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Computer rendering represents actual flooring and fixtures

CONTRACT SIGNED

191 Willoughby Street Apartment 6J NO BOARD APPROVAL

Price - \$383,160 Mo. Maintenance - \$678.15
NO 2008 MAINTENANCE INCREASE - 2009 only 2.5%
**buyer pays all transfer taxes

Apartment 6J Features

3-1/2 Rooms • Master Bedroom
1 Full Bathroom
Approximate Sq. Ft - 822*

* If the apartment were measured as a condominium using standard practices, it would be reflected as a 917 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.
- Brand new bathroom. 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 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**



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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.