

Attachment "A-4"

**Amalgamated Warbasse Houses
Brooklyn, New York**

Project Location: 2820, 2830, 2840 and 2844 Ocean Parkway; 425, 435, 445, 497, 499, 505 and 525 Neptune Avenue; 525, 535, 545, 2765, 2770, 2775, 2780, 2785 and 2790-2793 West Fifth Street; 2701 West Sixth Street

HDC Program: Mitchell-Lama Preservation

Project Description: The project consists of the rehabilitation of five 24-story residential towers containing 2,585 units. The property also contains a power plant, 1,215 leased parking spaces, 6,300 square feet of community space, 46,284 square feet of commercial space, and recreational facilities. The development is located in the Brighton Beach section of Coney Island.

Total Rental Units: 2,583 (plus two units reserved for the superintendents)

Apartment Distribution:

<u>Unit Size</u>	<u>No. of Units</u>
1 bedroom	1,435
2 bedroom	705
3 bedroom	445
Total Units*	2,585

*Total Units are inclusive of two superintendent units

Expected HDC Second Mortgage: ~~\$15,000,000~~ 15,225,000

Total Development Cost: ~~\$17,500,000~~ 17,725,000

Owner: Amalgamated Warbasse Houses, Inc.

Developer: Amalgamated Warbasse Houses, Inc.

Investor Limited Partner: N/A

Credit Enhancer: N/A