

ONE HANSON PLACE

BROOKLYN, NY

DEVELOPER CLOSE-OUT
ONLY 6 UNITS LEFT

ABSOLUTE AUCTION

LAST OPPORTUNITY - 97% SOLD

Prior Prices:
\$3,750,000 to \$5,875,000

**All Penthouses,
2 Will Be Sold Absolute**

J-51 APPROVED

AUCTION

Sunday, May 15, 2011

OneHansonAuction.com

Offered Exclusively By



NY's Auction Company

ABSOLUTE AUCTION

This is a once in a lifetime opportunity to name your price on the last 6 luxury residences in Brooklyn's most iconic building. At least 2 of these 6 spectacular condominiums will be sold Absolute, regardless of price.

The penthouse residences at One Hanson Place encompass the building's finest and largest homes, offering full-floor condominiums with luxurious finishes and breathtaking panoramic views of Manhattan and Brooklyn. This auction is your last chance to own one of these precious homes.



2 Residences To Be Sold Regardless Of Price

RESIDENCE FEATURES

- Stunning Panoramic Views of Manhattan & Brooklyn
- 10'6" Coffered Ceilings
- Tiete Chestnut Flooring
- Oversized Windows

KITCHEN

- Viking Appliances
- Lava Stone Countertops
- Lacquer Cabinets
- GE Stainless Steel Microwave Oven
- Elkay Stainless Steel Undermount Sink
- Grohe Fixtures

BATHROOMS

- Kohler Sink, Toilet & Soaking Tub
- Mosaic Stone Flooring
- Kallista Fixtures

BUILDING AMENITIES

- 24 Hour Doorman
- Sky Lounge & Terrace
- Fitness Center
- 24 Hour Business Center
- Children's Playroom
- Bicycle & Stroller Storage
- Private Storage Units
- Steps to **2 3 1 5 3 0 0 H 0 R** & LIRR
- Steps to the BAM (Brooklyn Academy of Music) Cultural Center

Built in 1929 and landmarked in 1977, Fort Greene's One Hanson Place was once the tallest structure in Brooklyn. Today, its distinctive clock tower with gilded dome remains Brooklyn's single most prominent beacon.



LAST OPPORTUNITY – 97% SOLD

| Unit | Type | Size (SF)* | Terrace (SF)* | Common Charges** (Monthly) | J-51 Taxes*** (Monthly) | Previously Priced At | Required Check Amounts |
|------|-------------|------------|---------------|----------------------------|-------------------------|----------------------|------------------------|
| PHB | 2 BR/2.5 BA | 2,282 | 0 | - | - | IN CONTRACT | - |
| PHA | 2 BR/2.5 BA | 2,120 | 1,948 | \$2,160 | \$601 | \$3,750,000 | \$100,000 |
| 27A | 3 BR/2.5 BA | 2,848 | 0 | \$2,246 | \$634 | \$4,150,000 | \$125,000 |
| 28A | 3 BR/2.5 BA | 2,848 | 0 | - | - | IN CONTRACT | - |
| 29A | 4 BR/3.5 BA | 3,243 | 0 | \$2,558 | \$722 | \$4,775,000 | \$150,000 |
| 30A | 4 BR/3.5 BA | 3,243 | 0 | \$2,558 | \$722 | \$4,875,000 | \$150,000 |
| 31A | 4 BR/3.5 BA | 3,243 | 0 | \$2,558 | \$722 | \$4,975,000 | \$150,000 |
| 26A | 4 BR/3.5 BA | 3,263 | 2,909 | \$3,217 | \$909 | \$5,875,000 | \$170,000 |

*All square footages are approximate. **Actual common charges from January 2011 Financial Report. ***Actual 2011 taxes, per NYC Dept. of Finance.

HOW TO PARTICIPATE:

1. ATTEND AN OPEN HOUSE

| | | |
|-----------|----------|-------------|
| Saturday | April 23 | 10am - 12pm |
| Sunday | April 24 | 10am - 12pm |
| Wednesday | April 27 | 4pm - 7pm |
| Saturday | April 30 | 10am - 12pm |
| Sunday | May 1 | 10am - 12pm |
| Wednesday | May 4 | 4pm - 7pm |
| Saturday | May 7 | 10am - 12pm |
| Sunday | May 8 | 10am - 12pm |
| Tuesday | May 10 | 4pm - 7pm |
| Saturday | May 14 | 10am - 12pm |

2. PURCHASE BIDDER'S PACKAGE

You must purchase a Bidder's Package by May 10, 2011 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 OneHansonAuction.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 "Price Meese Shulman & D'Armino, P.C., as Escrow Agent."
- **Auction: Sunday, May 15, 2011**
Bank Hall @ One Hanson Place, Brooklyn, NY
Registration Begins at 11am
Auction Commences at 12pm
- Buyer's Premium: A 10% Buyer's Premium will be added to the winning bid price for each unit.



For floor plans and more, visit
OneHansonAuction.com

BROKER PARTICIPATION INVITED



Offered Exclusively By



212.867.3333

ONE HANSON PLACE

BROOKLYN, NY

UNITS 29A, 30A, 31A

| | |
|-----------------------------------|---------------------------|
| Type | 4 BR/3.5 BA |
| Size (SF)* | 3,243 |
| Terrace (SF)* | 0 |
| Common Charges** (Monthly) | \$2,558 |
| J-51 Taxes*** (Monthly) | \$722 |
| Previously Priced At | \$4,775,000 - \$4,975,000 |
| Required Check Amount | \$150,000 |



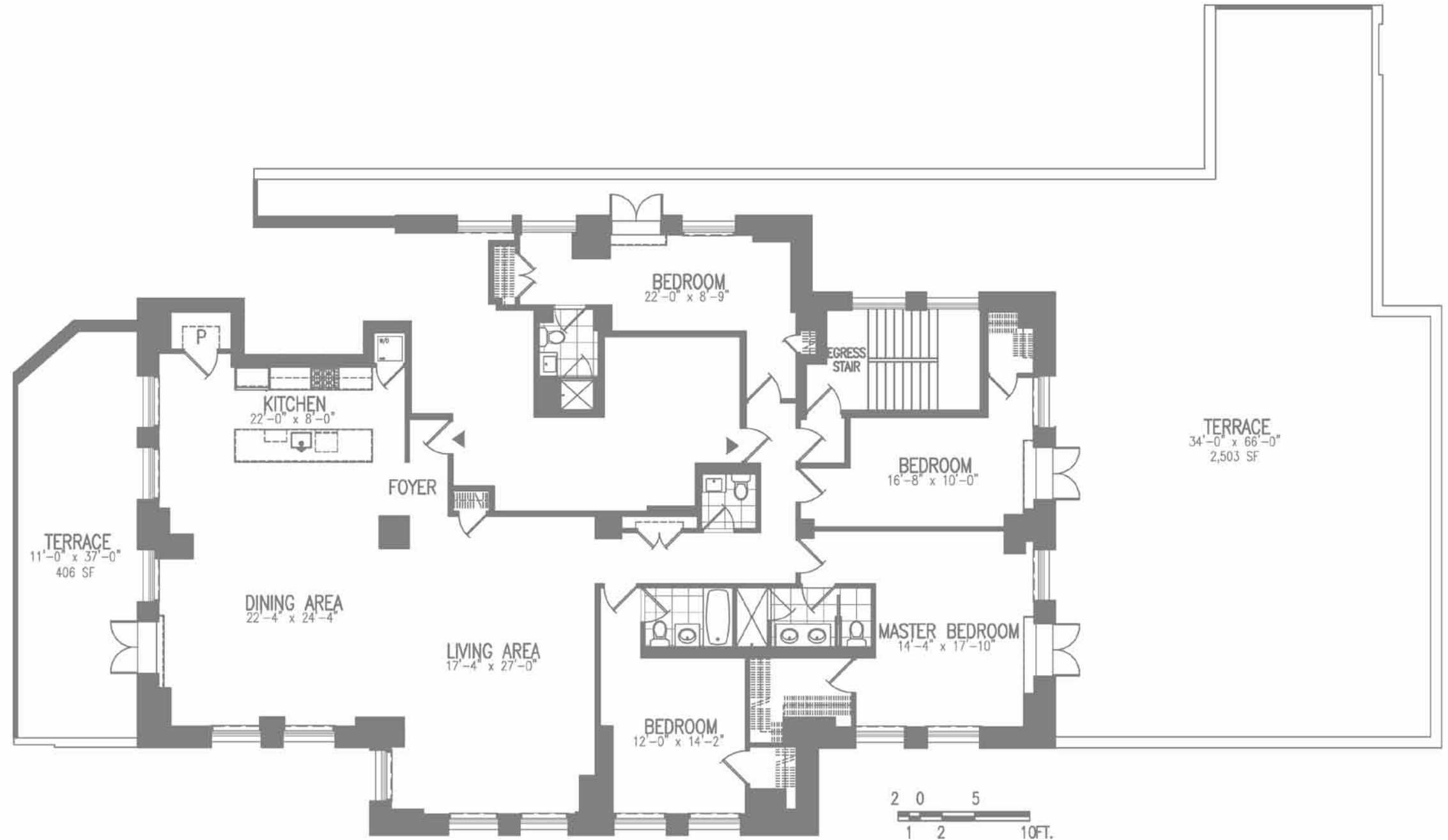
ONE HANSON PLACE

BROOKLYN, NY



UNIT 26A

| | |
|-----------------------------------|-------------|
| Type | 4 BR/3.5 BA |
| Size (SF)* | 3,263 |
| Terrace (SF)* | 2,909 |
| Common Charges** (Monthly) | \$3,217 |
| J-51 Taxes*** (Monthly) | \$909 |
| Previously Priced At | \$5,875,000 |
| Required Check Amount | \$170,000 |



Equal Housing Opportunity. The complete offering terms are in an offering plan available from the Sponsor: CJUF II Hanson LLC CD File No. 05 - 0443
 *All square footages are approximate. **Actual common charges from January 2011 Financial Report. ***Actual 2011 taxes, per NYC Dept. of Finance.

