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Computer rendering represents actual flooring and fixtures



122 Ashland Place Apartment 11J NO BOARD APPROVAL

Price - \$397,110 Mo. Maintenance - \$702.84
NO 2008 MAINTENANCE INCREASE - 2009 only 2.5%

Apartment 11J Features

3-1/2 Rooms • Master Bedroom

1 Full Bathroom • Approximate Sq. Ft - 820*

* If the apartment were measured as a condominium using standard practices, it would be reflected as a 917 sq. ft.



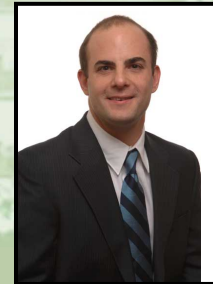
This 1-bedroom/1-bathroom has just been newly renovated. It is a sponsor apartment which means no board approval. The apartment has been magnificently upgraded with fine wood trims, marble and fine all-wood flooring. The renovation included:

- All stainless steel top-of-the-line kitchen appliances, including range, refrigerator, dishwasher and microwave.
- Bathroom will include fine brushed-nickel fixtures including shower enclosures and oversized medicine cabinets.
- Hardwood chestnut flooring.
- Granite counters.
- New door trim and nickel hardware.
- All closets outfitted with birch shelving.
- Apartment is wired for cable and network.



Financial Status of Co-op

Co-op plan accepted: 1990
 Total Apartments: 549
 75% sold
 Estimated Future Availability - 5-6 per year
 Strong financial security -
 \$6 million plus capital reserves
 No maintenance Increase for 2008
 Average increase for the past 19 years
 = 2% per year
 No assessment ever



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Further Improvements Coming 2008

- NEW ELEVATORS AND CABS
- NEW ELEVATOR LOBBIES
- NEW PAVED AND LINED PARKING LOT
- METICULOUS NEW LANDSCAPING AND LIGHTING
- COMMUNITY TV/RECREATION LOUNGE



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University Towers is a 3 building hi-rise complex. The apartments are spacious, airy and finely appointed homes, nestled in a mature 5 1/2 acre suburban, tree-lined gated community. Including on-site parking availability. There is NO comparable living in Brooklyn or Manhattan at this price, and with these varied amenities and space.