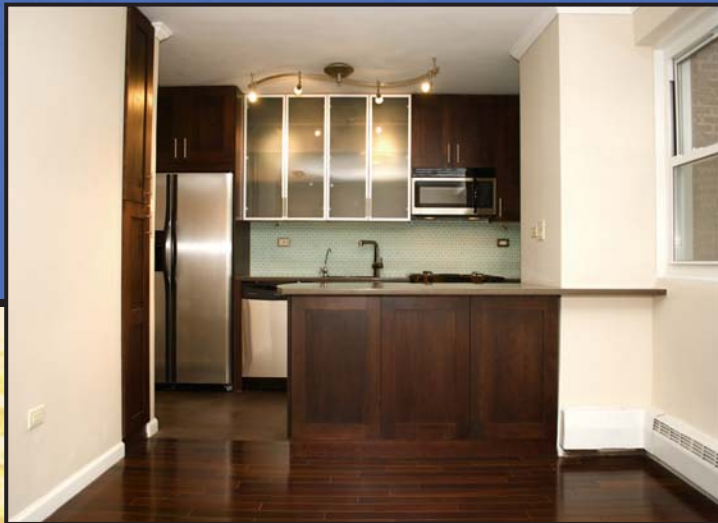




www.rothenbergrealitygroup.com



122 Ashland Place Apartment 2G NO BOARD APPROVAL

Price - \$364,560 Mo. Maintenance - \$669.92

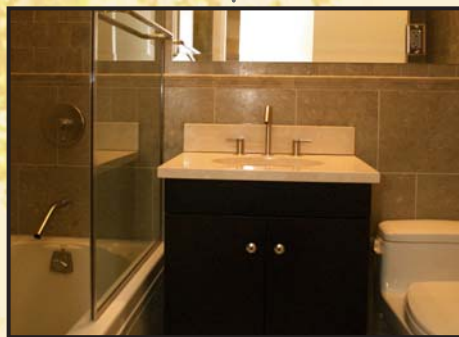
No 2008 Maintenance Increase - 2009 only 2.5%

**buyer pays all transfer taxes

Apartment 2G Features

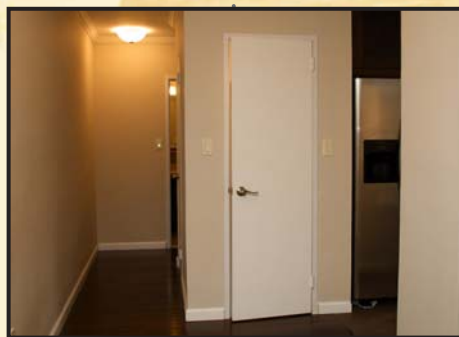
3-1/2 Rooms • Master Bedroom • 1 Full Bathroom
Approximate Sq. Ft - 750*

* If the apartment were measured as a condominium using standard practices, it would be reflected as a 836 sq. ft.



This newly renovated spacious 1-bedroom/1-bathroom 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 includes:

- All stainless steel top-of-the-line kitchen appliances, including range, refrigerator, dishwasher and microwave.
- Bathroom is all marble and includes fine brushed-nickel fixtures including shower enclosure and oversized medicine cabinet.
- Hardwood chestnut flooring.
- Granite counters.
- New door trim and nickel hardware.
- All closets outfitted with birch shelving.
- Apartment is wired for cable and network.
- Apartment comes with a 37" flat-screen T.V. mounted in a place of your choosing.



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 2008 Maintenance Increase - 2009 only 2.5%

Average increase for the past 19 years

= 2% per year

No assessment ever

Further Improvements Coming 2009

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



Rothenberg Realty Group

S. Jeffrey Rothenberg

Office: 212-838-0200

Cell: 917-494-1313

Email us:

sjr@rothenbergrealitygroup.com

or Call for an appointment

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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.