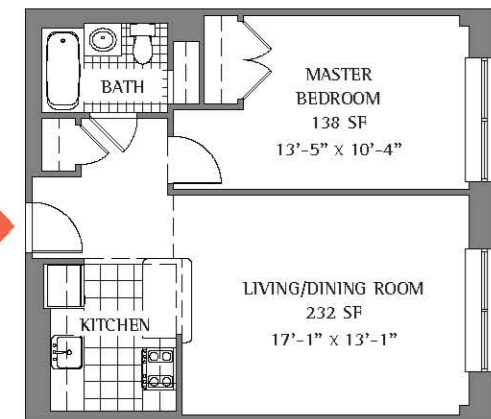


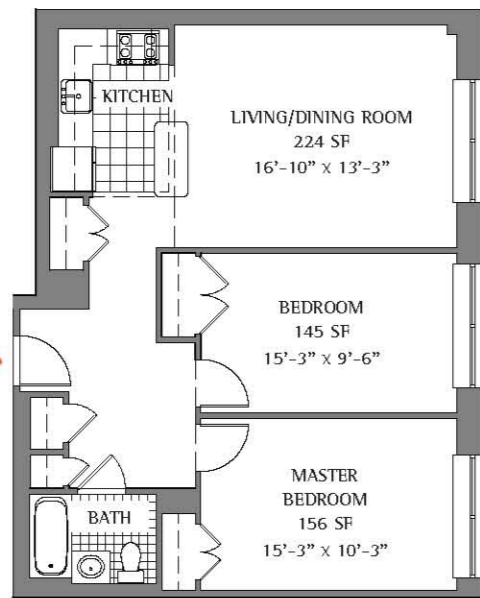
floorplans



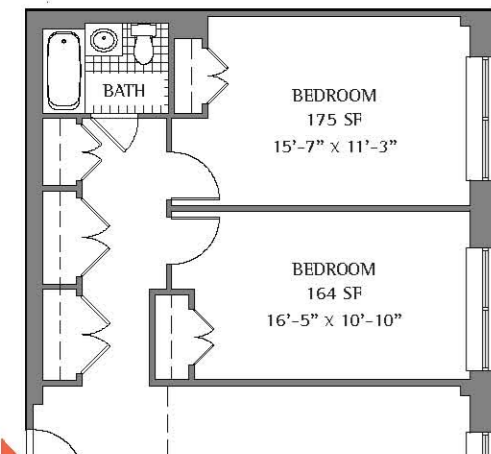
convenience



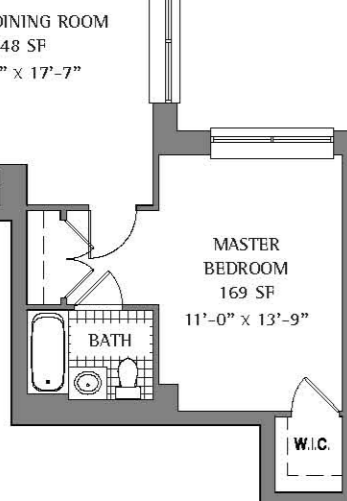
1 Bedroom



2 Bedroom



3 Bedroom



- These floor plans are of typical units only. For the floor plan of each unit, please refer to offering plan. All Dimensions are approximate.
- This is not an offering plan. An offering may only be made by prospectus. The complete offering terms are available from the sponsor.



\* Distances are approximate and measured by car under normal-light traffic conditions



**Sales Information:**

For Further Sales Information about this development, Please Contact The Sponsor:  
Para ventas e informacion en Español, por favor llame:

**CS MELROSE SITE C LLC**

456 E. 173rd St., Bronx, NY 10457

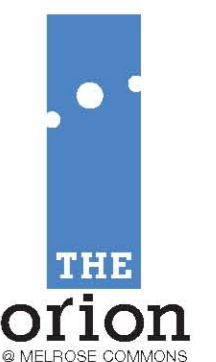
Sales Office: 718-299-7000 x 221

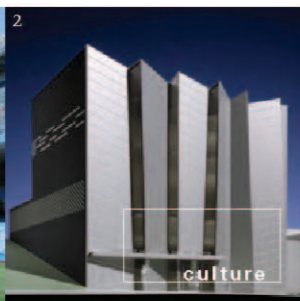
\*Several condominiums within this development have the benefit of Subsidy to reduce the sales price making the home affordable to qualified persons/families earning approximately \$39,000 – 92,000. Subsidy amounts vary per unit type based on applicants income. All homes including a subsidy will be sold through a Lottery System. For specific information about the lottery and to obtain an application to be entered into the lottery please call The Sponsor at the above number. \*Units not including a subsidy are not subject to a lottery and will be sold on a first come first serve basis. •This is not an offering. •An offering may only be made by prospectus. •The complete offering terms are in an offering plan available from the sponsor. •CPS#1 File No.: CP06-0026 •Artistic renderings do not constitute a representation of any aspect of the final project. •Purchasers are cautioned to refer to the offering plan with regard to any representations, warranties or the physical aspects of this project.



*Luxury living is now within reach.*

Stake your claim while it is still affordable!





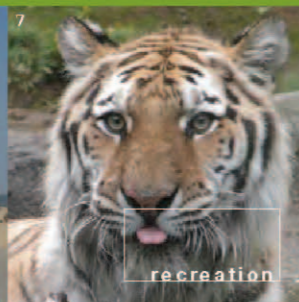
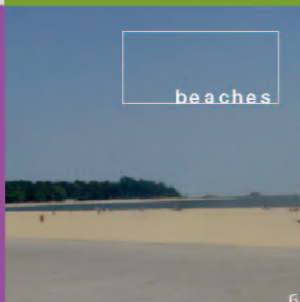
THE BEST OF THE PAST  
USHERS IN A NEW VISION.



Convenience, Amenities, Value.  
Who says the good life is unaffordable?

**OWNERSHIP FEATURES**  
25 year 421A Property Tax Abatement  
Mortgage interest is tax deductible  
Build equity in your home and stop paying rent  
Future home improvements belong to you – not your landlord

Everything you want for a  
quality lifestyle is now  
here in Melrose.



**LOCATION, LOCATION, THE ORION!**  
Multimillion real estate investments are completed & many more are under construction. Excellent schools & medical facilities, convenient public transportation, & outstanding housing opportunities complete the picture. This is Melrose...home of the Orion



**THIS DEVELOPMENT HAS BEEN MADE POSSIBLE BY:**

Michael Bloomberg, Mayor, New York City	New York State Affordable Housing Corporation
George Pataki, Governor, New York State	Community Sponsor: We Stay Nos Quedamos
Adolfo Carrión Jr., Bronx Borough President	Architect: Magnusson Architecture & Planning
NYC Department of Housing Preservation & Development	Builder: Procida Construction Corp.
Housing Partnership Development Corporation	Construction Financing: Citibank, N.A.



Invest in your future.  
Come discover all  
The Orion has to offer.



IT'S ALL HERE FOR YOU...  
Just minutes from The Orion. Visit the Botanical Gardens or the Bronx Zoo; Take in the view or fine dine on City Island; Enjoy a day at Orchard Beach; or relax & ride bikes at Van Courtland Park.

We would like to give credit and thank the following organizations and individuals for the use of their photography in this brochure: 1. Yankee Stadium - Courtesy of Danielle Aprea • 2. Bronx Museum of the Arts, 4. Fordham University - Courtesy of Bronx Tourism Council, Bronx Overall Economic Development Corporation, jflorindo@boedc.org • 3. The Children's Hospital at Montefiore • 5. Courtesy of Harriet Tubman Charter School • 6. Orchard Beach • 7. Bronx Zoo - Siberian Tiger, Julie Larsen Maher © WCS • 8. New York Botanical Garden - Enid A. Haupt Conservatory Courtyard Pools, Joseph DeScioco

### Discover the best kept secret...

Find out why The New York Times says outsiders are starting to discover **THE BRONX**. Thanks to Melrose Commons, this new trendy area of The Bronx has begun to shine bright... and The Orion is at the center of it all. Melrose Commons represents an urban renewal plan spanning 35 blocks which incorporates over 2000 new housing units many of which have already been completed. Add to that plans are underway for multi-million dollar retail and office centers which will be within walking distance. You'll never have to go far: shopping, work, entertainment, and some of the best healthcare in the country are within minutes from your front door. And if you choose to venture further, you're only 30 minutes from midtown Manhattan!

### The Orion: Live the good life

On the outside, it's a classic 9-story condominium with distinctive brick façade, on a tree-lined street, and a private landscaped courtyard all located within walking distance of The Hub, Melrose's thriving shopping district. On the inside, you will find sixty 1, 2 and 3 bedroom condominium residences designed to accommodate your personal style. Integrated kitchens and living rooms, bamboo flooring, ceramic tile bathrooms, and a professionally designed entrance lobby all add up to "Luxury and Convenience."

#### Features

- Distinctive brick façade
- Private landscaped courtyard for owners enjoyment
- Community room with access to courtyard
- Economical gas heating & cooking
- Intercom system in vestibule for added security
- Individual electric meters for each unit
- Thermal insulated windows
- 2 Elevators provided for convenience
- On site superintendent
- Award winning builder and architect
- Bamboo wood flooring throughout
- Energy star appliances including: refrigerator, range & dishwasher
- Air conditioning provided in LR + BRs
- Wired for cable and internet access
- Ceramic tile in bathrooms and kitchen
- Wood kitchen cabinetry
- Granite countertops in select units
- Telephone jacks in MBR, LR & kitchen
- Open pass-thru countertop in kitchen
- Laundry room with access to courtyard

# THE BRONX