

FHA APPROVED! 3.5% DOWN

# THE WINFIELD CONDOMINIUMS

231 EAST 111<sup>TH</sup> STREET



## ABSOLUTE AUCTION

**GRAND OPENING!**

Previously Priced From  
\$375,000 to \$750,000

**Suggested Opening Bids  
From Just \$149,000**

**4 WILL BE SOLD ABSOLUTE,  
REGARDLESS OF PRICE!**

Sunday, June 19, 2011

**WinfieldAuction.com**

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NY's Auction Company

# ABSOLUTE AUCTION

## 4 RESIDENCES TO BE SOLD ABSOLUTE, REGARDLESS OF PRICE

The newly developed Winfield is a boutique condominium on a tree-lined street in East Harlem – a neighborhood rich with culture, packed with restaurants, and catering to all of your shopping needs.

Within steps from The Winfield, you will find the subway, Thomas Jefferson Park, Central Park, and the new East River Plaza – Manhattan’s first retail power center including Costco, Target, Best Buy, Marshalls, Old Navy, PetSmart, and more!

The Winfield’s sun-filled residences are beautifully appointed with wide plank flooring, high-end appliances & fixtures, and in-residence washer/dryer, among many other features. The auction is your chance to name your price on one of these lovely homes. **At least 4 of these residences will be sold Absolute, regardless of price!**

### RESIDENCE AMENITIES:

- 9’6” Ceilings
- Wide Plank Flooring
- Equator Combo Washer and Dryer

### KITCHEN:

- Frigidaire Double Door Refrigerator
- GE Gas Range
- GE Dishwasher
- GE Microwave
- Granite Countertops
- Stainless Steel Undermount Sink
- Glass Tile Backsplash


### BATHROOM:

- Aqua Service Pedestal Sink
- Gerber Soaking Tub
- Kohler Toilet
- Delta Faucet

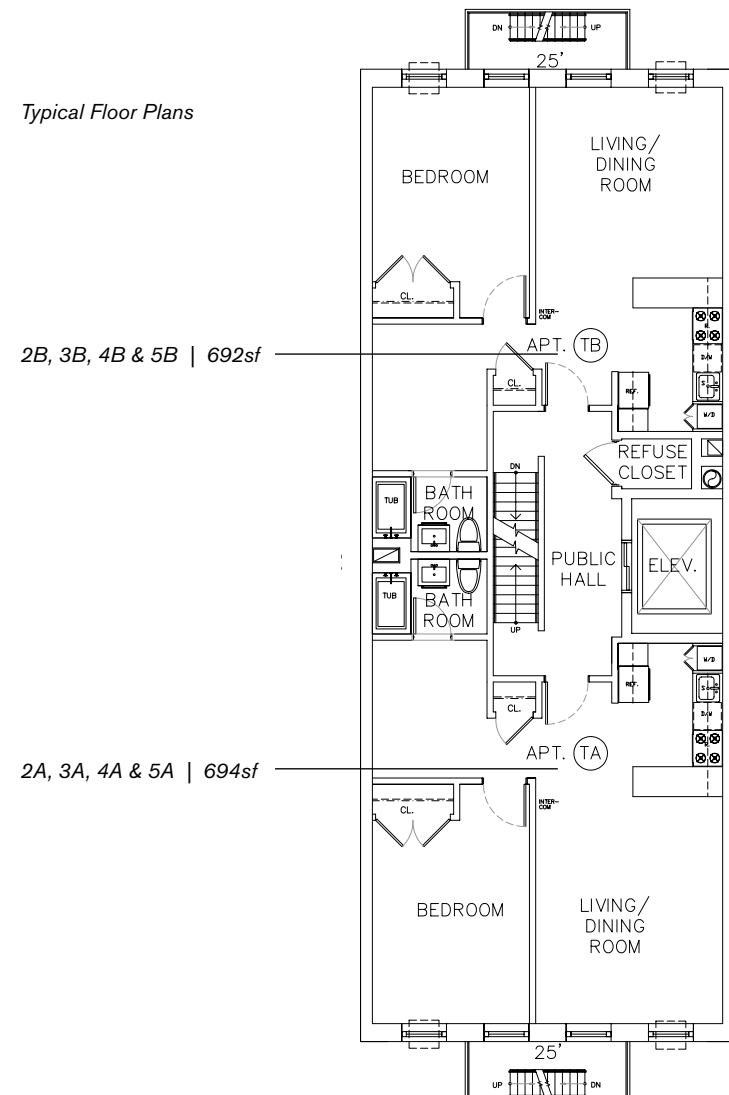
### BUILDING AMENITIES:

- Video Intercom System
- Large Roof Deck
- Private Storage Units Available Separately

### NEIGHBORHOOD:

- Steps to the  train
- Steps to Thomas Jefferson Park
- Blocks from Central Park
- Blocks from East River Plaza (Costco, Target, Best Buy, Marshalls, Old Navy, and more)

Typical Floor Plans



Unit	Type	Size (SF)**	Terrace (SF)**	Common Charges*** (Monthly)	Real Estate Taxes**** (Monthly)	Previously Priced At	Suggested Opening Bid	Reduction	Required Check Amount
1A	STUDIO/ 1 BA	514	0	\$358	\$341	\$375,000	\$149,000	60%	\$8,000
1B	1 BR/ 1 BA	692	342	\$461	\$439	\$560,000	\$249,000	56%	\$15,000
2A	1 BR/ 1 BA	694	0	\$479	\$457	\$495,000	\$199,000	60%	\$10,000
2B	1 BR/ 1 BA	692	0	\$473	\$451	\$495,000	\$199,000	60%	\$10,000
3A	1 BR/ 1 BA	694	0	\$492	\$468	\$495,000	\$199,000	60%	\$10,000
3B	1 BR/ 1 BA	692	0	\$485	\$462	\$495,000	\$199,000	60%	\$10,000
4A	1 BR/ 1 BA	694	0	\$504	\$480	\$495,000	\$199,000	60%	\$10,000
4B	1 BR/ 1 BA	692	0	\$498	\$474	\$495,000	\$199,000	60%	\$10,000
5A	1 BR/ 1 BA	694	0	\$516	\$492	\$495,000	\$199,000	60%	\$10,000
5B	1 BR/ 1 BA	692	0	\$510	\$486	\$495,000	\$199,000	60%	\$10,000
6A	1 BR/ 1 BA	694	0	\$529	\$504	\$495,000	\$199,000	60%	\$10,000
PH	DUPLEX: 2 BR/ 1 BA	996	247	\$832	\$793	\$750,000	\$399,000	47%	\$20,000

\* The America Home Grant is a product that the preferred lender offers to assist buyers in specifically designated areas across America. This free grant provides \$5,000 towards closing costs to help restore the pride of American Homeownership. The grant has been created for qualified borrowers with combined income equal to or less than \$78,720. \*\*All square footages are approximations. \*\*\*Estimated amounts for January 1, 2011 to December 31, 2011. \*\*\*\*Estimated taxes assuming no J-51 benefits, for January 1, 2011 to December 31, 2011 (\*First Year, per Condominium Offering Plan).

## HOW TO PARTICIPATE:

### 1. ATTEND AN OPEN HOUSE

Saturday	May 21	11am – 2pm
Sunday	May 22	11am – 2pm
Wednesday	May 25	5pm – 7pm
Saturday	May 28	11am – 2pm
Sunday	May 29	11am – 2pm
Wednesday	June 1	5pm – 7pm
Saturday	June 4	11am – 2pm
Sunday	June 5	11am – 2pm
Wednesday	June 8	5pm – 7pm
Saturday	June 11	11am – 2pm
Sunday	June 12	11am – 2pm
Tuesday	June 14	5pm – 7pm
Saturday	June 18	11am – 2pm

### 2. PURCHASE BIDDER'S PACKAGE

You must purchase a bidder's package by Tuesday, June 14th in order to bid at the auction. The Bidder's Package includes the condominium Offering Plan and other relevant property information. Bidder's Packages are available at scheduled open houses or online at [WinfieldAuction.com](http://WinfieldAuction.com)

### 3. ATTEND AUCTION WITH REQUISITE CHECK

- Requisite Check: In order to bid at the auction, bidders must bring a certified, cashier's or bank check in the appropriate amount, made payable to "D'Agostino, Levine, Landesman & Lederman LLP, as the Escrow Agent."
- **Auction: Sunday, June 19, 2011**  
The Roosevelt Hotel  
45 East 45th Street (at Madison Avenue)  
Registration Begins at 11am.  
Auction Commences at 12pm.
- Buyer's Premium: A 7% Buyer's Premium will be added to the winning bid price for each unit.

For floor plans and more,  
visit [WinfieldAuction.com](http://WinfieldAuction.com)  
**BROKER PARTICIPATION INVITED**

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