



The Village can be new housing for Sanctuary or Homeless single adults in the East Village opening 18 months after the New York City Department of Buildings issues the building permits. The redevelopment and historic restoration of this century old landmark, former New York City elementary school, will be transformed into a modern, dormitory-style homes designed, built and managed for 535 of its new residents. The residents will be able to cook in their own kitchen and/or use the dining facility, as a final design will be guided by The NYC Department of Homeless Services (DHS).

The

VILLAGE

Meeting the needs of the NYC housing crisis
605 East 9th street, East Village, NY



TYPICAL CONDITION OF EACH FLOOR



605 East 9th Street
Between Avenue B & C
East Village, Manhattan
New York City





The Building Location and Neighborhood:

- Exceptional location next to the wireless Tompkins Square Park with weekly farmers market, music and art festivals, summer film nights, basketball and handball courts and open grass areas for lounging.
- Public transportation in front of the building and within one block connecting to all of Manhattan.
- Within two blocks of the police station, public library, grocery store and many affordable restaurants, cafes and nightlife venues.
- Three blocks away from the East River Park which has 57 acres along the East River with 12 tennis courts, basketball courts, baseball and soccer fields, running track and bike paths.



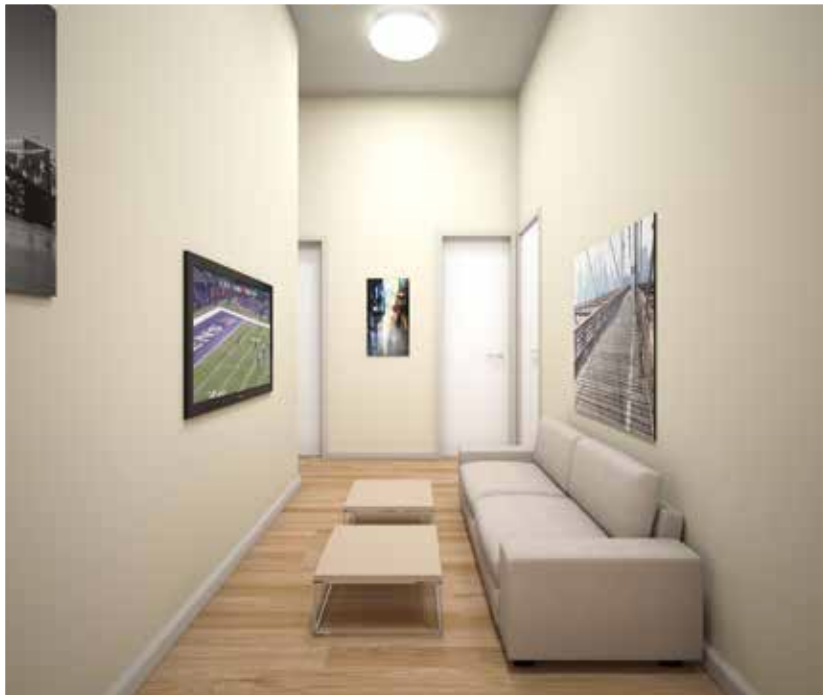


Building Amenities:

- Latest in fire/life safety and security with 24 hour personnel
- Counseling with social workers tailored to DHS preferences
- Health Center operated by Beth Israel Medical Center
- Fitness Center
- Game Room with video wall, pool, ping pong and foosball tables
- Theatre/media/gaming room
- Computer Lounge (wired & wireless)
- Group and private counseling rooms
- Art Room
- Yoga studios
- Café and Vending machines and/or Dining facility
- Laundry room
- Secure bicycle storage room
- Landscaped outdoor courtyard and terrace areas
- Wireless throughout building
- Building Generator
- Designed to sustainable and LEED principles
- Residence Life Management with cultural sensitivity and inclusivity training
- Ownership with over 100 years of experience, over four generations, with non profit run senior housing, drug rehabilitation and social services and for profit housing. Ownership with DHS will select the "Best in Field" services provider to manage this property.







Suite Features:

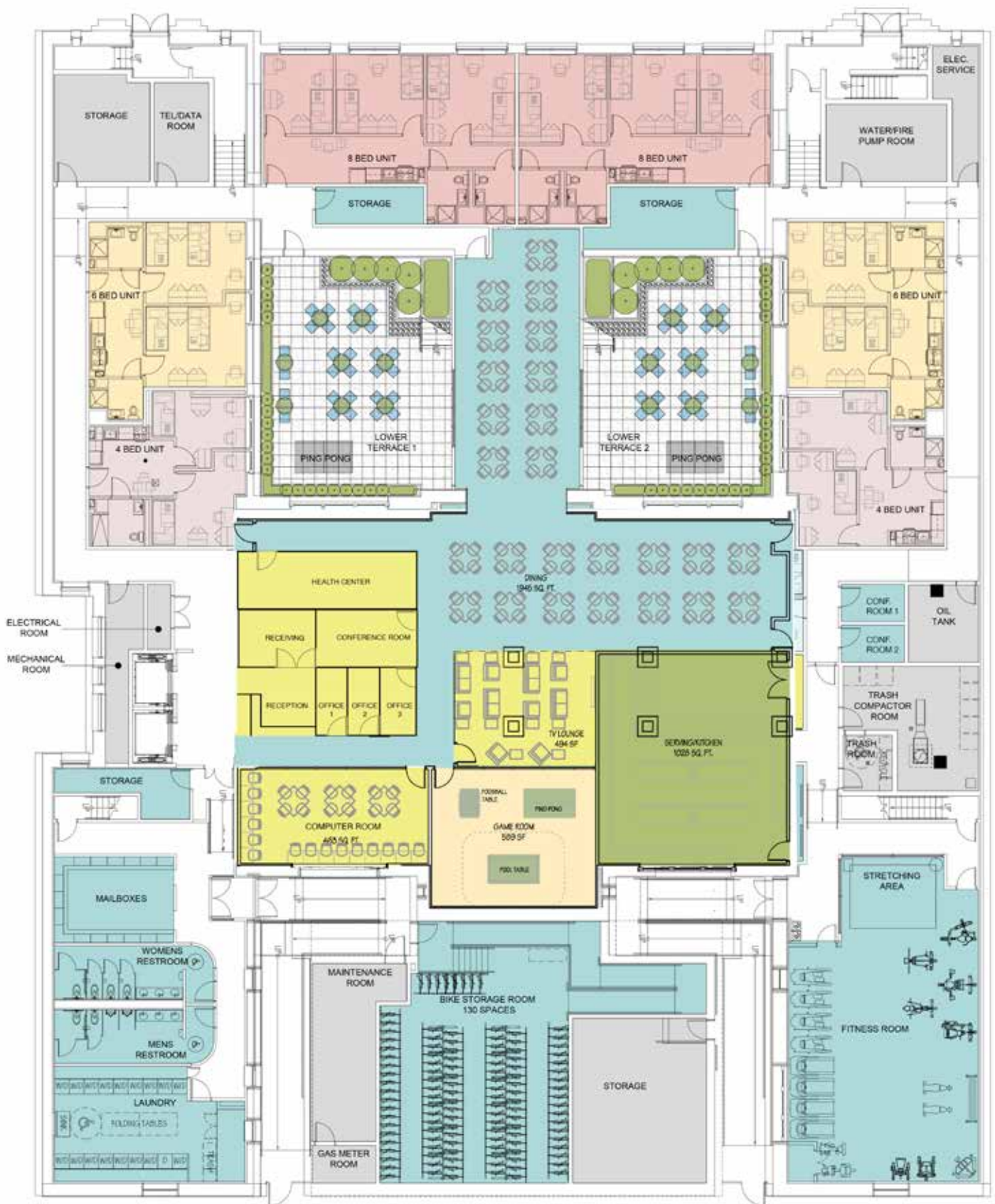
- High ceilings with over sized windows for abundant natural light
- Kitchen with refrigerator, electric stove and range, microwave oven
- Dining table and chairs or couch and table(s) and a large flat screen TV
- Private bathroom(s)
- In suite storage
- Central heating and air conditioning
- Each resident will receive a bed, private closet, set of drawers, desk with shelf and chair, personal safe, private area for toiletries in the bathroom, electric, heat, hot water, air conditioning, local phone service if required, cable or internet TV, wireless internet use, building amenities and furniture are all included in the cost of occupancy.



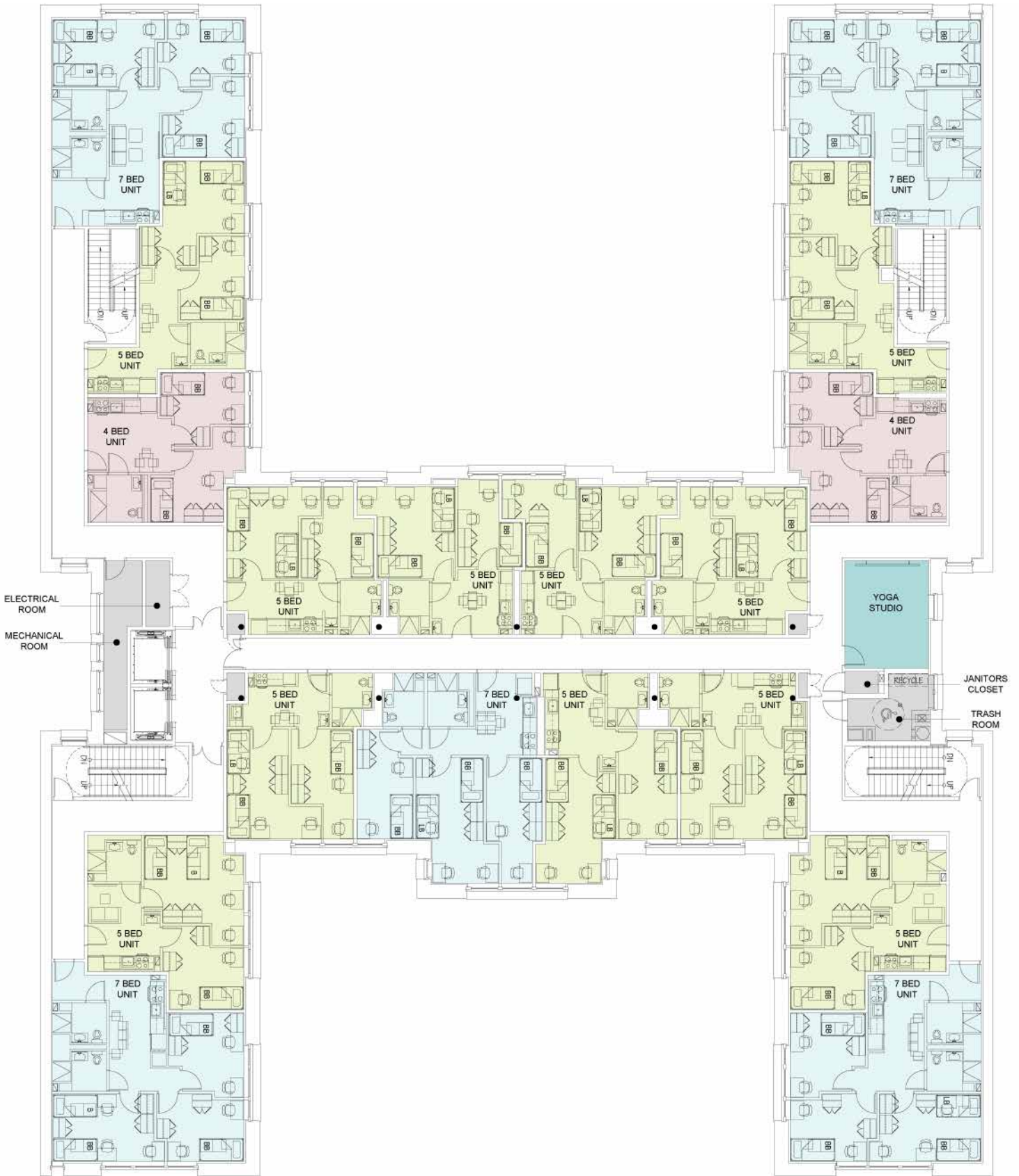


FIRST FLOOR PLAN





GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL PRIVATES



TYPICAL 5-BED UNIT



TYPICAL 7-BED UNIT

TYPICAL UNIT PLAN



- Excellent security
- Exceptional building amenities
- Exceptional services tailored for this site by DHS
- Great public transportation

The opportunity exists now for the City of New York to lease (or other deal structure) this property on a multi-year basis, offering the ability to control this asset to meet the needs of the Sanctuary and/or Homeless housing crisis.

Brought to you by:

The Singer family who started in the lower eastside of Manhattan in 1922 with Louis Singer who founded The Home of Old Israel, a privately endowed non-profit institution providing free housing, meals, activities and care for the aged on a non sectarian basis at 204 Henry Street. Currently Gouverneur Hospital is on the site.

In 1929 The Home of Old Israel moved to 70 Jefferson Street to the former Beth Israel Hospital where it housed 400 people. In 1965 the City of New York purchased the property as a portion of the site for the LaGuardia Houses.

In 1965 Jacob Singer purchased 6.5 acres in Far Rockaway, Queens on Seagirt Boulevard, Beach 19th Street and the Atlantic ocean and built 4-17 story towers for The Home of Old Israel to become the largest low income Senior housing project in the United States. In the early 1970's The Home of Old Israel was merged with the Jewish Association for Serving the Aged (JASA).

In 1970 Elly and Mike Singer were part of the founders of Concept House, the first non-profit comprehensive drug rehabilitation treatment center in the State of Florida. They continue to provide resident and day programs in Miami, Florida.

Gregg Singer has made this property in the East Village available to meet the needs for Sanctuary and/or Homeless Housing or in the alternative Mental Health, Drug and Alcohol treatment center.



Contact:

Gregg Singer, Principal
(212) 873-5500

gregg@singerfinancialcorp.com