



ABSOLUTE AUCTION

5 Luxury Condominiums
In The Heart of Manhattan
Will Be Sold Regardless of Price

RESIDENCES PREVIOUSLY PRICED
FROM \$1,900,000 TO \$3,400,000

SUGGESTED OPENING BIDS FROM \$599,000

AUCTION

Sunday, June 27th, 2010

The Roosevelt Hotel

45 East 45th Street (At Madison Avenue)

Registration Begins at 11am

Auction Commences at 12pm

Offered Exclusively By



ABSOLUTE AUCTION

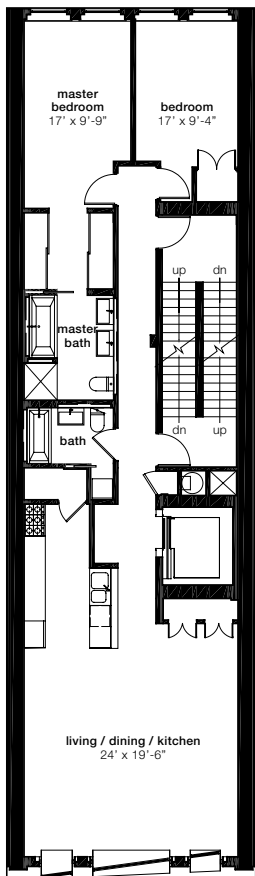
Featuring sleek floor-through residences, all with private keyed-elevator entry in a coveted Madison Square North location.

Five 2-bedroom, 2-bath residences (from 1,550 SF) will be sold without reserve.

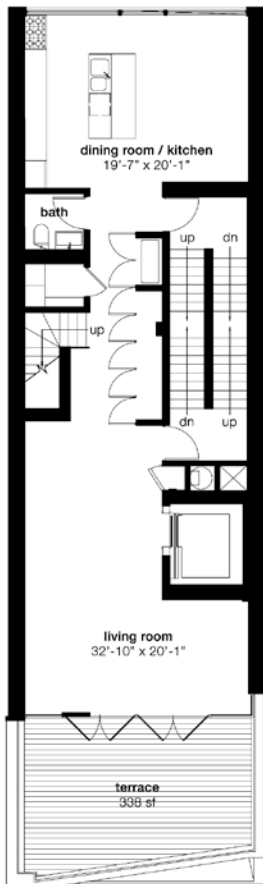
A gorgeous 3-bedroom, 2.5-bath penthouse (2,255 SF) will be offered with reserve.

The duplex penthouse features oversized custom windows that open directly off the living room to a private 338 SF ipé hardwood terrace with spectacular views of the Manhattan skyline and the Empire State Building.

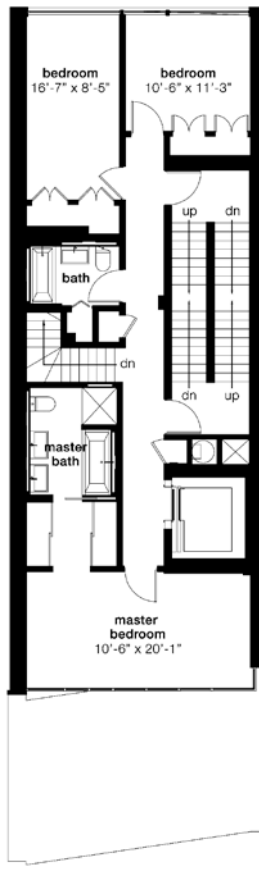
Typical Floor Plan (from 1,550 sf)
Floors 2 to 8



Penthouse B (2,255 sf)
(Floors 9 & 10)
Floor 9



Floor 10



FEATURES

Residence Amenities

- Floor through homes with key-access elevator to each floor
- Wide walnut hardwood flooring
- Cantilevered Bliss steel windows with insulated glass
- Bosch washer and dryer

Kitchen

- Luxurious white-on-white lacquered custom kitchens by Schiffini
- Rich carrara marble counters
- Integrated Sub-Zero refrigerator
- Miele cooktop and oven
- Bosch dishwasher
- Schiffini stainless steel undermounted sink
- Aluminum back splash with shelving
- LED under-cabinet lighting
- Miele coffee system

Bathroom

- 360° of glass mosaic tile
- Duravit soaking tub and toilet
- Hansgrohe fixtures
- Catalano sink
- Robern medicine cabinets

Lobby

- Gallery-like finishes with poured epoxy floor and 30'-long SHoP-designed and fabricated wall
- Seidle electronically-controlled door and elevator entry system
- Key card entry to both front door and elevator
- Video monitor system

* See open house schedule on page 4



Designed by acclaimed SHoP Architects, m127 is an exploration of boundaries and design, of materiality and history. Its architecture—which reconfigures seven existing floors and adds five new ones—incorporates old-world tactility and progressive technology to create a simultaneous moment of both calm and energetic focus. And in a city like Manhattan, these moments matter.



Unit	Size (SF)	Type	Previous Prices	Suggested Opening Bids
2	1,550	2 bedroom/2 bath	\$1,600,000	\$599,000
5	1,577	2 bedroom/2 bath	\$1,725,000	\$599,000
6	1,577	2 bedroom/2 bath	\$1,775,000	\$599,000
7	1,577	2 bedroom/2 bath	\$1,850,000	\$599,000
8	1,554	2 bedroom/2 bath	\$1,900,000	\$599,000
PH-B	2,255	3 bedroom/2.5 bath	\$3,400,000	\$1,199,000

This is a once in a lifetime opportunity to name your price on an exclusive Manhattan residence! Five of these luxury condominiums will be sold Absolute, regardless of price.

m127



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OPEN HOUSE SCHEDULE

- * Saturday May 29, 2010 12-3 PM
- * Sunday May 30, 2010 12-3 PM
- * Saturday June 5, 2010 12-3 PM
- * Sunday June 6, 2010 12-3 PM
- * Saturday June 12, 2010 12-3 PM
- * Sunday June 13, 2010 12-3 PM
- * Saturday June 19, 2010 12-3 PM
- * Sunday June 20, 2010 12-3 PM
- * Tuesday June 22, 2010 5-8 PM
- * Saturday June 26, 2010 12-3 PM

For More Information, Visit Us At m127auction.com

Broker Participation Invited

Certified, cashier's or bank check required to bid at the Auction: \$75,000 for units 2, 5, 6, 7 and 8; \$175,000 for PH-B.

Bidder's Packages: More detailed information is available in the Bidder's Package and the condominium's Offering Plan. You must purchase a Bidder's Package in order to participate in the Auction. Please visit m127auction.com or attend one of our Open Houses to buy one.

Buyer's Premium: A 5% Buyer's Premium will be added to the High Bids for each unit.

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