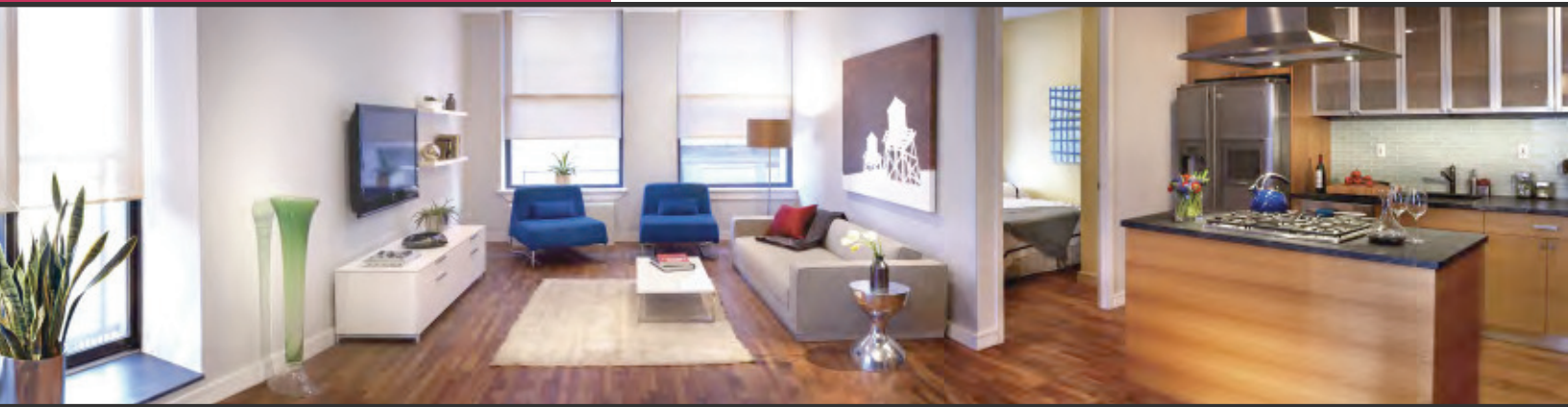


AUCTION



DEVELOPER CLOSEOUT | ONLY 2 UNITS LEFT

2 DUPLEX PENTHOUSES
PREVIOUSLY PRICED TO \$2,250,000

WEST | 43

552 West 43rd Street, New York, NY

Offered Exclusively By



212.867.3333
NY's Auction Company

Set in the midst of New York's most energetic, vibrant neighborhood, the loft-style residences at **WEST 43** serve as an oasis. Designed by acclaimed architect, Adam Kushner, this boutique condominium project reconfigures an existing five-story building into six distinctive lofts and two luxury duplex penthouses with private outdoor space. **WEST 43** provides bright, beautifully appointed spaces combining the warmth of wood, glass, and natural stone materials with soaring ceilings and spacious loft-style living. With only eight units in total, **WEST 43** allows the privacy of an intimate condominium building set in one of the most exciting areas of growth in Manhattan.

AVAILABLE UNITS:

- **Penthouse A:** 1-bedroom duplex, plus home office, featuring 2.5 bathrooms and 2,133 square feet, including a 358 square-foot terrace with Hudson River views and 89 square feet of storage space.
- **Penthouse B:** 2-bedroom duplex, plus home office, featuring 2 bathrooms and 2,276 square feet, including a 321 square-foot terrace with Hudson River views, a private indoor lap pool and 93 square feet of storage space.

UNIT (TOTAL SF)	TYPE	FLOOR AREA (SF)*	TERRACE (SF)*	STORAGE AREA (SF)*	COMMON CHARGES** (MONTHLY)	REAL ESTATE TAXES** (MONTHLY)	TOTAL CARRYING COSTS**
PH-A (2,133 SF)	1 bdrm + home-office, 2.5 baths	1,686	358	89	\$1,233	\$713	\$1,946
PH-B (2,276 SF)	2 bdrm + home-office, 2 baths	1,575	321 + 287 pool room	93	\$1,344	\$777	\$2,121

*All square footages are approximations, as supplied by Seller.

**Actual amounts through October 1, 2010.



Penthouse A

Floor 5



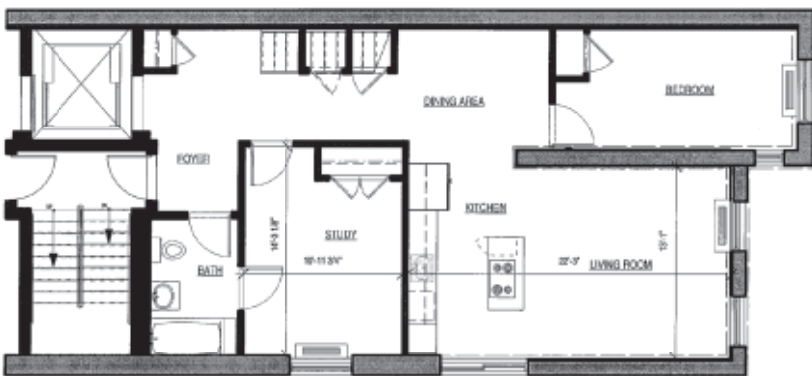
Floor 6



Floor 5: 1,149 SF
 Floor 6: 537 SF
 Total: 1,686 SF
 Storage: 89 SF
 Terrace: 358 SF
2,133 SF

Penthouse B

Floor 5



Floor 6



Floor 5: 1,086 SF
 Floor 6: 489 SF
 Total: 1,575 SF
 Storage: 93 SF
 Terrace: 321 SF
 Pool Room: 287 SF
2,276 SF

AMENITIES:

RESIDENCE AMENITIES:

- Unitone Virtual Doorman
- Private Keyed Elevator Access
- Iroka Yellow Heart Flooring
- Samsung Plasma TVs
- Home Theater System
- Washer/Dryer Hook-Ups
- Stately Wooden Staircases
- City and Skyline Views
- Vast Open Terraces
- Indoor Endless-Lap Pool (PHB only)

KITCHEN:

- LG Smart Technology Refrigerator with Internet Display
- Natural Rift-Cut Red Oak Custom Cabinetry
- Flannel Jet-Mist Granite Countertops
- Custom Green-Ice Tile Kitchen Backsplash
- Built-In Avanti Wine Coolers
- Viking Oven and Range
- Bosch Dish Washer

BATHROOM:

- Rain Forest Steam Shower Cabins
- Bain Ultra Soaking Jacuzzis
- Watermark Polished Nickel Fixtures
- Jade Green Glass Vanities
- Limestone and Diamond-Cut Slate Tiles

LOBBY:

- Unitone Remote Doorman
- Package Room
- Storage Rooms

SEALED BID DEADLINE: DECEMBER 8, 2010, 5PM EST

OPEN HOUSE SCHEDULE

- Sunday November 14 12 – 3pm
- Wednesday November 17 5 – 7pm
- Sunday November 21 12 – 3pm
- Tuesday November 23 5 – 7pm
- Sunday November 28 12 – 3pm
- Wednesday December 1 5 – 7pm
- Sunday December 5 12 – 3pm
- Tuesday December 7 5 – 7pm

For more information or to attend one of our Open Houses
visit us at west43auction.com.

Broker Participation Invited

HOW TO PARTICIPATE

1. Attend Open House
2. Purchase Bidder's Package*
3. Submit Bid By December 8, 2010

** You must purchase a Bidder's Package in order to participate.
The Bidder's Package includes a condominium Offering Plan
and other relevant property information.*



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The complete offering terms are in an offering plan available from the Sponsor.
File No. CD-07-0650



WEST | 43

552 West 43rd Street, New York, NY