

# Alto

CONDOMINIUMS

178 East 117th Street



## ABSOLUTE AUCTION

One and Two Bedrooms

Previously Priced From \$636,600 to \$869,500

**Suggested Opening Bids From Just \$249,000**

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

Sunday, June 19, 2011

**[AltoCondoAuction.com](http://AltoCondoAuction.com)**

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# ABSOLUTE AUCTION

Alto, a boutique condominium development in up-and-coming East Harlem, offers sophisticated living in a vibrant residential neighborhood with wonderful shopping, restaurants, and convenient transportation. With 8 floors and 22 residences, the choice is yours for the home you want.

Alto is situated close to all your essential needs, with the new East River Plaza – Manhattan's newest retail power center featuring Costco, Target, Best Buy, Marshalls, Old Navy, PetSmart, and other desirable destinations. The 6 train subway stop, M116 bus, and Thomas Jefferson Park are all just a short stroll away. And just 2 blocks north is the new Hunter College campus scheduled to be completed next year.

Alto features generous 1 and 2-bedroom, 2-bath modern residences ranging from 980 sf to 1,739 sf. Designed to allow you the utmost freedom, convenience, and space, each residence is crafted with oversized windows, solid oak flooring, ample closets, and the convenience of a washer/dryer hookup. The open kitchen has modern Italian cabinetry with vast white Quartz countertops equipped with stainless steel appliances. Each spa-bath is beautifully lined with stone tiles and comes with luxurious waterfall shower-head fixtures, Toto toilets, and ample mirrors. Select residences have generous private outdoor space.



# 4 RESIDENCES TO BE SOLD ABSOLUTE, REGARDLESS OF PRICE

## RESIDENCE AMENITIES:

- Oversized Windows
- Solid Oak Flooring
- Washer/Dryer Hook-up

## KITCHEN:

- Modern Italian Cabinetry
- White Quartz Countertops
- Stainless Steel Appliances

## BATHROOM:

- Spa-Styled Baths with Stone Tiles
- Waterfall Shower-Head Fixtures
- Toto Toilets

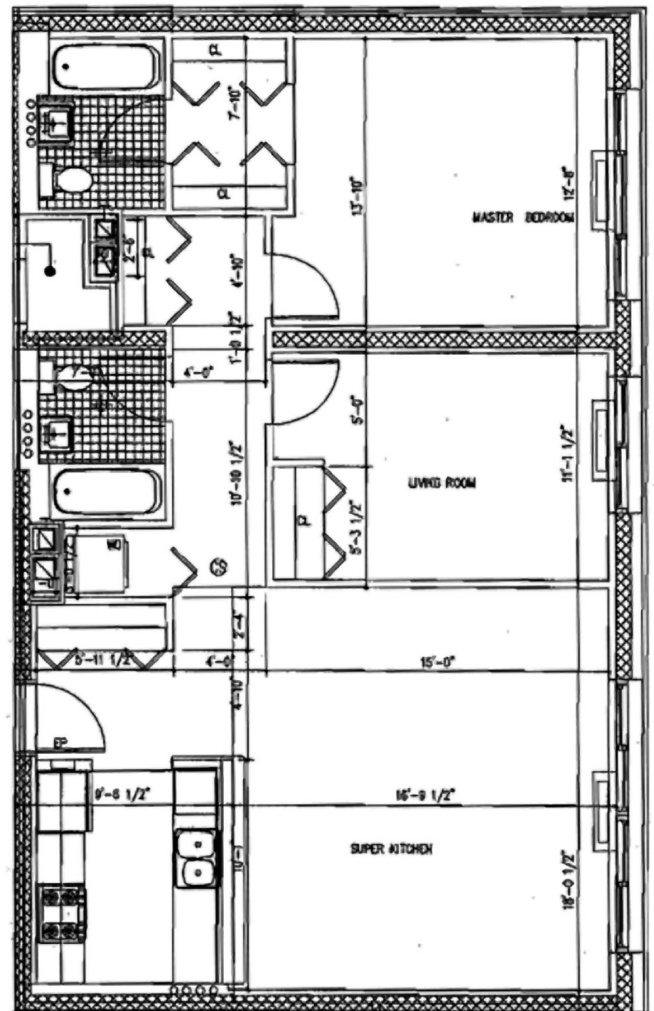
## BUILDING AMENITIES:

- Gym
- Zen-Inspired Courtyard
- Lounge with Children's Play Area
- Package Room
- Superintendent
- Bicycle Storage

## NEIGHBORHOOD:

- 1 Block From The 6 Train and M116 Bus
- Steps to East River Plaza – Featuring Costco, Target, Best Buy, Marshalls, Old Navy, PetSmart and More
- Blocks to Thomas Jefferson Park

Typical Floor Plans: 2C, 3C, 4C, 5C & 6C | 1,186 SF



## SAMPLE OF AVAILABLE UNITS:

Unit	Type	Size (SF)*	Private Outdoor Space (SF)*	Common Charges** (Monthly)	Real Estate Taxes*** (Monthly)	Previously Priced At	Suggested Opening Bid	Reduction	Required Check Amount
1A	DUPLEX / 2 BR / 2.5 BA	1,560	512	\$485	\$36	\$780,000	\$329,000	58%	\$30,000
1C	DUPLEX / 1 BR + H.O. / 2.5 BA	1,739	0	\$541	\$41	\$869,500	\$329,000	62%	\$30,000
3B	1 BR + H.O. / 2 BA	1,220	0	\$417	\$31	\$669,600	\$249,000	63%	\$30,000
4C	1 BR + H.O. / 2 BA	1,186	0	\$450	\$34	\$723,200	\$249,000	66%	\$30,000
6C	1 BR + H.O. / 2 BA	1,186	0	\$472	\$35	\$757,100	\$299,000	61%	\$40,000
7A	1 BR + H.O. / 2 BA	980	142	\$459	\$34	\$736,425	\$359,000	51%	\$40,000
7B	1 BR + H.O. / 2 BA	1,192	1,268	\$462	\$35	\$741,880	\$359,000	52%	\$40,000
8A	1 BR + H.O. / 2 BA	980	0	\$475	\$36	\$763,700	\$359,000	53%	\$40,000

\*All square footages are approximations. Square footages for Units 1A and 1C include lower level, which is not habitable space. \*\*Estimated First Year Common Charges, per the Condominium Offering Plan. \*\*\*Estimated taxes with 421(a) benefits from July 1, 2011 to June 30, 2012, per the 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 **AltoCondoAuction.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 "Yankel Deckelbaum, as Attorney."
- **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.

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For floor plans and more, visit **AltoCondoAuction.com**  
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