

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



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212.867.3333

ONE HANSON PLACE

BROOKLYN, NY



UNIT PHA

Type

2 BR/2.5 BA

Size (SF)*

2,120

Terrace (SF)*

1,948

Common Charges (Monthly)**

\$2,160

J-51 Taxes* (Monthly)**

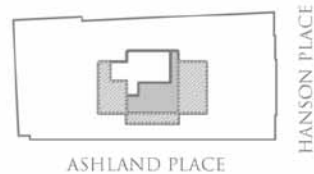
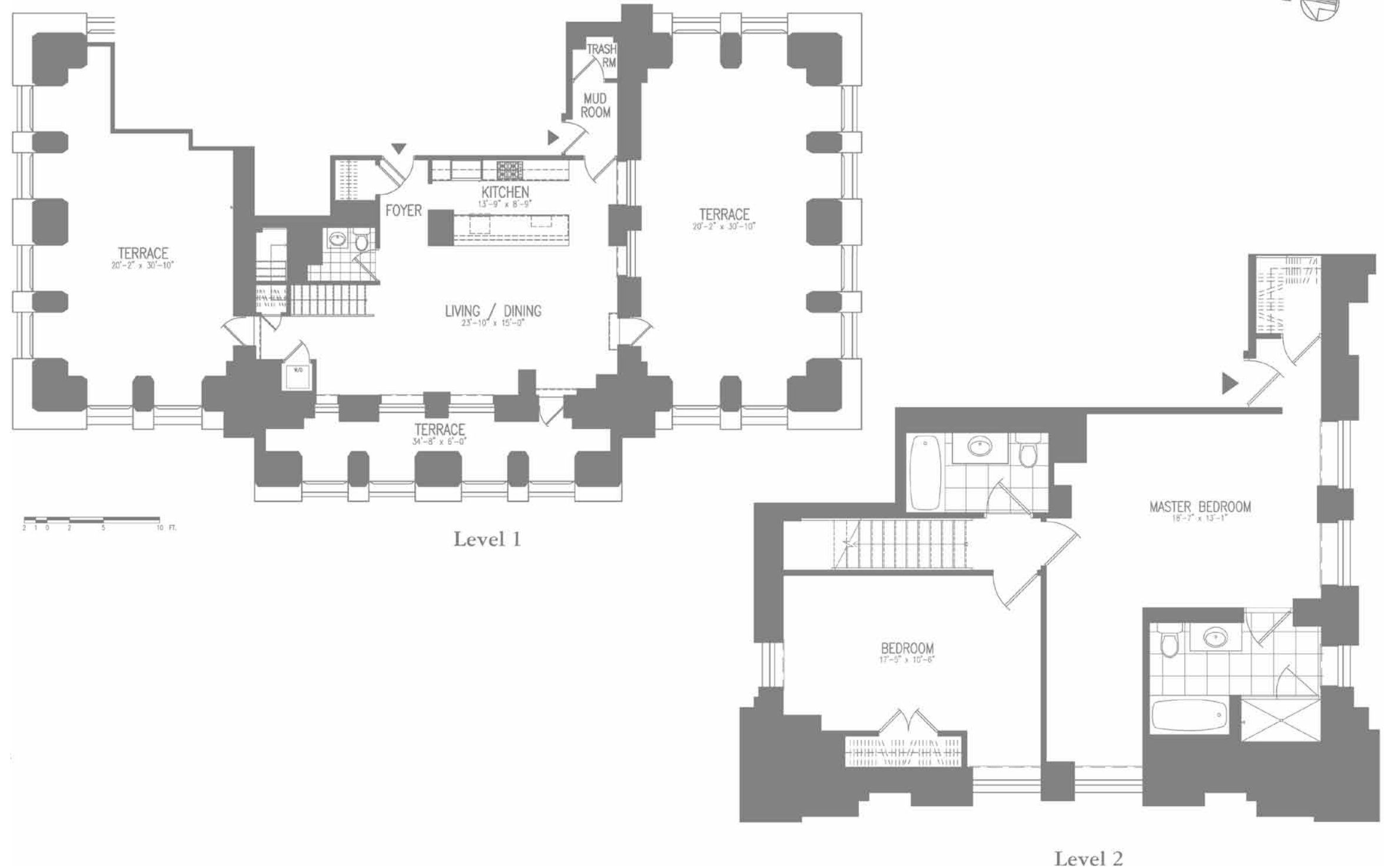
\$601

Previously Priced At

\$3,750,000

Required Check Amount

\$100,000



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
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ONE HANSON PLACE

BROOKLYN, NY

UNIT 27A

Type

3 BR/2.5 BA

Size (SF)*

2,848

Terrace (SF)*

0

Common Charges (Monthly)**

\$2,246

J-51 Taxes* (Monthly)**

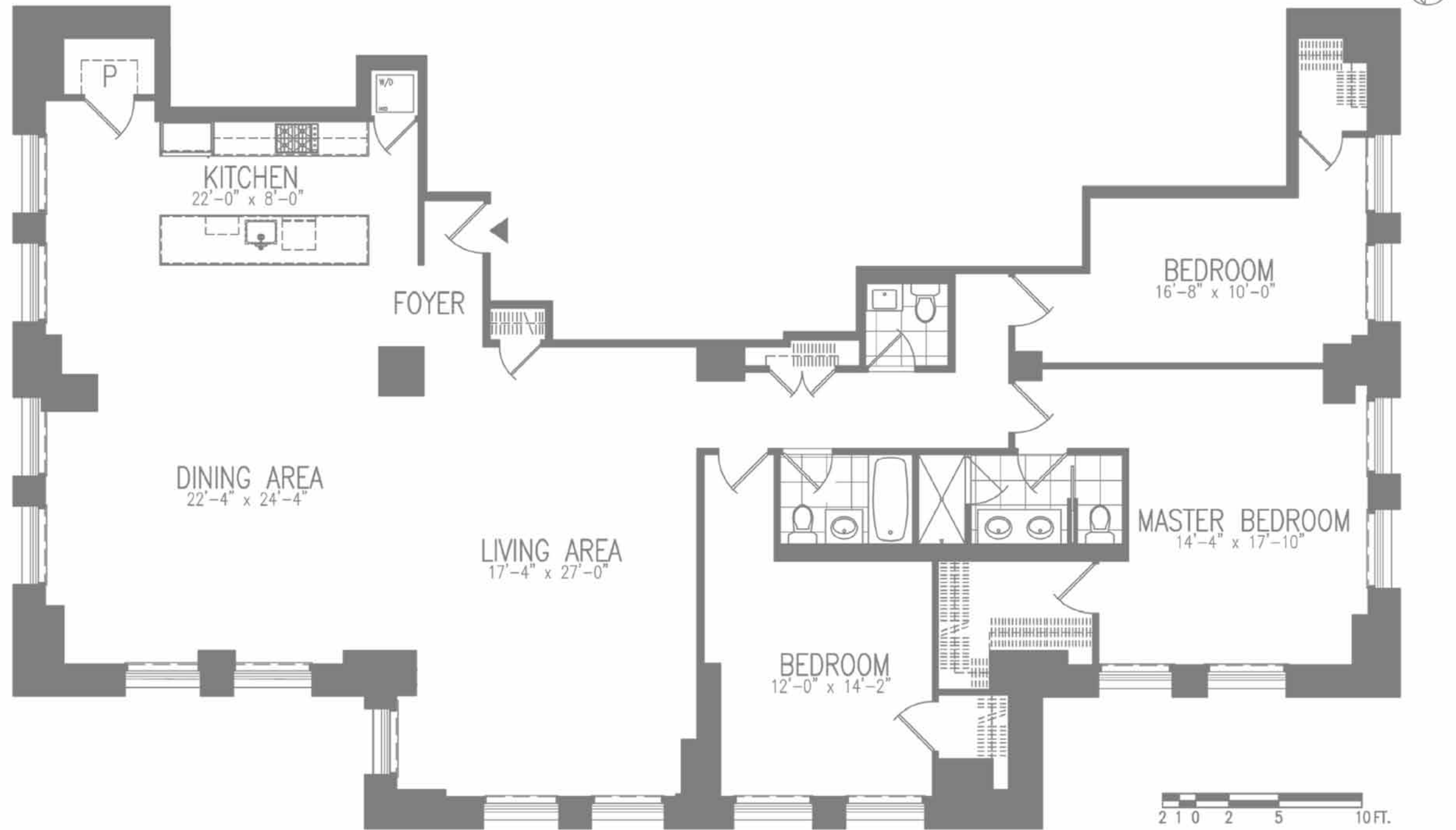
\$634

Previously Priced At

\$4,150,000

Required Check Amount

\$125,000



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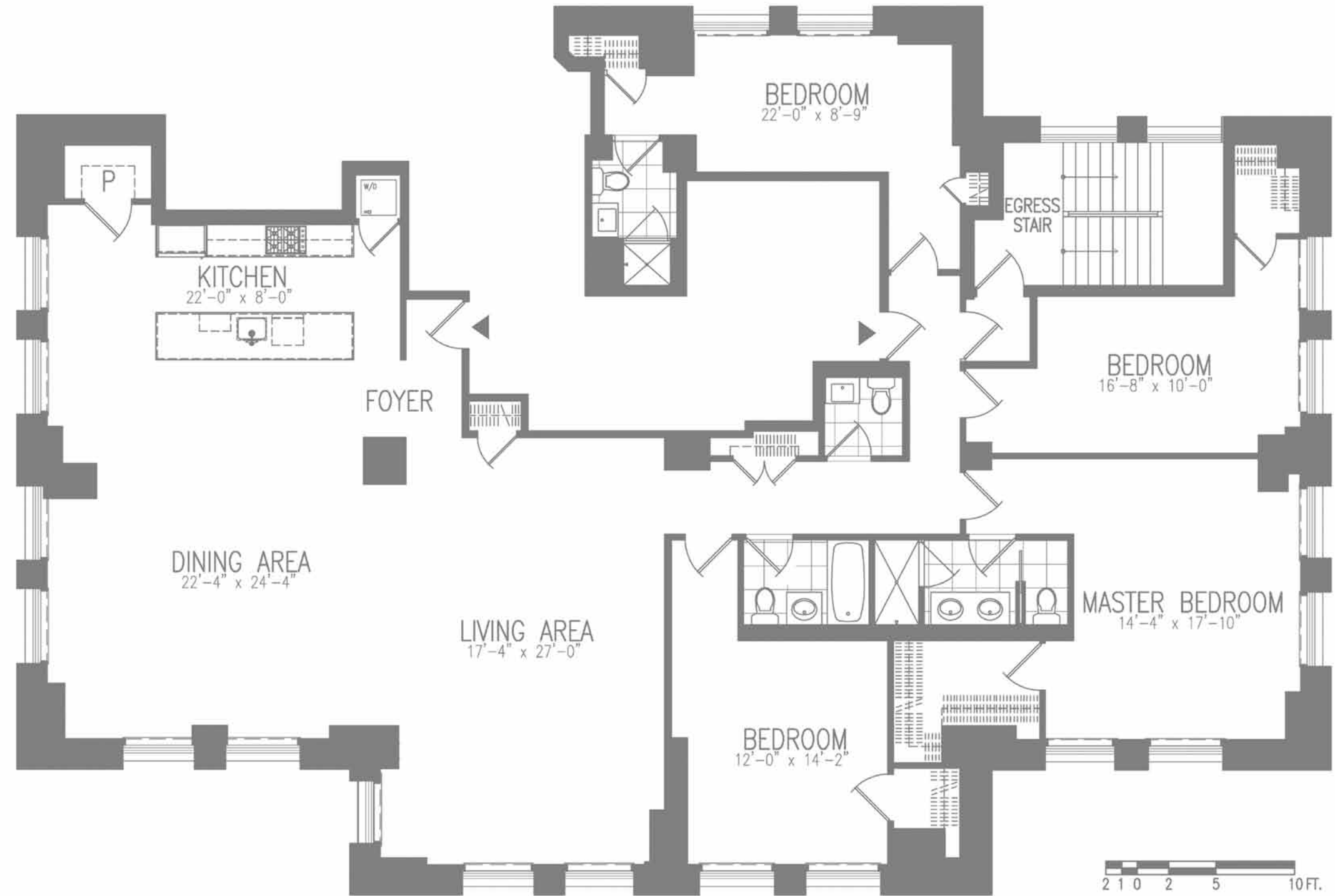
ONE HANSON PLACE

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



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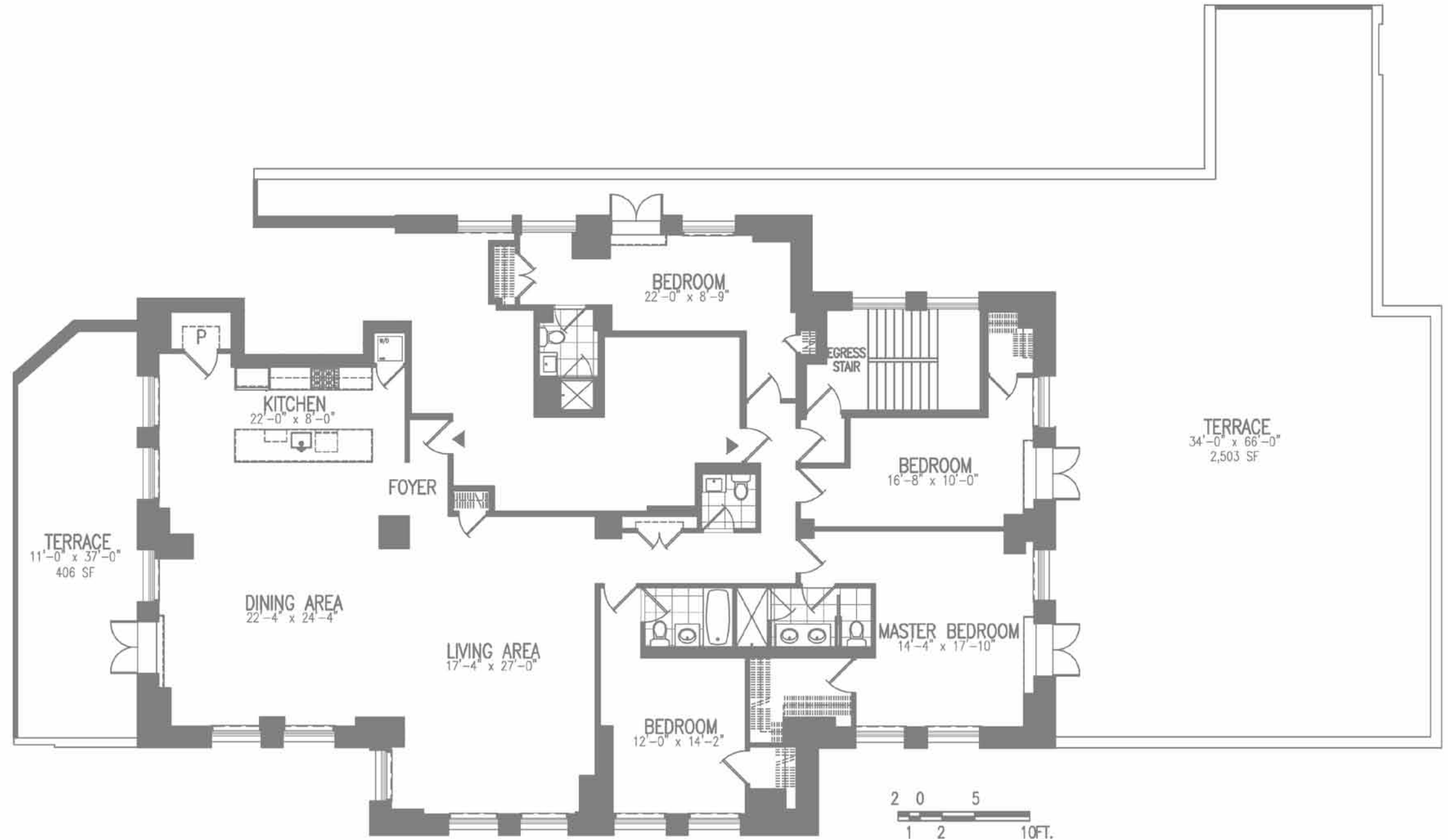
ONE HANSON PLACE

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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



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