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191 Willoughby Street Apartment 11A NO BOARD APPROVAL

Price - \$486,060 Mo. Maintenance - \$1005.00

* Buyer pays all transfer taxes

Apartment 11A Features

4-1/2 Rooms • Master Bedroom plus 1 additional family bedroom • 1 Full Bathroom

Approximate Sq. Ft - 1,000*

* If the apartment were measured as a condominium using standard practices, it would be reflected as a 1115 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:

Financial Status of Co-op

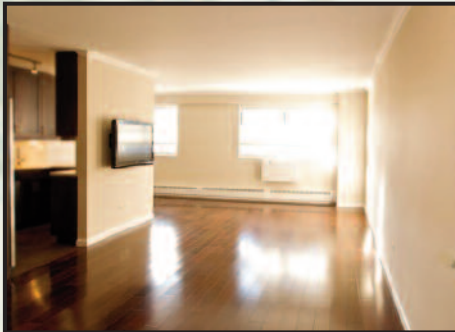
- All stainless steel top-of-the-line kitchen appliances, including range, refrigerator, dishwasher and microwave.
- Bathroom is all marble and includes fine brushed-nickel fixtures including oversized medicine cabinet.
- Brazilian walnut flooring.
- Granite counters.
- New door trim and nickel hardware.
- 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 20 years
 = 2% per year • No assessment ever

Further Improvements Coming 2010

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



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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.