

# AUCTION

Saturday, November 10

SIX  
CORTLANDT  
ALLEY



New Condominiums in Tribeca  
4-Bedroom Units Previously \$7.3 Million

At Least One 4-Bedroom Unit Will be Sold Subject to a  
**MINIMUM BID ONLY \$4.75 MILLION**

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## “Most Expensive Condo Auction by a Developer in US History”

This auction represents a once in a lifetime opportunity to name your price on a luxury condominium in a new boutique development in Tribeca. Six Cortlandt Alley features 5 exclusive residences, including 3 full-floor 4-bedroom homes and 2 exceptional duplex penthouses.



EXPANSIVE SPACES  
in a  
BOUTIQUE BUILDING  
with  
LUXURY AMENITIES





### Residence Features

- 4 bedrooms/4.5 bathrooms plus flex office/media room
- 10-12 foot ceilings
- Top of the line kitchen appliance package including Wolf appliances and SubZero wine refrigerator
- Private elevator access
- Luxurious finishes throughout



### AUCTION

Unit	Beds/Baths	Size (sf)	Previously	Auction Pricing*	Required Check Amount
R3	4/4.5	3,651	\$7,295,000	Suggested Opening Bid: \$5,000,000	\$450,000
R4	4/4.5	3,646	\$7,250,000	Minimum Bid: \$4,750,000	\$350,000
R5	4/4.5	3,641	\$7,275,000	Suggested Opening Bid: \$4,850,000	\$400,000

\* Unit R4 will be sold to the highest bidder as long as the highest bid price is equal to or greater than \$4,750,000. Units R3 and R5 will be auctioned with reserve, which means sponsor reserves the right to accept or reject the highest bid prices. All sales subject to Buyer's Premium.

### PENTHOUSES

Unit	Beds/Baths	Size (sf)	Terrace (sf)	Price	Note
PH A	4/3.5	3,276	1,360	\$8,975,000	Please inquire privately regarding our penthouses, which will not be included in the auction.
PH B	3/4.5	3,643	1,139	\$9,225,000	



Our 3 full-floor loft residences boast expansive proportions with ceiling heights stretching from 10' and higher in all primary living spaces.

The building's historic fabric blends seamlessly with modern luxuries, as exposed brick-walls flank an eco-friendly ethanol fireplace with Imperial Danby Marble surrounds, and reclaimed heart pine window-sills fabricated from the building's former floor-joists adjoin double-pane glass windows.

### Building Amenities

- Cyber Doorman
- Cloud Based Access Control System
- Fitness Center with Peloton Bike
- Resident's Lounge
- Package Room with Cold Storage
- Private Storage Units Available





# SIX CORTLANDT ALLEY

## FULL FLOOR RESIDENCES

FLOOR 3 3,651 SF  
FLOOR 4 3,646 SF  
FLOOR 5 3,641 SF

4 BEDROOMS  
4 BATHROOMS  
POWDER ROOM

\*ROOM DIMENSIONS  
REFLECT FLOOR 3

## FLOOR-THROUGH UNITS

### Kitchen

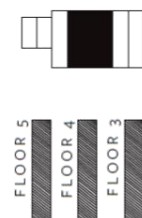
Custom walnut cabinetry milled in the Poconos provide substantial storage and pantry space. Countertops and backsplashes are made from honed Imperial Danby marble quarried in Vermont. A top of the line Wolf appliance package offers a vented five-burner stovetop, double oven and microwave. A 42" integrated double-door refrigerator and separate subzero wine refrigerator come standard in all units.

### Home Office

Located between the kitchen and bedrooms, the home office presents a customizable space for the residents' desired use. This final room can be configured as a playroom, library, or media room.

### Master Bath

Five-piece master bathrooms are furnished with a glass-walled walk-in shower and separate soaking tub. Floor-to-ceiling Bianco Dolomiti marble wraps every wall, meeting Walnut Brown marble along the floors and tub-shelf. A custom walnut double-vanity with recessed back-lighting is complemented by anodized-bronze fixtures crafted in Brooklyn by Watermark, while floors are inset with radiant heating for a comfortable and spa-like experience.



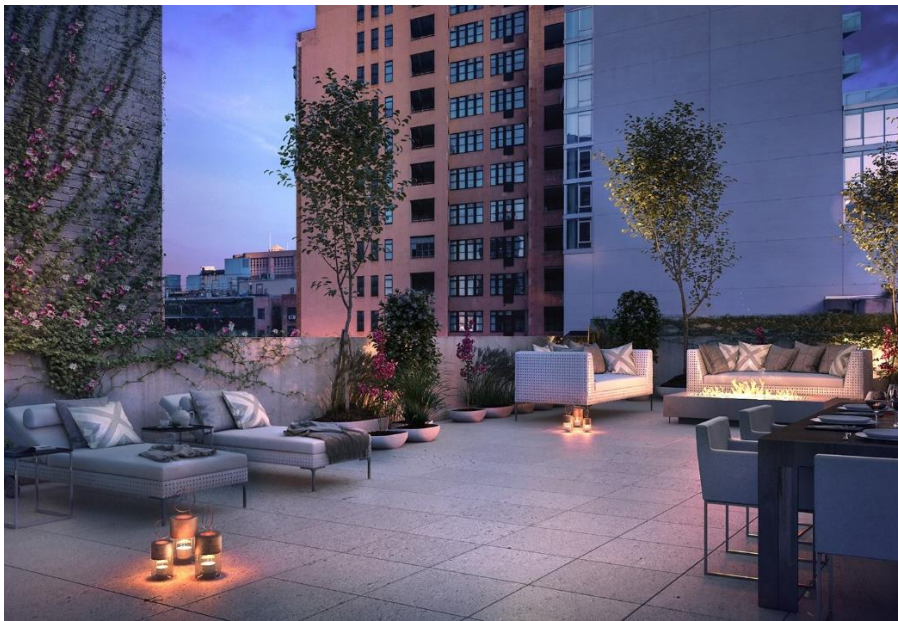
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## THE PENTHOUSES

### Penthouse A

Penthouse A takes up the entirety of the two-story addition erected upon the building. Like living in a townhouse situated atop the condominiums, this 4 bedroom / 3.5 bathroom duplex residence is a complete architectural departure from the historic fabric of Six Cortlandt Alley. Polaris Quartzite accentuates the penthouse’s kitchen countertops, backsplash, and the living room’s fireplace surround. Includes three terraces comprising well over 1,000 square feet of outdoor space.



### Penthouse B

Penthouse B occupies the highest level of Six Cortlandt Alley’s original structure. This full-floor loft contains a 1,139 square-foot private rooftop-oasis — the largest contiguous stretch of outdoor space available within the building. This terrace comes reinforced to accommodate a hot-tub, small lap pool as well as a gas line for a grill.

# SIX CORTLANDT ALLEY

PENTHOUSE A 3,276 INT. SF  
1,360 EXT. SF  
FLOORS 7, 8 &  
PRIVATE ROOF  
TERRACE 4 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

## Penthouse A



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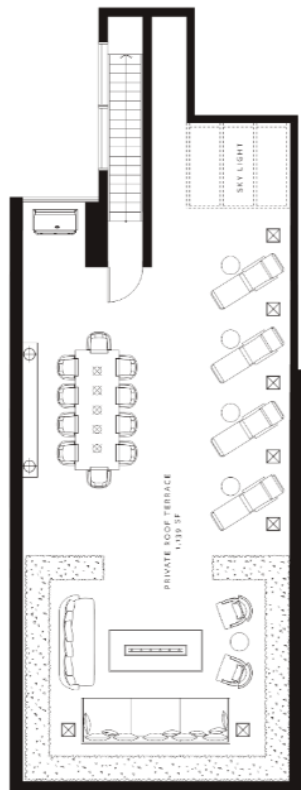




# Penthouse B

## SIX CORTLANDT ALLEY

PENTHOUSE B	3,643 INT. SF
	1,139 EXT. SF
FLOOR 6 &	3/4 BEDROOMS
PRIVATE ROOFTOP	4 BATHROOMS
TERRACE	POWDER ROOM



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Spanning only three short blocks, Cortlandt Alley is one of Tribeca's shortest and most hidden streets, and one of the condominium's most distinguishing benefits. The alley is a "downtown" version of a motor-court, providing residents and their guests with a private means of coming and going that is away from the bustle of Manhattan. Cars can pick up and drop off directly in front of the building's entrance with little-to-no traffic or pedestrian interaction.



## How to Participate

### 1. Attend Open House

- Sunday, October 21 from 12–2pm
- Sunday, October 28 from 12–2pm
- Sunday, November 4 from 12–2pm
- Tuesday, November 6 from 5–7pm

### 2. Obtain Copy of Offering Plan by Nov. 6 – Required to Participate

You must obtain a copy of the Offering Plans at least 3 business days in advance of the Auction. Copies of the Plan are available for \$100 (by check or money order payable to 6 CORTLANDT ALLEY LLC) (a) during normal business hours at Auctioneer's office (Paramount Realty USA, 950 Third Avenue, Suite 901, New York, NY 10022), (b) at the property during scheduled Open Houses, and (c) by FedEx or hand delivery by sending a check or money order to Auctioneer's office.

### 3. Attend Auction with Requisite Check(s) and Valid ID

- See page 3 for Required Check Amounts. Make checks payable to 6 CORTLANDT ALLEY LLC.
- Auction: Saturday, November 10, 2018  
 The Roosevelt Hotel, 45 East 45th St, New York, NY  
 12pm Registration  
 1pm Auction
- Buyer's Premium: A 6% Buyer's Premium will be added to each winning bid price to determine total purchase price.

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