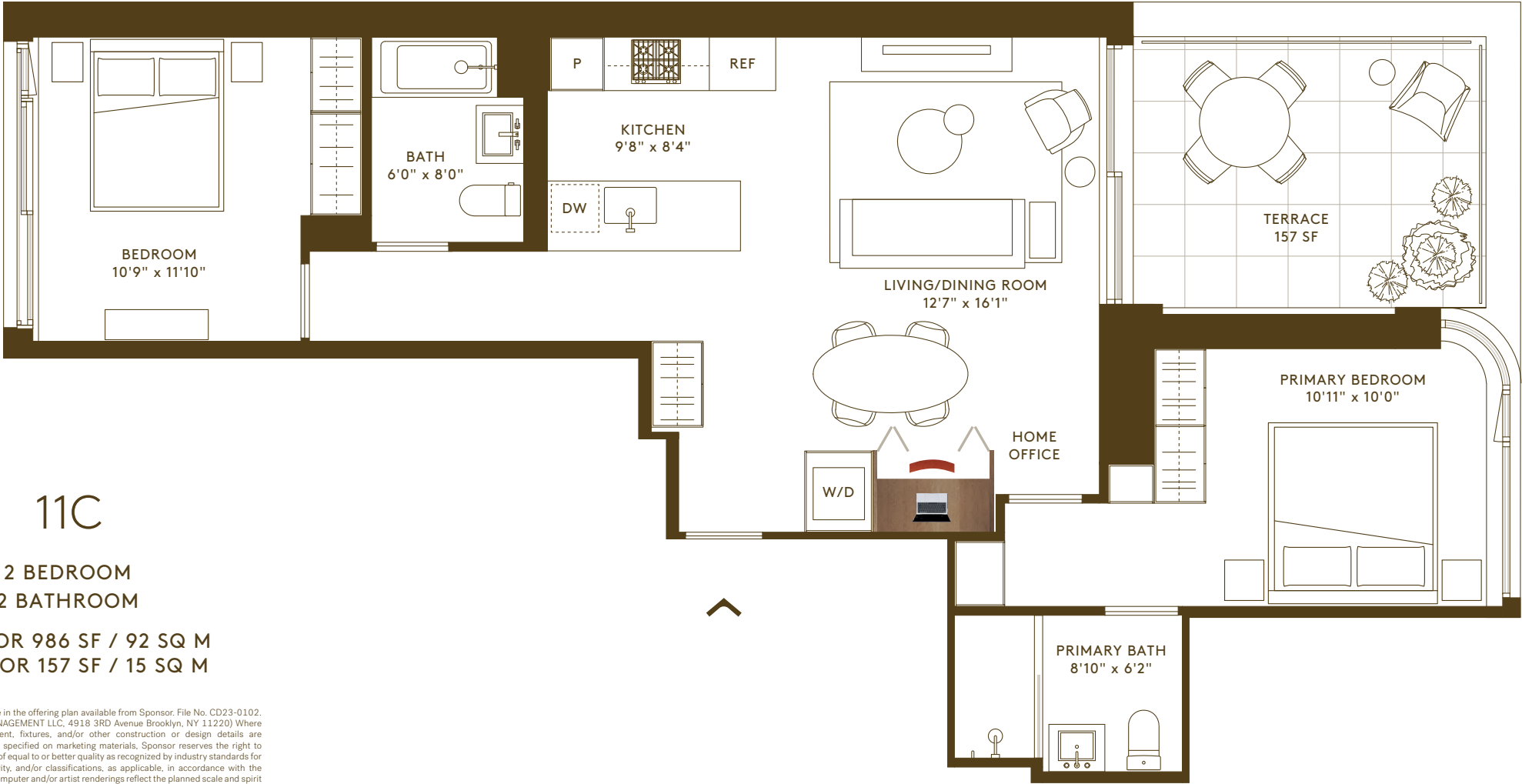


HENDRIX



HOUSE



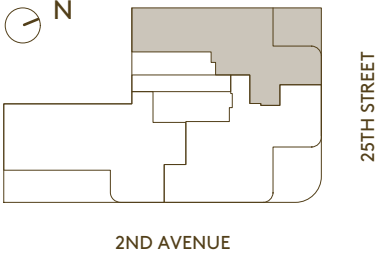
11C

2 BEDROOM
2 BATHROOM

INTERIOR 986 SF / 92 SQ M
EXTERIOR 157 SF / 15 SQ M

The complete offering terms are in the offering plan available from Sponsor. File No. CD23-0102. Sponsor: (NERE KIPS BAY MANAGEMENT LLC, 4918 3RD Avenue Brooklyn, NY 11220) Where materials, appliances, equipment, fixtures, and/or other construction or design details are displayed in the sales office or specified on marketing materials. Sponsor reserves the right to substitute in each instance one of equal to or better quality as recognized by industry standards for performance, efficiency, longevity, and/or classifications, as applicable, in accordance with the terms of the Offering Plan. All computer and/or artist renderings reflect the planned scale and spirit of the building and are for illustrative purposes only. All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. All depictions of personal or condominium property (including without limitation any interior furniture, equipment, decorations, finishes, fixtures, appliances, furnishings, and landscaping) and the maturity of the growth in any landscaping are for illustrative purposes only. Sponsor makes no representation as to the continued existence of any of the named establishments located in the neighborhood or transportation lines. Sponsor makes no representation that any future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows, gardens, and/or terraces. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. The sponsor makes no representations or warranties except as may be set forth in the Offering Plan. Equal Housing Opportunity. Exclusive Sales and Marketing CORE and One Realty.

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HOME OFFICE

Every residence includes a dedicated custom-designed Home Office with precision millwork, shelving system and desk with soft close drawers and seamless grommets for cord management.



RESIDENCES

Curved Corner Windows with 270-Degree Views in Select Homes

Private Outdoor Space in Select Homes

8-Inch-Wide Plank European Oak Engineered Flooring

4-Inch Squared Recessed Lighting

In-Unit Bosch Washer and Dryer

Smart Apartment Entry Lock

Central Heating and Cooling with Individual Room Thermostat

BUILDING

Over 6,000-Square-Feet of Amenities Space

Resident's Lounge with Catering Kitchen

Landscaped Courtyard

Co-Working Center with Double-Height Ceiling

Wellness Spa with Steam Room and Sauna

Fitness Center with Technogym Equipment

Pet Spa with Grooming Station

Landscaped Rooftop with Multiple Lounging and Dining Areas, Fireplace, Fully-Equipped Kitchen