



## INTRODUCTION

Three Building project located in west Harlem. Each building to have total gut renovation. Each building located on a treelined residential block, to contain three unique duplex units. Totally new interiors in 1910 restored brownstone. Every unit to have two spacious bedrooms and 2 1/2 bathrooms (including master bedroom suite) New central air conditioning, Washer and dryer, Large dining/family room, Separate living room. Each duplex unit has private outdoor living space. The buildings are located near shopping and recreation areas (Riverbank State park), Convenient to buses and subways (A,B,C,D & I) 15 minute commute to Columbus Circle and 59th Street. The three buildings to be renovated and marketed sold in sequence beginning with 140th street site followed by 149th and 161st street site.

Working in sequence will allow project management the ability to develop a continuous working relationship with a small crew. Each building to be similar in nature making for economies of familiarity.

Each site is located within already established residential neighborhoods with existing condominiums, co-ops and single family dwellings. This fact makes for greater desirability and potential sales.

prepared by Geum Design & Architecture, Best One Realty, William M Cohen Architect. All rights reserved. © 2007

the hamiltown



## 546 WEST 140th STREET ZONING ANALYSIS/ DEVELOPMENT OPTIONS STUDY

**Borough:** Manhattan **Block:** 2017 **Lot:** 57 **Bin:** 1061749  
**Police Precinct:** 30  
**Address, Zip Code:** 546 West 140th Street, 10031

### ASSUMPTION of EXISTING CONDITIONS:

**Owner:** The Rapsil Group, LLC | Ohio Savings Bank (7/17/2007)  
**Lot Area:** 1,632 SQ/FT  
**Lot Frontage:** 16.33' **Lot Depth:** 99.92'  
**Building Area:** 16.33' X 49.00' **Bldg. Gross Area:** 2,400.51 SQ/FT  
**Number of Building(s):** 1 **Year of Built:** 1920 **Year of last altered:** 1981  
**Number of Floor(s):** 3+Full Basement+Cellar  
**Residential Unit:** 0 **Total # of units:** 11  
**Building Class:** C5 (Converted dwellings or Rooming House)

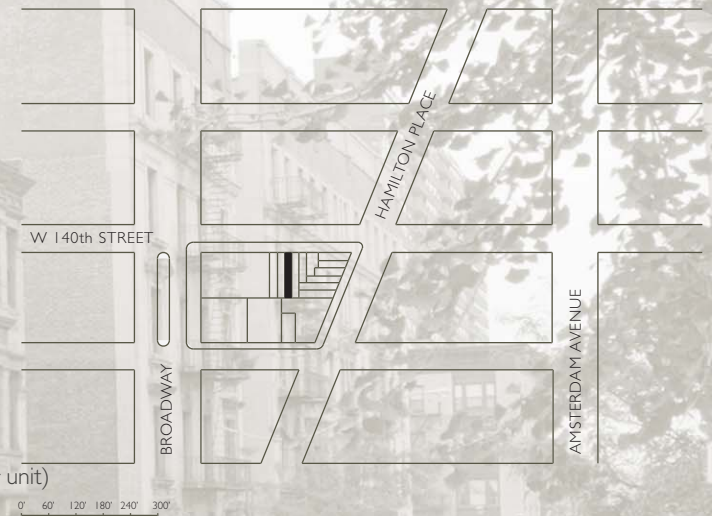
### ZONING:

**Zoning:** R7-2 **Zoning Map:** 06A

### FLOOR AREA DEVELOPMENT:

**Max. Residential Development:** 3.44 (5,613.02 SQ/FT)  
**Availability:** 3 Duplex Condos Units ( 1,600 SF 2 BR & 2 1/2 Baths per unit)  
Total gut renovation

2 Blocks from City College campus and Riverbank State Park  
Residential block neighborhoods near Hamilton Heights Historic District



## 547 WEST 149th STREET ZONING ANALYSIS/ DEVELOPMENT OPTIONS STUDY

**Borough:** Manhattan **Block:** 2081 **Lot:** 13 **Bin:** 1062084  
**Police Precinct:** 30  
**Address, Zip Code:** 547 West 149th Street, 10031

### ASSUMPTION of EXISTING CONDITIONS:

**Owner:** The Rapsil Group, LLC | Ohio Savings Bank (7/17/2007)  
**Lot Area:** 1,665 SQ/FT  
**Lot Frontage:** 16.67' **Lot Depth:** 99.92'  
**Building Area:** 16.67' X 50.00' **Bldg. Gross Area:** 2,500.50 SQ/FT  
**Number of Building(s):** 1 **Year of Built:** 1910  
**Number of Floor(s):** 3+Full Basement+Cellar  
**Residential Unit:** 0 **Total # of units:** 11  
**Building Class:** C5 (Converted dwellings or Rooming House)

### ZONING:

**Zoning:** R7-2 **Zoning Map:** 06A

### FLOOR AREA DEVELOPMENT:

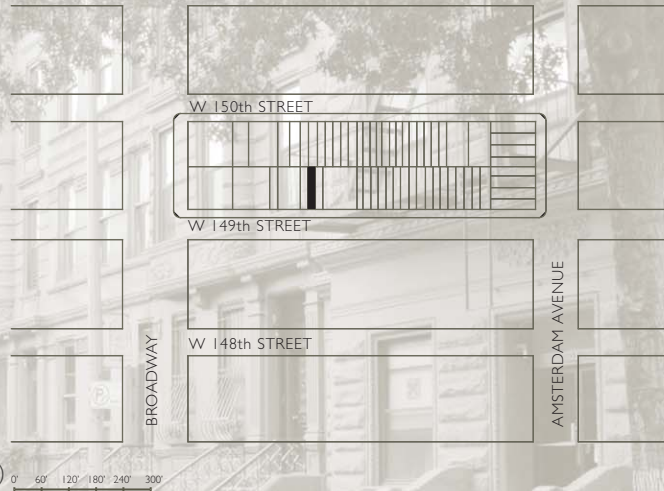
**Max. Residential Development:** 3.44 ( 5,529.89 SQ/FT)  
**Availability:** 3 Duplex Condos Units ( 1,667 SF 2 BR & 2 1/2 Baths per unit)

Total gut renovation.

Initially laid out as a private street. 149th street contains handsome brownstone houses.

Prime residential block near Hamilton Heights Historic District.

Recently posted similar sized condos more than \$ 900K for sales price.





## 572 WEST 161st STREET ZONING ANALYSIS/ DEVELOPMENT OPTIONS STUDY

**Borough:** Manhattan **Block:** 2119 **Lot:** 15 **Bin:** 1062825  
**Police Precinct:** 33  
**Address, Zip Code:** 572 West 161st Street, 10032

### ASSUMPTION of EXISTING CONDITIONS:

**Owner:** The Rapsil Group, LLC | Ohio Savings Bank (7/18/2006)  
**Lot Area:** 1,648.68 SQ/FT  
**Lot Frontage:** 16.50' **Lot Depth:** 99.92'  
**Building Area:** 16.50' X 50.00' **Bldg. Gross Area:** 2,475 SQ/FT  
**Number of Building(s):** 1 **Year of Built:** 1901  
**Number of Floor(s):** 3+Full Basement  
**Residential Unit:** 0 **Total # of units:** 1  
**Building Class:** A9 (One Family Dwelling)

### ZONING:

**Zoning:** R7-2 **Zoning Map:** 06A

### FLOOR AREA DEVELOPMENT:

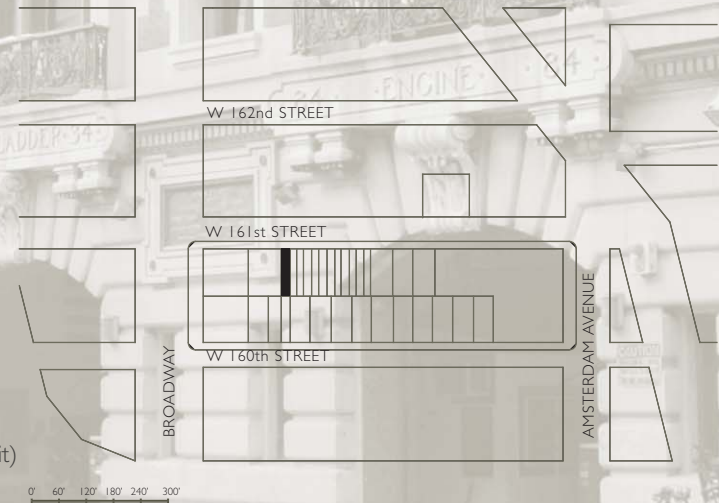
**Max. Residential Development:** 3.44 ( 5,671.45 SQ/FT)  
**Availability:** 3 Duplex Condos Units ( 1,650 SF 2 BR & 2 1/2 Baths per unit)  
Rental Apartment + Community Facility

Washinton Heights neighborhoods.

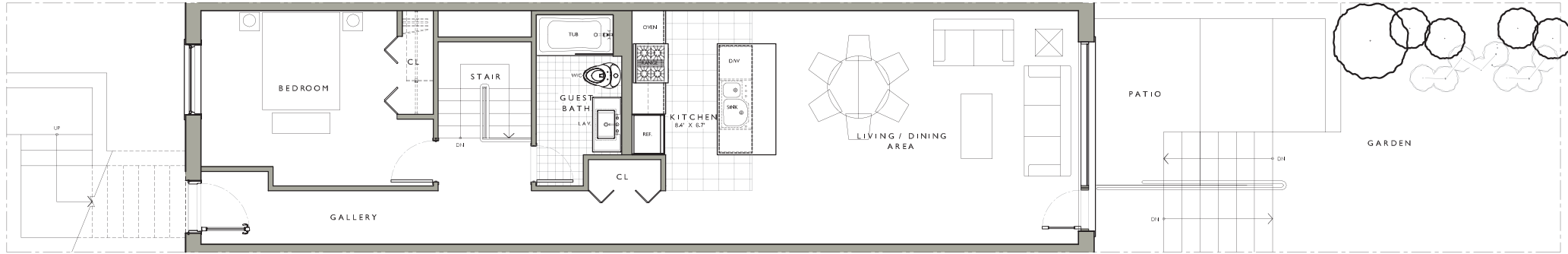
3 blocks from Columbia Presbyterian Medical Center and complex.

Convenient for shopping and recreation areas.

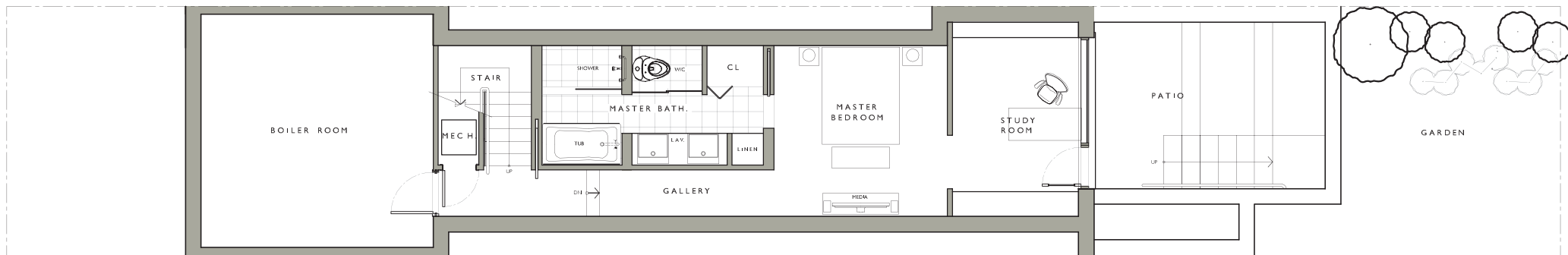
Access to I & C train & buses at the corner.



## TYPICAL DUPLEX UNITS FLOOR PLAN



Upper Level



Lower Level

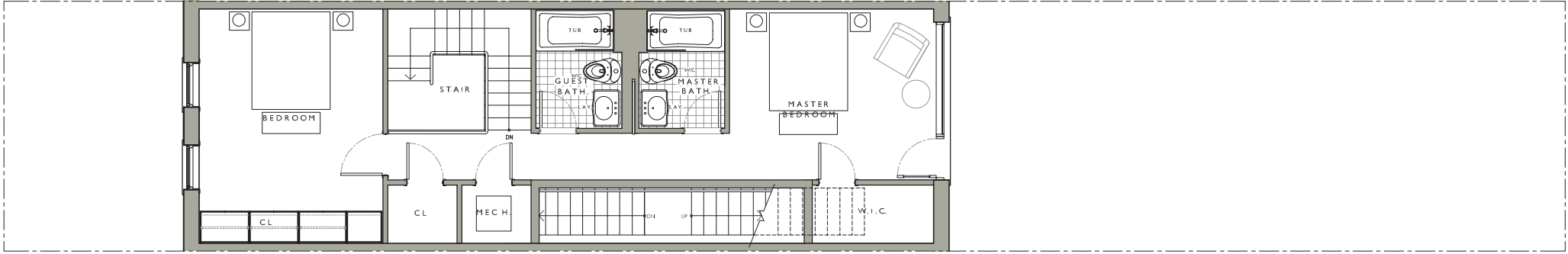
the hamiltown

### the Garden Duplex

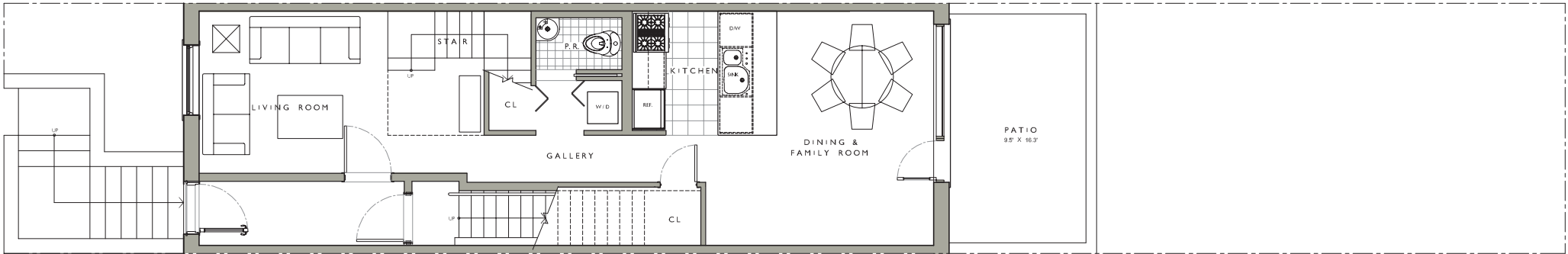
Not simply two floors of living space with two bedrooms, a living and dining area, but for your own patch of green within the city. Enjoy a leisurely cup of coffee in the morning or a night cap after dark in your own garden with sunken patio.

prepared by Geum Design & Architecture, Best One Realty, William M Cohen Architect. All rights reserved. © 2007

TYPICAL DUPLEX UNITS FLOOR PLAN



Upper Level



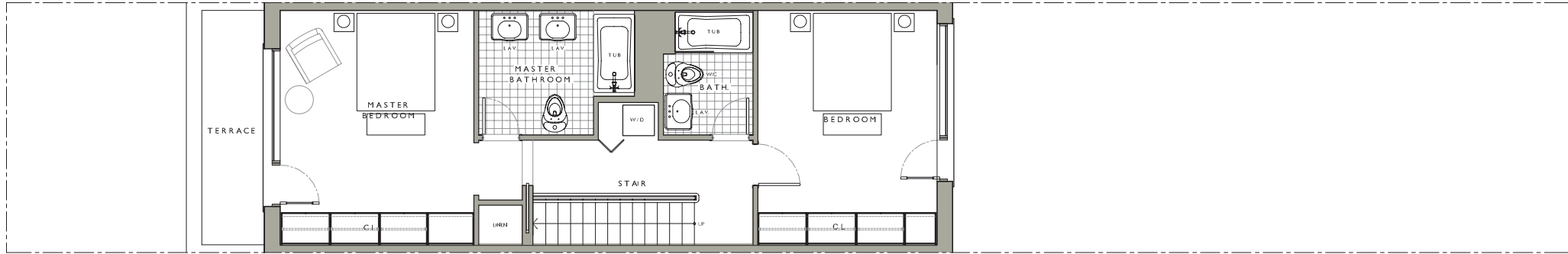
Lower Level

the Patio Duplex

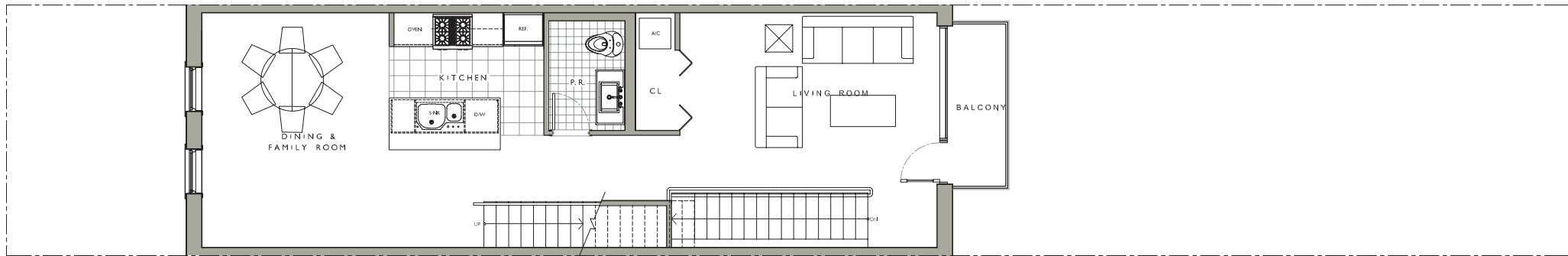
Unique duplex unit provides separate living room and dining & family room all bedrooms are on the upper level. And the world seems like a too much, simply step out onto the patio for a breath of fresh air.

the hamiltown

## TYPICAL DUPLEX UNITS FLOOR PLAN



Upper Level



Lower Level

### the Penthouse Duplex

A step up from merely luxury living. Two walkout balconies, and a private terrace with rooftop deck in the master bedroom suite to entertain one or couple. and it becomes clear that The Penthouse Duplex at the every buildings is cut above the rest. Spacious open area for lower level provides separate living room and kitchen & dining room.

### the hamiltown

Technology - Report and Analysis Group  
 Proj 6058 - Rolling Sales File (July 2006 - July 2007)  
 Manhattan

Rolling Sales File. All Sales From July 2006 - July 2007. Sales File as of 07/01/07. Coop Sales Files as of 06/29/07  
 Neighborhood Name and Descriptive Data is as of 07/05/2007  
 Building Class Category is based on Building Class at Time of Sale.

BORO	NEIGHBORHOOD	BUILDING CLASS CATEGORY	TAX CLASS		BLOC K	LOT	NG CLASS		ADDRESS	ZIP CODE	IDE COM			LAND SQUARE FEET	GROSS SQUARE FEET	YEAR BUILT	CLAS S AT TIME OF SALE	NG AT CLASS AT TIME OF SALE	SALE PRICE	SALE DATE
			PRESE NT	BLOC K			EASE MENT	PRESE NT			UNI TS	NT S	TOT S							
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2059	8	A9	459	WEST 143 STREET	10031	1	0	1	1,848	4,192	1899	1	A9	\$2,225,000	1/23/2007	
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2064	47	A9	455	CONVENT AVENUE	10031	1	0	1	800	1,980	1915	1	A9	\$0	11/21/2006	
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2068	56	A9	421	WEST 154 STREET	10032	1	0	1	2,098	4,368	1899	1	A9	\$0	12/14/2006	
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2073	15	A4	533	WEST 141 STREET	10031	1	0	1	1,232	3,300	1920	1	A4	\$1,450,000	4/13/2007	
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2081	142	A9	524	WEST 150 STREET	10031	1	0	1	1,449	3,080	1910	1	A9	\$0	11/21/2006	
1	HARLEM-UPPER	01 ONE FAMILY HOMES	1	2084	13	A9	537	WEST 152 STREET	10031	1	0	1	1,665	2,683	1899	1	A9	\$763,687	5/8/2007	
1	HARLEM-UPPER	02 TWO FAMILY HOMES	1	2093	140	B3	620	WEST 147 STREET	10031	2	0	2	1,274	2,460	1901	1	B3	\$1,300,000	4/4/2007	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2064	151	C0	456	WEST 150 STREET	10031	3	0	3	1,665	1,424	1899	1	C0	\$925,000	3/9/2007	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2068	33	C0	416	WEST 154 STREET	10032	3	0	3	1,873	4,104	1899	1	C0	\$1,175,000	8/25/2006	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2068	106	C0	463	WEST 153 STREET	10031	3	0	3	1,898	4,402	1899	1	C0	\$0	12/9/2006	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2073	149	C0	522	WEST 142 STREET	10031	3	0	3	1,499	2,872	1910	1	C0	\$990,000	10/23/2006	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2080	19	C0	525	WEST 148 STREET	10031	3	0	3	1,749	2,727	1920	1	C0	\$0	6/7/2007	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2080	143	C0	526	WEST 149 STREET	10031	3	0	3	1,499	2,868	1910	1	C0	\$1,313,628	2/2/2007	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2089	121	C0	617	WEST 142 STREET	10031	3	0	3	1,499	2,880	1910	1	C0	\$0	12/30/2006	
1	HARLEM-UPPER	03 THREE FAMILY HOMES	1	2093	23	C0	613	WEST 146 STREET	10031	3	0	3	1,982	3,800	1910	1	C0	\$0	7/11/2006	
1	HARLEM-UPPER	04 TAX CLASS 1 CONDOS	1C	2059	1003	R6	475	WEST 143 STREET	R 10031	1	0	1	0	1,260	0	1	R6	\$520,000	2/23/2007	
1	HARLEM-UPPER	04 TAX CLASS 1 CONDOS	1C	2081	1202	R6	517	WEST 149 STREET	2 10031	1	0	1	0	1,284	0	1	R6	\$0	4/11/2007	
1	HARLEM-UPPER	04 TAX CLASS 1 CONDOS	1C	2081	1202	R6	517	WEST 149 STREET	2 10031	1	0	1	0	1,284	0	1	R6	\$773,870	4/11/2007	
1	HARLEM-UPPER	04 TAX CLASS 1 CONDOS	1C	2081	1203	R6	517	WEST 149 STREET	3 10031	1	0	1	0	2,562	0	1	R6	\$875,695	2/13/2007	
1	HARLEM-UPPER	05 TAX CLASS 1 VACANT LAND	1B	2064	50	V0	450	WEST 150 STREET	10031	0	0	0	1,665	0	0	1	V0	\$561,000	9/1/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2079	147	C5	532	WEST 148 STREET	10031	6	0	6	1,549	2,646	1920	2	C5	\$995,000	9/29/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2079	152	C3	548	WEST 148 STREET	10031	4	0	4	1,665	2,646	1926	2	C3	\$1,415,000	11/9/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2080	3	C7	3604-06	BROADWAY	10031	8	4	12	3,750	14,200	1920	2	C7	\$3,900,000	12/20/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2080	62	C7	3608-10	BROADWAY	10031	8	4	12	3,750	15,114	1910	2	C7	\$0	12/20/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2081	21	C3	523	WEST 149 STREET	10031	4	0	4	1,699	2,988	1910	2	C3	\$1,700,000	8/17/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2B	2081	22	C5	519	WEST 149 STREET	10031	8	0	8	1,848	4,456	1928	2	C5	\$800,000	3/5/2007	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2081	113	C5	545	WEST 149 STREET	10031	12	0	12	1,665	3,264	1920	2	C5	\$0	11/21/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2081	124	C2	511	WEST 149 STREET	10031	6	0	6	16,846	3,528	1890	2	C2	\$0	11/21/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2B	2082	19	C5	525	WEST 150 STREET	10031	8	0	8	1,898	4,341	1910	2	C5	\$400,000	11/20/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2082	27	C5	501	WEST 150 STREET	10031	5	0	5	1,499	3,448	1900	2	C5	\$0	2/2/2007	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2A	2082	27	C5	501	WEST 150 STREET	10031	5	0	5	1,499	3,448	1900	2	C5	\$0	2/2/2007	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2084	62	C1	3694	BROADWAY	10031	24	0	24	3,750	15,072	1910	2	C1	\$2,225,000	2/2/2007	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2084	107	C5	551	WEST 152 STREET	10031	11	0	11	1,499	3,230	1900	2	C5	\$825,000	5/9/2007	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	2	2087	102	C1	606-08	WEST 140 STREET	10031	16	0	16	4,163	14,445	1910	2	C1	\$0	11/29/2006	
1	HARLEM-UPPER	07 RENTALS - WALKUP APARTMENTS	1	2089	121	C0	617	WEST 142 STREET	10031	3	0	3	1,499	2,880	1910	2	C2	\$981,000	11/6/2006	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2075	8	D4	527	WEST 143 STREET, 22	10031	0	0	0	0	0	1910	2	D4	\$310,000	12/4/2006	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2075	11	D4	523-527 W.	143RD STREET, #43	10031	0	0	0	0	0	1910	2	D4	\$255,000	3/12/2007	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2075	17	D4	515	WEST 143 STREET, 63	10031	0	0	0	0	0	1908	2	D4	\$285,000	1/24/2007	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2077	50	D4	540	WEST 146TH STREET, 46	10031	0	0	0	0	0	1920	2	D4	\$250	11/7/2006	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2077	50	D4	540	WEST 146TH, 53	10031	0	0	0	0	0	1920	2	D4	\$250	11/7/2006	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2086	54	D4	604	RIVERSIDE DRIVE, 2E	10031	0	0	0	0	0	1904	2	D4	\$455,000	9/19/2006	
1	HARLEM-UPPER	10 COOPS - ELEVATOR APARTMENTS	2	2086	54	D4	604	RIVERSIDE DRIVE, 3D	10031	0	0	0	0	0	1904	2	D4	\$520,600	5/30/2007	
1	HARLEM-UPPER	12 CONDOS - WALKUP APARTMENTS	2	2066	1001	R2	443	WEST 151 STREET 1A	10031	1	0	1	7,494	772	0	2	R2	\$350,000	3/2/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1002	R4	706	RIVERSIDE DRIVE 1B	10031	1	0	1	10,490	860	1913	2	R4	\$349,830	3/29/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1003	R4	706	RIVERSIDE DRIVE 1C	10031	1	0	1	10,490	930	1913	2	R4	\$420,810	4/9/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1010	R4	706	RIVERSIDE DRIVE 3A	10031	1	0	1	10,490	838	1913	2	R4	\$397,488	4/9/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1016	R4	706	RIVERSIDE DRIVE 4A	10031	1	0	1	10,490	1,350	1913	2	R4	\$646,588	4/9/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1037	R4	706	RIVERSIDE DRIVE 8B	10031	1	0	1	10,490	860	1913	2	R4	\$456,300	3/29/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1041	R4	706	RIVERSIDE DRIVE 9A	10031	1	0	1	10,490	1,350	1913	2	R4	\$672,045	5/14/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1044	R4	706	RIVERSIDE DRIVE 9D	10031	1	0	1	10,490	1,328	1913	2	R4	\$750,000	4/20/2007	
1	HARLEM-UPPER	13 CONDOS - ELEVATOR APARTMENTS	2	2094	1047	R4	706	RIVERSIDE DRIVE 10B	10031	1	0	1	10,490	860	1913	2	R4	\$341,413	4/10/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1002	R1	368-72	CONVENT AVENUE 1E	10031	1	0	1	2,475	1,321	0	2	R1	\$690,000	3/19/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1101	R1	458	WEST 146 STREET 1N	10031	1	0	1	0	1,250	0	2	R1	\$891,223	12/1/2006	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1102	R1	458	WEST 146 STREET 1S	10031	1	0	1	0	1,657	0	2	R1	\$1,221,900	4/9/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1103	R1	458	WEST 146 STREET 2N	10031	1	0	1	0	1,617	0	2	R1	\$890,968	10/17/2006	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1104	R1	458	WEST 146 STREET 2S	10031	1	0	1	0	1,613	0	2	R1	\$854,311	3/21/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1105	R1	458	WEST 146 STREET 3N	10031	1	0	1	0	0	0	2	R1	\$896,060	11/2/2006	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1106	R1	458	WEST 146 STREET 3S	10031	1	0	1	0	0	0	2	R1	\$824,782	2/26/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2060	1107	R1	458	WEST 146 STREET PH-N	10031	1	0	1	0	0	0	2	R1	\$1,150,622	11/22/2006	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2064	1001	R1	789	ST NICHOLAS AVENUE 1	10031	1	0	1	1,500	863	1920	2	R1	\$233,220	2/13/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2064	1002	R1	789	ST NICHOLAS AVENUE 2	10031	1	0	1	1,500	990	1920	2	R1	\$236,262	2/16/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2064	1003	R1	789	ST NICHOLAS AVENUE 3	10031	1	0	1	1,500	990	1920	2	R1	\$240,318	2/14/2007	
1	HARLEM-UPPER	15 CONDOS - 2-10 UNIT RESIDENTIAL	2C	2064	1004	R1	789	ST NICHOLAS AVENUE 4	10031	1	0	1	1,500	990	1920	2	R1	\$244,374	2/20/2007	
1	HARLEM-UPPER	29 COMMERCIAL GARAGES	4	2065	11	G9	461	WEST 150 STREET	10031	0	2	2	2,498	150	1930	4	G9	\$725,000	5/8/2007	
1	HARLEM-UPPER	38 ASYLUMS AND HOMES	4	2058	57	N9	474	WEST 143 STREET	10031	0	1	1	1,682	4,933	1926	4	N9	\$1,075,000	11/14/2006	
1	HARLEM-UPPER	41 TAX CLASS 4 - OTHER	4	2074	48	Z9	514	WEST 143 STREET	10031	0	0	0	2,498	0	0	4	Z9	\$1,200,000	3/7/2007	
1	HARLEM-WEST	07 RENTALS - WALKUP APARTMENTS	2A	1967	74	C5	10	CONVENT AVENUE	10027	4	0	4	799	1,850	1926	2	C5	\$600,000</		