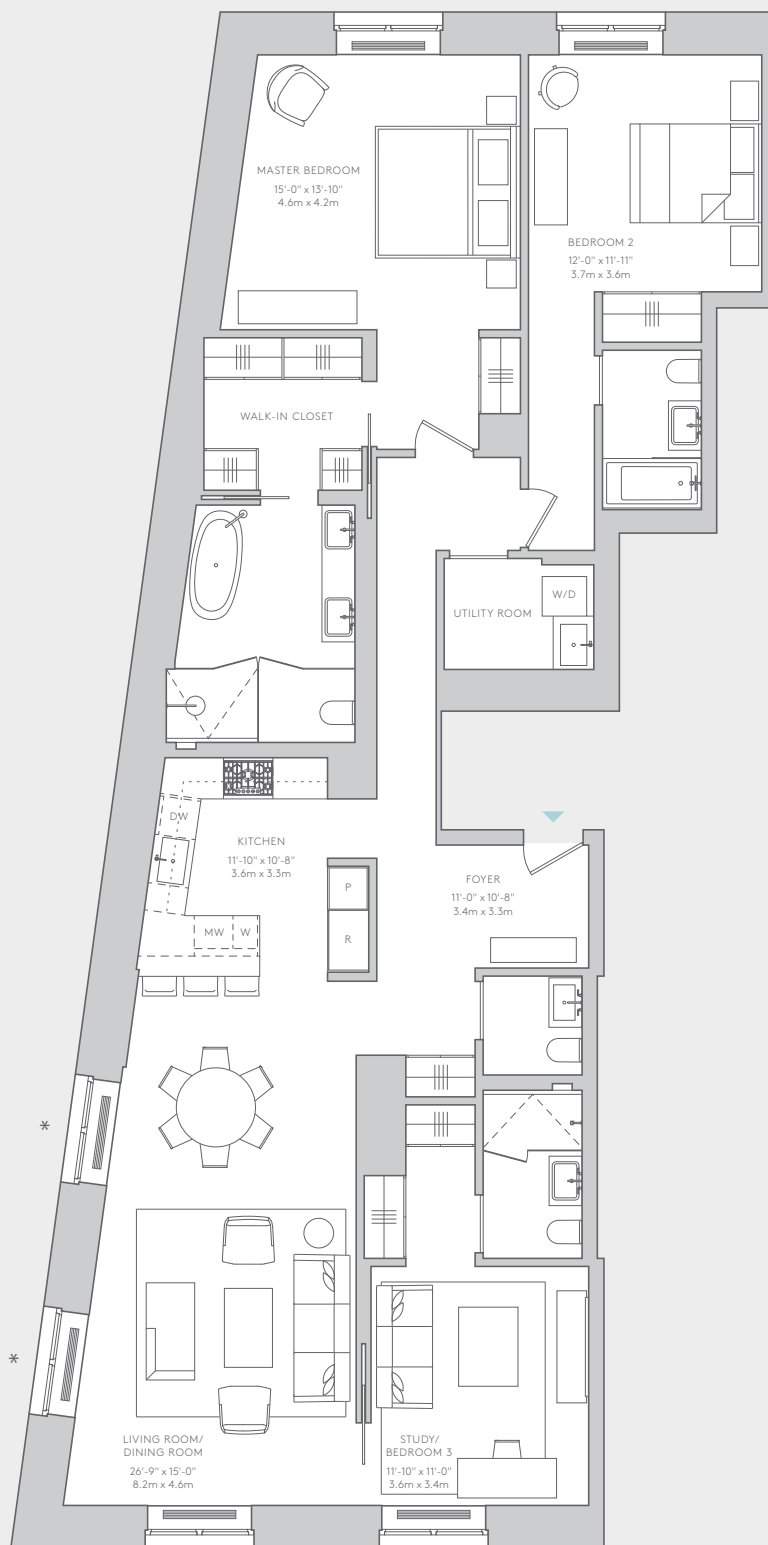


RESIDENCES 15-17C

3 BEDROOMS • 3.5 BATHROOMS

2,028 SQ FT • 188.4 SQ M

- Gracious entry foyer
- Corner living room and dining room
- Gourmet kitchen with breakfast bar
- Master bedroom suite with walk-in closet
- Signature spa master bath
- Utility room

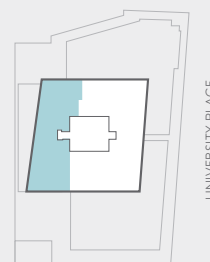


WMC Goldman Sachs

corcoran sunshine

The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0364. Sponsor: 21E12 LLC, c/o William MacLowe Company, 126 East 56th Street, New York, New York. Plans and dimensions may contain variations from floor to floor. Square footage exceeds the usable floor area. The unit layout, square footage, and dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the Offering Plan. The artist's representations of interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only, and do not constitute a representation of any aspect of the final product.

All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Dimensions are maximum overall within a room or space, subtracting cutouts. Square footages exceed useable square footage. * Special windows are not to be used for light and air. Sponsor reserves the right to make changes in accordance with the terms in the offering plan. The complete offering terms are in the offering plan available from Sponsor. The square footage, designation and location of each area of Common Element shown on these plans is approximate and may change due to field conditions, construction variances and tolerances, determinations by Sponsor, and/or request of the New York City Department of Finance.



EAST 12 STREET

UNIVERSITY PLACE

