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Newly Constructed Apartments for Rent

388 BRIDGE STREET APTS is pleased to announce that applications are now being accepted for 48 affordable housing rental apartments now under construction at **388 Bridge Street** in the **Downtown** section of **Brooklyn**. This building is being constructed through the Deep- Rent Skewed and Low Income Housing Tax Credit Programs and Financing provided by New York State Housing Finance Agency's (HFA). The size, rent and income requirements of the 48 units are as follows:

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range*** Minimum - Maximum
3	Studio	1	\$546	\$19,855 - \$24,080
5	1 Bedroom	1 2	\$587	\$21,345 - \$24,080 \$21,345 - \$27,520
2	2 Bedroom	2 3 4	\$715	\$26,000 - \$27,520 \$26,000 - \$30,960 \$26,000 - \$34,360

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range*** Minimum - Maximum
8	Studio	1	\$696	\$25,309 - \$30,100
25	1 Bedroom	1 2	\$748	\$27,200 - \$30,100 \$27,200 - \$34,400
5	2 Bedroom	2 3 4	\$908	\$33,018 - \$34,400 \$33,018 - \$38,700 \$33,018 - \$42,950

*subject to occupancy standards **includes cooking gas
***income guidelines subject to change

Applicants will be required to meet income guidelines and additional selection criteria. **Applications must be requested by postcard only from: 388 BRIDGE STREET APTS, 303 Park Avenue South, PMB 1252, and New York, NY 10010 or downloaded from www.phippsny.org/housing_app.html.** Completed Applications must be returned by **Regular Mail ONLY (No priority, certified, registered, express or overnight mail will be accepted)** to a post office box number that will be listed with the application, and **must be postmarked by October 14, 2013.** Applications post marked after October 14, 2013 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of Brooklyn **Community Board 2**, during initial occupancy, will receive preference for 50% of the affordable units.

No Broker's Fee or Application Fee Should Be Paid At Anytime in Connection With These Applications.

DARRYL C TOWNS, Commission/CEO
Financing Provided by NYS Housing Finance Agency



REAL ESTATE

What to know about having outdoor space



Shopping for an apartment with outdoor space? When comparing ground-floor outdoor havens (patios and backyards) to terraces and roof decks, keep in mind some key differences that can make or break your enjoyment:

PRICE: Patios are usually cheapest. While all types of outdoor space are typically valued at about 25-50% of the per-square-foot price of the apartment's interior, patios are attached to ground floor apartments, which are typically cheaper than higher-floor apartments in buildings with elevators, notes Jonathan Miller of Miller Samuel appraisers.

PRIVACY & LIGHT: Ground floor outdoor spaces are typically challenged in both respects.



Smoky barbecues may generate complaints from surrounding neighbors, and you may only see a few hours of sunshine a day.

FALLING OBJECTS: A problem at pretty much any height, and more so the lower you go. "It can be very annoying if your terrace is below a neighbor who is in the habit of throwing their cigarettes out the window," says real estate broker Gordon Roberts of Warburg Realty.

LEAKS: Terraces and roofdecks are frequently the source of leaks into

neighboring apartments, and you can be banned from your outdoor haven for months while the source of the leak is investigated and repaired.

PESTS: Ground floor spaces contend with greater numbers of bugs and rodents, says Gil Bloom of Standard Pest Management.

WIND: The higher your terrace or roofdeck is, the windier it will be.

Teri Rogers is the founder and editor of Brick Underground.com, the online survival guide to finding a New York City apartment and living happily ever after.

TOP5

Manhattan listings with the most hits on StreetEasy in the past week

Studio

\$515,000
14 Horatio St. #3E
West Village
Contact: Carter Wilcox, 212-836-1089

One-bedroom

\$599,000
176 W. 86th St. #5C
Upper West Side
Contact: Evan Danzig, 212-460-0674

Two-bedroom

\$999,000
161 W. 75th St. #9C
Upper West Side
Contact: Steve Orselet, 212-381-2609

Three-bedroom

\$2,495,000
225 W. 83rd St. #5RS
Upper West Side
Contact: Douglas Heddings, 646-726-4860

Four-bedroom

\$35,000,000
101 Warren St. #3420
TriBeCa
Contact: David Chang, 914-420-1985



StreetEasy.com is New York's most accurate and comprehensive real estate website, providing consumers detailed sales and rental information and the tools to manage that information to make educated decisions. StreetEasy has become the reference site for consumers, real estate professionals and the media, and has been widely credited with bringing transparency to one of the world's most important real estate markets.