

THE BROOKLYN TOWER

| RESIDENCE | BED | BATH | SF | PRICE | EXPOSURE | EST. MONTHLY COMMON CHARGES w/ SUBSIDY | EST. MONTHLY RE TAXES |
|----------------------|--------|------|-------|-------------|-----------|---|-----------------------------|
| STUDIO | | | | | | | |
| 54E | Studio | 1 | 540 | \$965,000 | S, E | \$383 | \$542 |
| 55C | Studio | 1 | 574 | \$965,000 | E | \$410 | \$579 |
| ONE BEDROOM | | | | | | | |
| 55F | 1 | 1 | 869 | \$1,380,000 | S | \$621 | \$878 |
| 57E | 1 | 1 | 810 | \$1,510,000 | S | \$584 | \$825 |
| 58D | 1 | 1.5 | 880 | \$1,540,000 | E, SE | \$637 | \$901 |
| 54H | 1 | 1 | 792 | \$1,565,000 | W | \$562 | \$795 |
| TWO BEDROOM | | | | | | | |
| 69G | 2 | 2 | 1,172 | \$2,450,000 | W, SW | \$895 | \$1,265 |
| THREE BEDROOM | | | | | | | |
| 53B | 3 | 2.5 | 1,488 | \$2,950,000 | NW, N, NE | \$1,052 | \$1,488 |
| 58C | 3 | 3 | 1,652 | \$3,350,000 | N, NE | \$1,197 | \$1,693 |
| 56F | 3 | 3.5 | 1,930 | \$3,550,000 | S, SW | \$1,385 | \$1,958 |
| PENTHOUSE | | | | | | | |
| 89 NORTH | 4 | 4.5 | 2,432 | \$6,200,000 | NW, N, E | \$2,029 | \$2,869 |

THE BROOKLYN TOWER AT 9 DEKALB AVENUE CONDOMINIUM, 9 DEKALB AVENUE, BROOKLYN, NY 10011 THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. 9 DEKALB AVENUE CONDOMINIUM, FILE NO. CD21-0093. SPONSOR: 9 DEKALB FEE OWNER LLC, 104 FIFTH AVENUE, 9TH FLOOR, NEW YORK, NEW YORK 10011. EQUAL HOUSING OPPORTUNITY. THE ARTIST AND COMPUTER RENDERINGS AND INTERIOR DECORATIONS, FINISHES, FIXTURES, APPLIANCES, AND FURNISHINGS ARE PROVIDED FOR PURPOSES OF ILLUSTRATION ONLY. SPONSOR MAKES NO REPRESENTATION OR WARRANTY EXCEPT AS MAY BE SET FORTH IN THE OFFERING PLAN. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. CEILING HEIGHTS ARE APPROXIMATE AND VARIABLE. ARTIST AND COMPUTER RENDERINGS REFLECT THE PLANNED SCALE AND SPIRIT OF THE BUILDING. SPONSOR MAKES NO REPRESENTATION WITH RESPECT TO FUTURE CONSTRUCTION IN THE NEIGHBORHOOD SURROUNDING THE BUILDING OR THAT ANY SUCH CONSTRUCTION WILL NOT RESULT IN THE OBSTRUCTION OF THE VIEWS FROM ANY WINDOWS AND/OR PRIVATE EXTERIOR SPACES WITHIN THE BUILDING. SPONSOR RESERVES THE RIGHT TO MAKE SUBSTITUTIONS OF MATERIALS, EQUIPMENT, FIXTURES, FINISHES, AND APPLIANCES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.