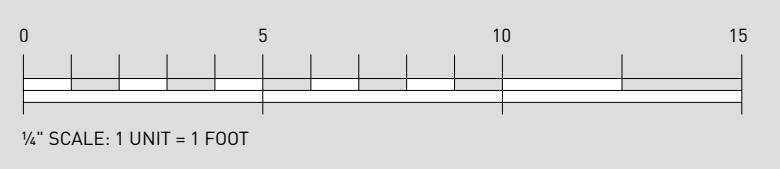
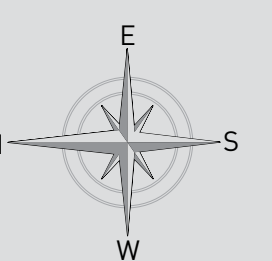
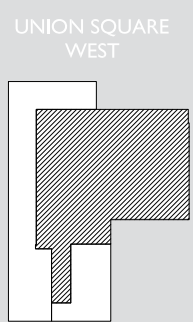
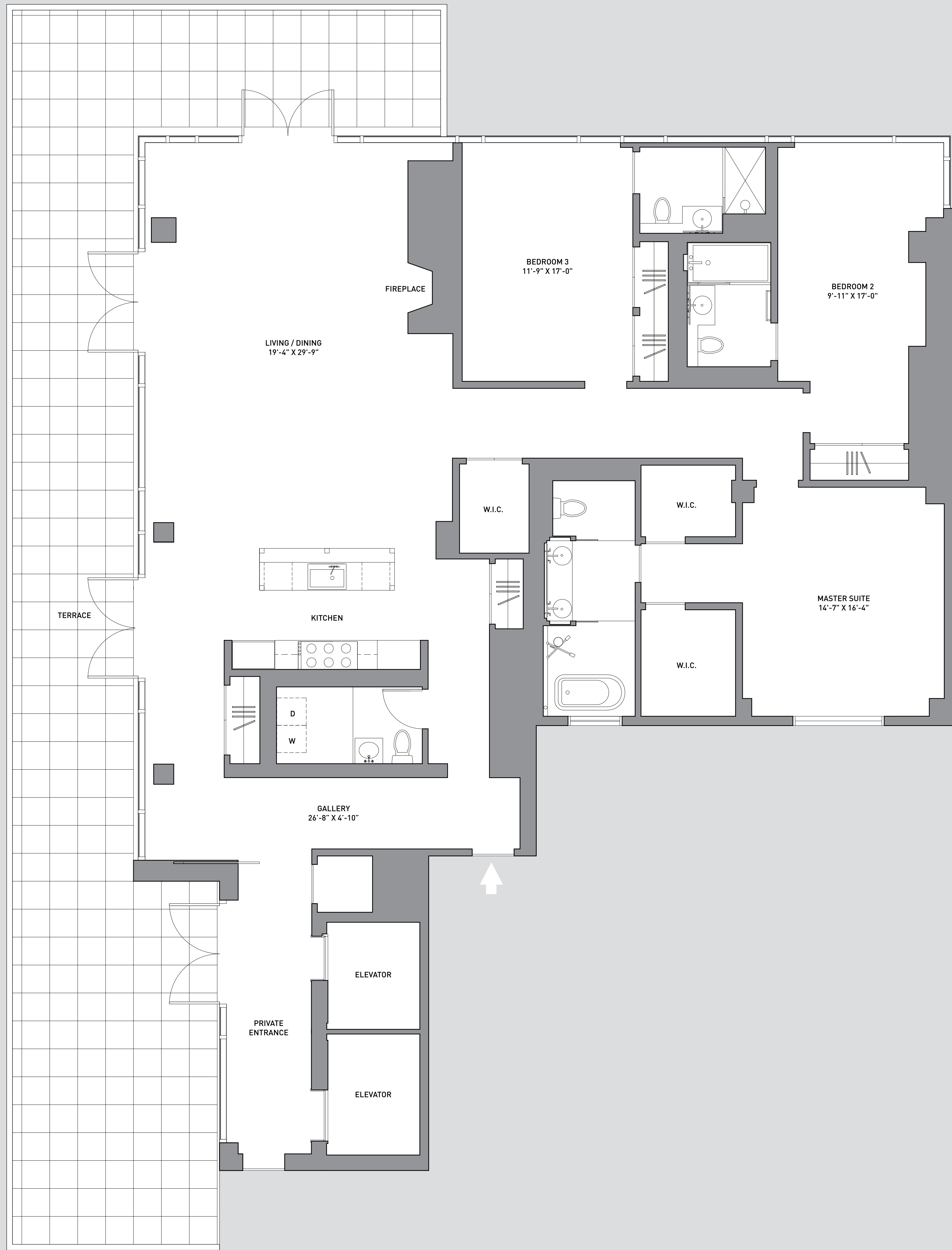


3 BEDROOMS
 3.5 BATHS
 INDOOR AREA: 2,912 SQ. FT.
 OUTDOOR AREA: 1,385 SQ. FT.



All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area and includes columns, mechanical pipe shafts, shaft ways, chase ways and conduits and other common elements. Sponsor reserves the right to make changes and/or substitutions of materials, equipment, fixtures, finishes in accordance with the terms of the Offering Plan. Plan and dimensions may contain variations from floor to floor. The complete offering terms are in offering plan available from the sponsor file NO. CD 07-0112. Sponsor: BCRE 15 Union Square West, LLC, 895 Third Ave, NY NY 10016