manhattan. Also in the works are new and refurbished hotel rooms, notably in the century-old Bossert Hotel, one of Brooklyn's most storied buildings.

Four of the projects are on or just off Henry Street, the commercial strip that has traditionally played second fiddle to Montague Street, the neighborhood's main drag. The first to open its doors will be 20 Henry Street, at Middagh Street, where Canyon-Johnson Urban Fund is developing 38 luxury condominiums ranging from studios (\$450,000 apiece) to four-bedrooms (\$2.7 million) in the Peaks Mason Mints candy factory.

The project actually consists of two structures. One is the 1885 factory, which retains its original red-brick facade, exposed buttresses, oversized arched windows and chunky white "Peaks Mason Mints" lettering. The other, on the former courtyard, is a new building that will have floor-to-ceiling windows and garden penthouses.

"It's more like a Dumbo project, except it's in Brooklyn Heights," said Steven Rutter, the managing director of Stribling Marketing and Associates, who is handling the sales. The apartments will be relentlessly modern, with accents like teak vanities and free-standing soaking tubs. But the main lobby will resonate with echoes of the past.

"You'll be able to see some of the Southern white pine that was used when they built the place," Mr. Rutter said. "And it's backlighted, so you can see the original sap." He keeps a chunk of the wood on his desk, "because it makes a good paperweight."

Among the residents who will start arriving later this year are Navin Chawla, who lives in Dumbo with his wife, Allison, and their 8-month-old daughter. "I used to stroll by the site and then started doing research online," said Mr. Chawla, who is preparing to enter medical school. "I liked that it was near the subway and near ■. 8. And I liked that the building was modern but still had an old Brooklyn Heights feel."

Echoes of the 19th century will also be felt next door at 30 Henry Street, where construction has begun on a ruddy brick building, accented with black wrought-iron Juliet balconies, that will contain five floor-through condominiums. A feature being touted in this parking-challenged neighborhood is a robotlike facility in the basement known as an A.G.V. (automated guided vehicles) garage, which stores and retrieves cars without human intervention. According to Harry Kendall, a partner of BKSK Architects, the building's designers, "cars will be automatically whisked away, like a piece of dry cleaning."

At 72 Poplar Street, a long-unused 100-year-old police station is being converted to a condominium containing 14 family-size apartments, with occupancy scheduled for 2014. David T. Ennis, the principal of the Daten Group, the developer, sees the target audience as "urban hipsters starting families" who seek a middle ground between the tradition-bound Heights and cutting-edge Dumbo to the north.

Here, too, the goal is to marry new and old in graceful fashion. "The block has the feeling of turn-of-the-last-century Brooklyn," Mr. Ennis said, noting especially the faux-gaslight street lamps. "We wanted to respect that."

A few blocks away at 70 Henry Street, long the home of the Brooklyn Heights Cinema, plans are proceeding for a five-story building that will contain 15 to 17 rental apartments, mostly one-bedrooms, and will incorporate the movie theater in its ground and basement floors. Construction could begin in the spring, according to the designer, Randolph Gerner of Gerner Kronick and Valcarcel Architects.

As for the facade, "of course it will be brick," Mr. Gerner said, in this case reddish-brown brick, along with large steel casement windows intended to impart a loftlike feel. "We want a building that's appropriate and respectful," he added. "We really want to do the right thing in this neighborhood, and that wouldn't be a 50-story glass tower."

At Montague and Hicks Streets, work could begin by year's end on the planned conversion of the Bossert Hotel, which for decades stood at the heart of the borough's social life. A 14-story Renaissance Revival building, it is becoming available because the Jehovah's Witnesses, who have owned and operated it since 1983, are selling many of their Brooklyn holdings. The buyer is David Bistricher of Clipper Equity and the Chetrit Group, which plans to transform the Bossert into a boutique hotel with about 300 rooms.

The lobby, with its coffered ceiling and oversized columns topped by elaborate capitals, will be restored to the way it looked when the hotel opened, according to Gene Kaufman, the architect. "We inherited a fantastic structure," Mr. Kaufman said. "It's a reminder of a time when people made ornate buildings. We want to recall that grandeur."

A very different sort of grandeur will be on display at 60 Furman Street in Brooklyn Bridge Park. Just south of the bridge, Toll Brothers City Living and the Starwood Capital Group plan two mostly glass structures that will house 125 one- to five-bedroom condominium apartments (price tag: \$800,000 to \$5 million) and 200 hotel rooms. Amenities will include a screening room and, of course, spectacular views. Construction is expected to begin in the spring.

These new projects are arriving with predictable concerns from the community. Will the transformation of the Bossert bring parking problems? Will there be too much construction in the park? And perhaps most important, will these projects alter the neighborhood's character?

The answer to the last question, at least in some minds, is “not necessarily.”

“It’s true that Brooklyn Heights is very much of a community in which people belong to the same institutions, like the casino and the Brooklyn Heights Association,” said Robert Perris, the district manager of Community Board 2. “On the other hand, these new projects don’t necessarily destroy that. In a way, they simply expand the size of the pie.”



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



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CERTIFICATE OF NO EFFECT

ISSUE DATE: 06/28/12	EXPIRATION DATE: 06/28/2016	DOCKET #: 133508	XCNE #: XCNE 13-3507
ADDRESS 183 COLUMBIA HEIGHTS-2-7 FLS <u>HISTORIC DISTRICT</u> BROOKLYN HEIGHTS		BOROUGH: BROOKLYN	BLOCK/LOT: 234 / 17

Display This Permit While Work Is In Progress

ISSUED TO:

David Mitchell
 183 Columbia Holding LLC
 815 Fifth Avenue , Suite 5A
 New York, NY 10065

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission has received your sworn statement and that of your architect or engineer that the proposed work complies with the provisions set forth under sections 2-31 through 2-35 of Title 63 of the Rules of the City of New York.

The approved work consists of interior alterations at the second through seventh floors.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to