

- ♦
- ♦ unexpected
- ♦ luxury
- ♦ condominiums
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m a n h a t t a n p l a c e



manhattan place

unexpected luxury condominiums



22 Condominiums

Each with its own unique floor plan, and all with these special items

- ◆ Custom Features
- ◆ High Ceilings
- ◆ Gas Fireplace
- ◆ Jacuzzi
- ◆ Washer & Dryer
- ◆ Private Garage
- ◆ Private Outdoor Space
- ◆ Ample Storage
- ◆ Wired for High Speed Internet
- ◆ Modern Electrical Planning



Shared Assets:

- ◆ Elevator
- ◆ Community Facilities
 - Kitchen
 - Media Room
 - Exercise Room
 - Lounge
- ◆ Outdoor Pavilion/Deck for reserved gatherings

Become a part of this uniquely urban development, in the heart of the Renaissance Zone and downtown Flint. You'll find unexpected luxury in these surprisingly affordable condominiums.

Michigan Renaissance Zone

Realize the enormous tax benefits of becoming a resident in this zone, designated as a tax free area for state and local taxes...which translates into significant savings for most individuals.

Built in Quality

Manhattan Place is built on the philosophy that quality of life can be dramatically enhanced through living in well designed spaces. This is provided through high quality design and construction by Chrisdom Properties, Inc.



Security Planning

is built into this community, with gated access to parking and private garages, video entranceways, and the unobtrusive exterior masks the luxury within.

Model Units

Designed and furnished in an urban eclectic style demonstrating the functionality and potential of these unique spaces. Do not miss an opportunity to explore these wonderful creative spaces.

Scheduled for Completion Summer 2004



Reservations are now being taken, this is your opportunity to customize your ideal space.

Call 810.767.3052 for more information

Most units pre-completion priced at 155,000. to 195,000.

Presented by Chrisdom Properties, Inc.
116 West First Avenue . Flint, Michigan 48502

a brief history

Recollected By James Crawley

Manhattan Place is made up of two separate buildings — 408 Garland and 116 W.First Avenue, it appears (from maps of that time) that they were built sometime in the early twenties.

A small area of unusual ceramic tile work from the dairy has been saved on the first floor

The early pictures from local archives indicate the Freeman Dairy operated in both buildings, which were separated by a brick paved alley, the alley was used for loading with docks and large doors. The buildings were later connected and used for dairy operations. Different floor levels and multiple drains came with the project. At some point the alley was closed and added to the building (we later uncovered the alley complete with manhole covers welded shut).

Mr. Freeman was very successful and lived in the Miller Road area of Flint, according to his grandson John Freeman, he lost his fortune during the depression and later closed the dairy.

We recovered hundreds of glass block and have used some in the current construction

As a teenager I came to the First Avenue building to buy candy and cigarettes for my father's grocery store. it was then Schaefer's Wholesale Candy and Tobacco Co.

The Garland Street building was renovated sometime around 1946 in an art deco style (later desecrated by new owners). After the renovation the building became an office building. Superior Travel was a tenant on the first floor. The WFDF Radio Station occupied the entire second floor, because of the solid masonry walls and sound control techniques used it took two months of demolition to clear the floor for construction. Michigan National Bank occupied the third floor, it is said that they operated the first credit card operation in Michigan from this location, it appears there were hundreds of phones.

When removing the floor in the basement of the Garland building, for the elevator pit we came upon a set of concrete stairs leading further underground?

I bought the First Avenue building from Jack Herrlich in 1989, it had been used as a warehouse for the drug chain and corporate offices. The building had been closed and vacant for years, was in a serious state of disrepair and most of the second floor roof had collapsed.

After *extensive* renovation into luxury apartments, the first tenants move in early 1991. Most residents lived there comfortably until it was closed for our current conversion into condominiums and the incorporation of the Garland Street building into Manhattan Place



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flint renaissance zone information

The Renaissance Zone is a state designation that is virtually tax free for any business or resident presently living in or moving into a renaissance zone, and may be eligible for exemptions of the taxes noted below:

State Taxes Waived: Personal Income Tax

- * Single Business Tax
- * State Education Tax

Local Taxes Waived: Local Income Tax

- * Real Property Tax on operating mills
- * Personal Property Tax on operating mills

The State of Michigan will reimburse school districts, community college districts and public libraries for most of the tax losses, resulting from the tax exemption in a renaissance zone.

The Flint Renaissance Zone is a 15 year zone, making eligible businesses and individuals exempt from the zone's taxes based on the breakdown provided in the following timetable:

Year #	Year	% of Tax Exemption
1	1997	100%
2	1998	100%
3	1999	100%
4	2000	100%
5	2001	100%
6	2002	100%
7	2003	100%
8	2004	100%
9	2005	100%
10	2006	100%
11	2007	100%
12	2008	100%
13	2009	75%
14	2010	50%
15	2011	25%
16	2012	0%

Here's an example of the savings:

Taxable Income
\$50,000 = \$2,100

SEV Value
\$80,000 = \$2,575

Total Savings \$4,675

Some of the eligibility requirements are that individual not be delinquent on any state or local taxes, and that the individual is a resident of the zone for 183 consecutive days to qualify. These are just examples of requirements that apply to residents, for more information for residents and businesses, contact:

The Flint Community Development Project Manager at 810.766.7436
or **on the internet**, <http://www.cityofflint.com/CommunityNeighborhood/Planning/zoning.asp>



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community facilities

A wonderful common area, located on the basement level of Manhattan Place, and is easily accessible to all owners. Whether you're entertaining, staying in shape, or visiting with other owners — this space is a real asset.



Exercise Room:

State-of-the-art equipment to help you stay healthy and fit, with lockers for each owner to keep personal items on hand.



Media Room:

Reserve this screening room for a real event, featuring a large screen and 30 comfortable seats in stadium format.



Community Room:

An open space for all your entertaining needs, featuring a Kitchen and a Coffee/Esspresso Bar.



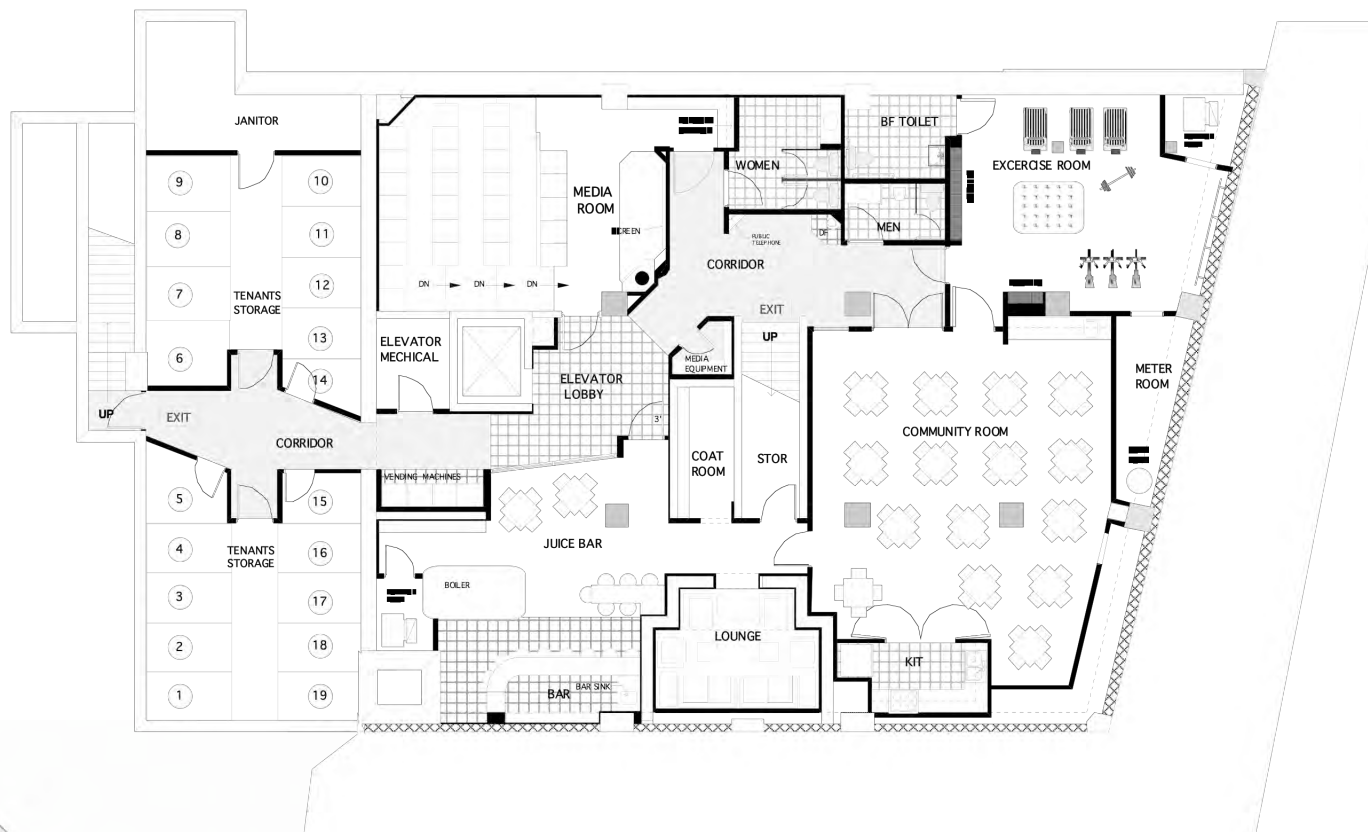
Juice Bar:

A modern bar with locking storage for each owner, so you can keep your own blend of juice on hand. The comfortable Lounge provides a cozy spot to relax, and vending machines are provided for your convenience.



Owner Storage:

Your extra storage area is also located on this level as well as maintenance access for the building.



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**Manhattan Place
Unit Pricing Information**

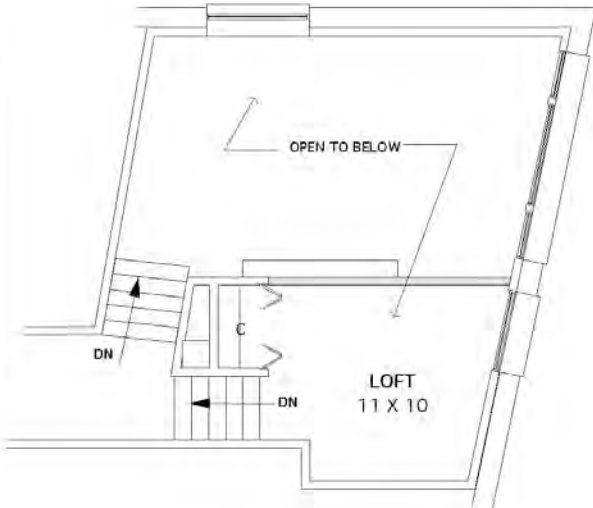
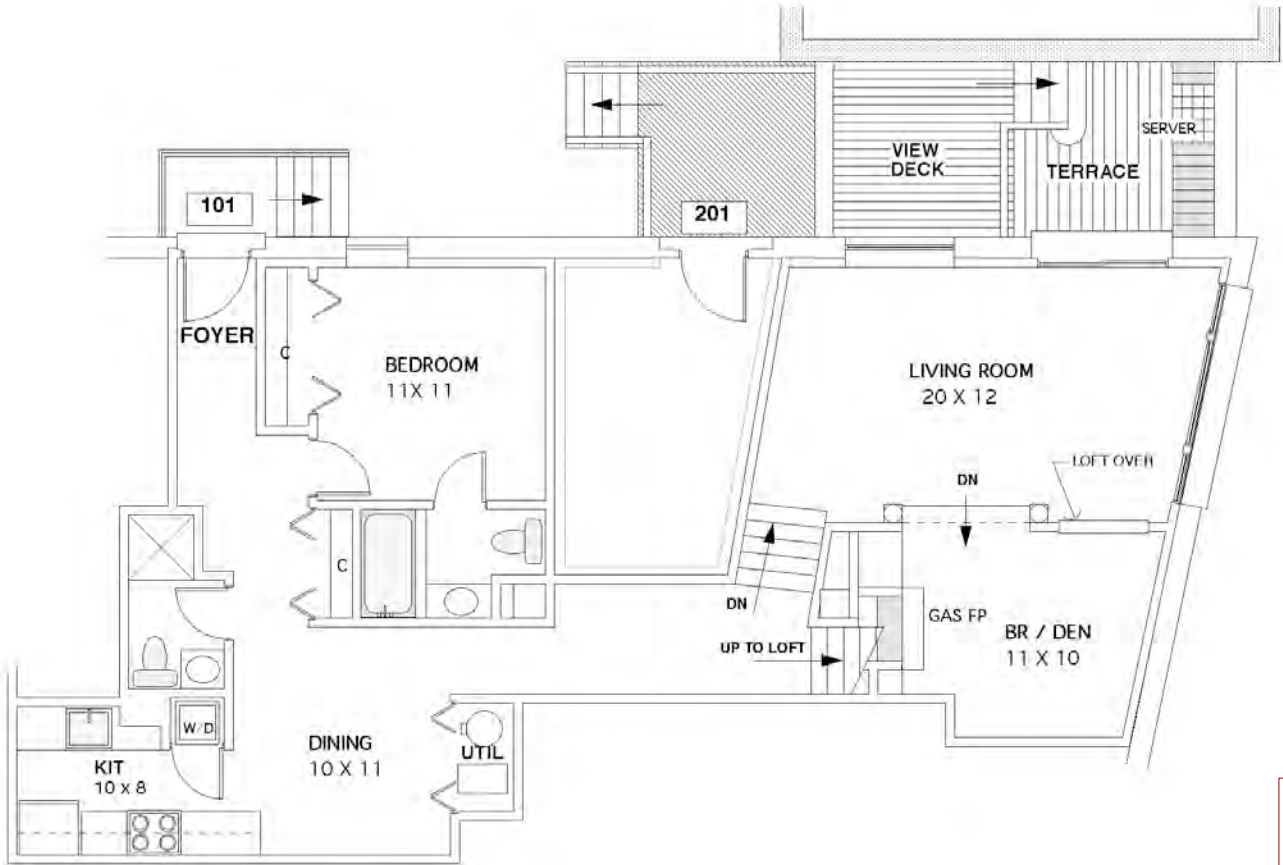
SAMPLE TERMS: 20 YEARS 10% DOWN *

MORTGAGE RATE 7.50%

UNIT NUMBER	SQUARE FEET	UNIT PRICE	GARAGE SPACE	MONTHLY PAYMENT	INCOME NEEDED
101	1,173	155,000	1	1,088	55,000
102	1,321	165,000	2	1,160	55,000
103	1,689	185,000	2	1,304	65,000
104	1,205	155,000	1	1,088	55,000
105	750	135,000	1	1,047	55,000
106	2,252	195,000	3	1,378	65,000
107	1,232	159,500	1	1,120	55,000
108	1,458	190,000	2	1,341	65,000
201	1,202	170,000	2	1,174	55,000
202	1,078	150,000	1	1,032	55,000
203	1,078	150,000	1	1,032	55,000
204	1,147	170,000	2	1,174	55,000
205	1,077	159,500	1	1,120	55,000
206	3,073	285,000	2	2,030	95,000
207	1,255	157,500	1	1,106	55,000
208	1,225	177,500	2	1,249	65,000
209	1,316	185,000	2	1,304	65,000
210	1,757	195,000	2	1,378	65,000
211	1,020	164,500	1	1,157	60,000
301	1,316	188,000	2	1,327	65,000
302	1,020	158,000	1	1,109	55,000
303	1,757	188,000	2	1,327	65,000
Total Units: 22				<i>Pricing as of October 6, 2003</i>	

* These rates are given as an example only, current prevailing rates as determined by your lender will apply.

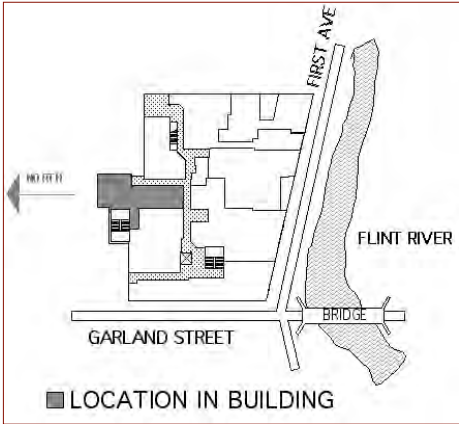
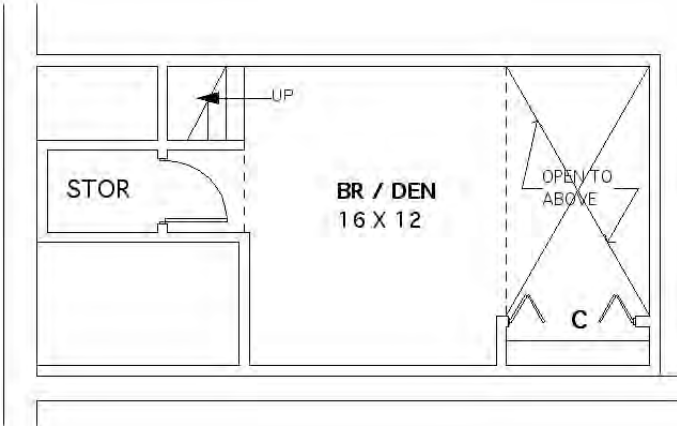
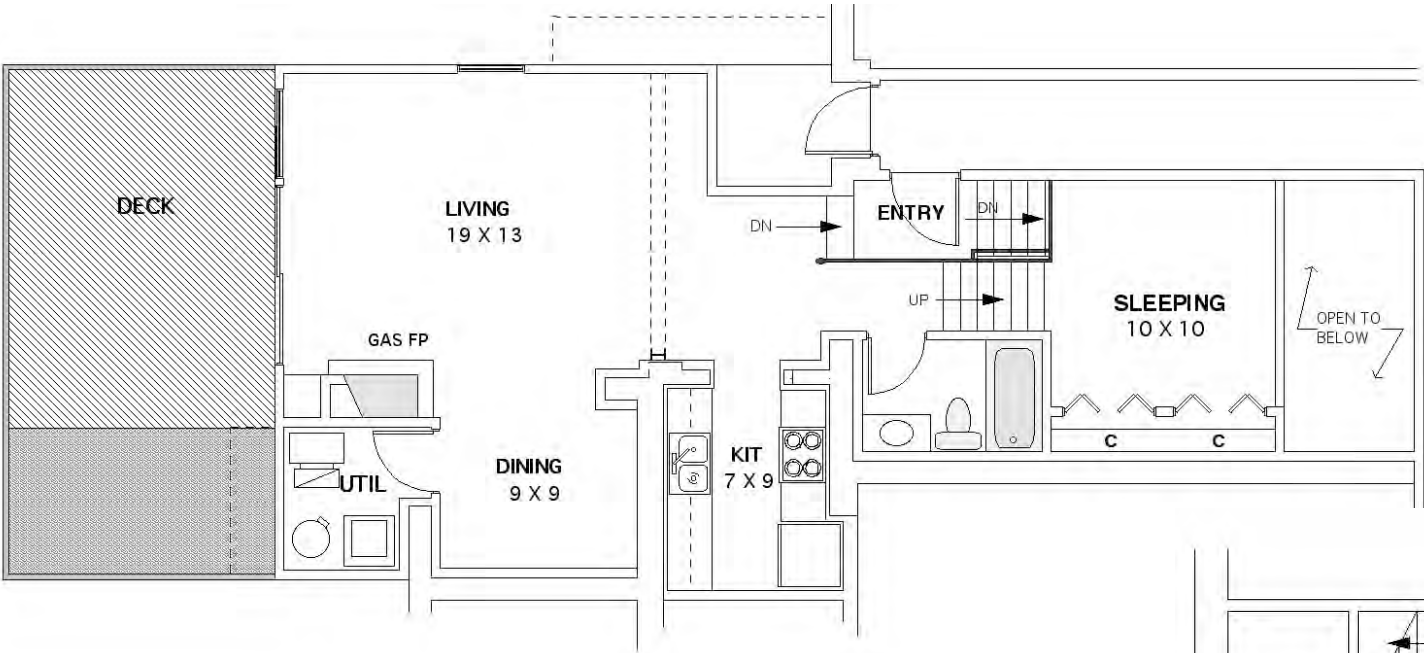
Plans are subject to change due to construction conditions.



Unit #: 101
Location: First Floor
Floor Area: 1173 Square Feet

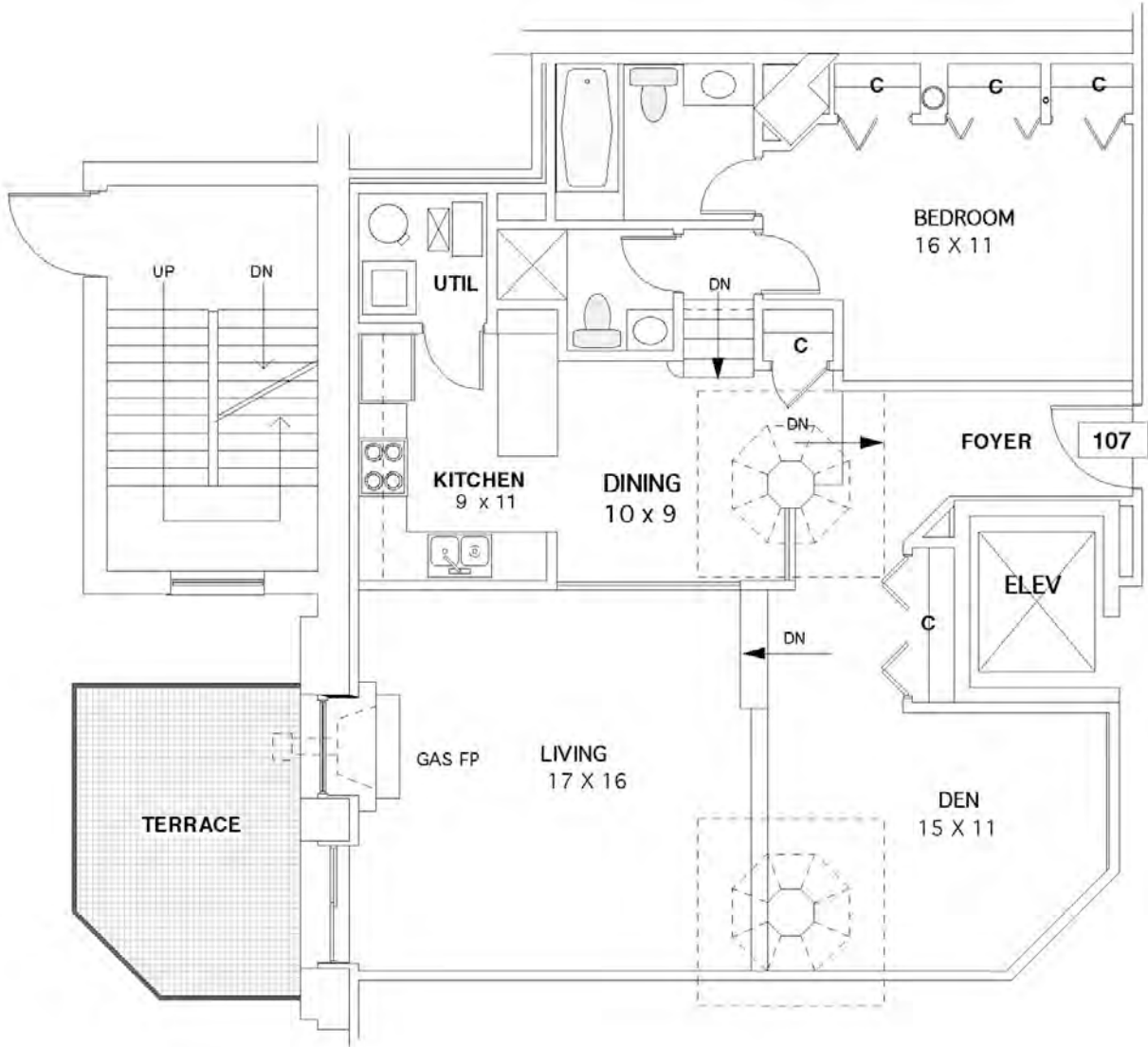


Plans are subject to change due to construction conditions.

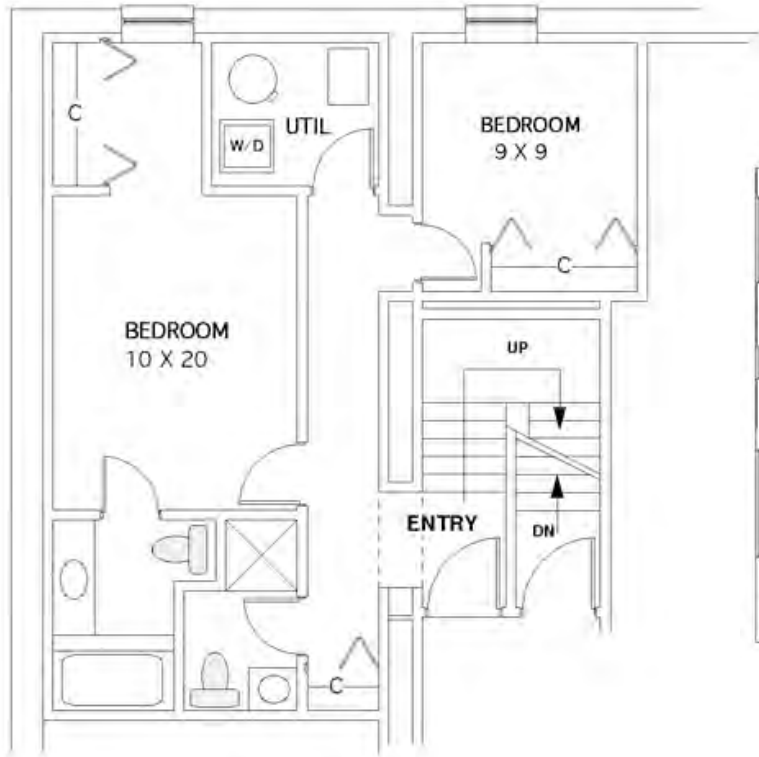


Unit #: 104
Location: First Floor
Floor Area: 1205 Square Feet

Plans are subject to change due to construction conditions.



Unit #: 107
Location: First Floor
Floor Area: 1232 Square Feet

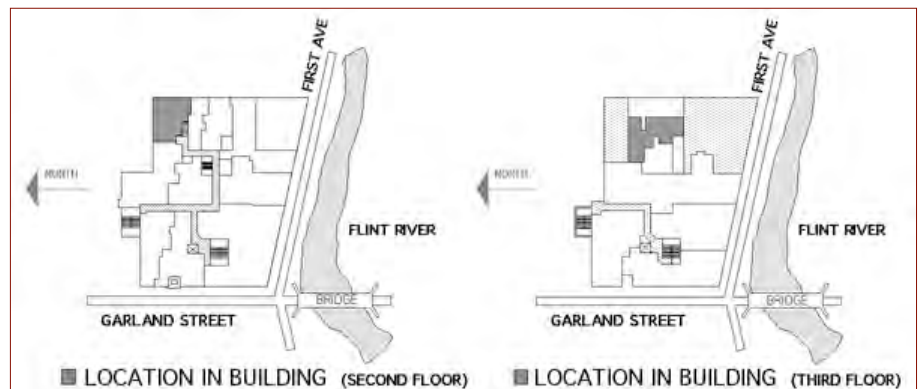


SECOND FLOOR

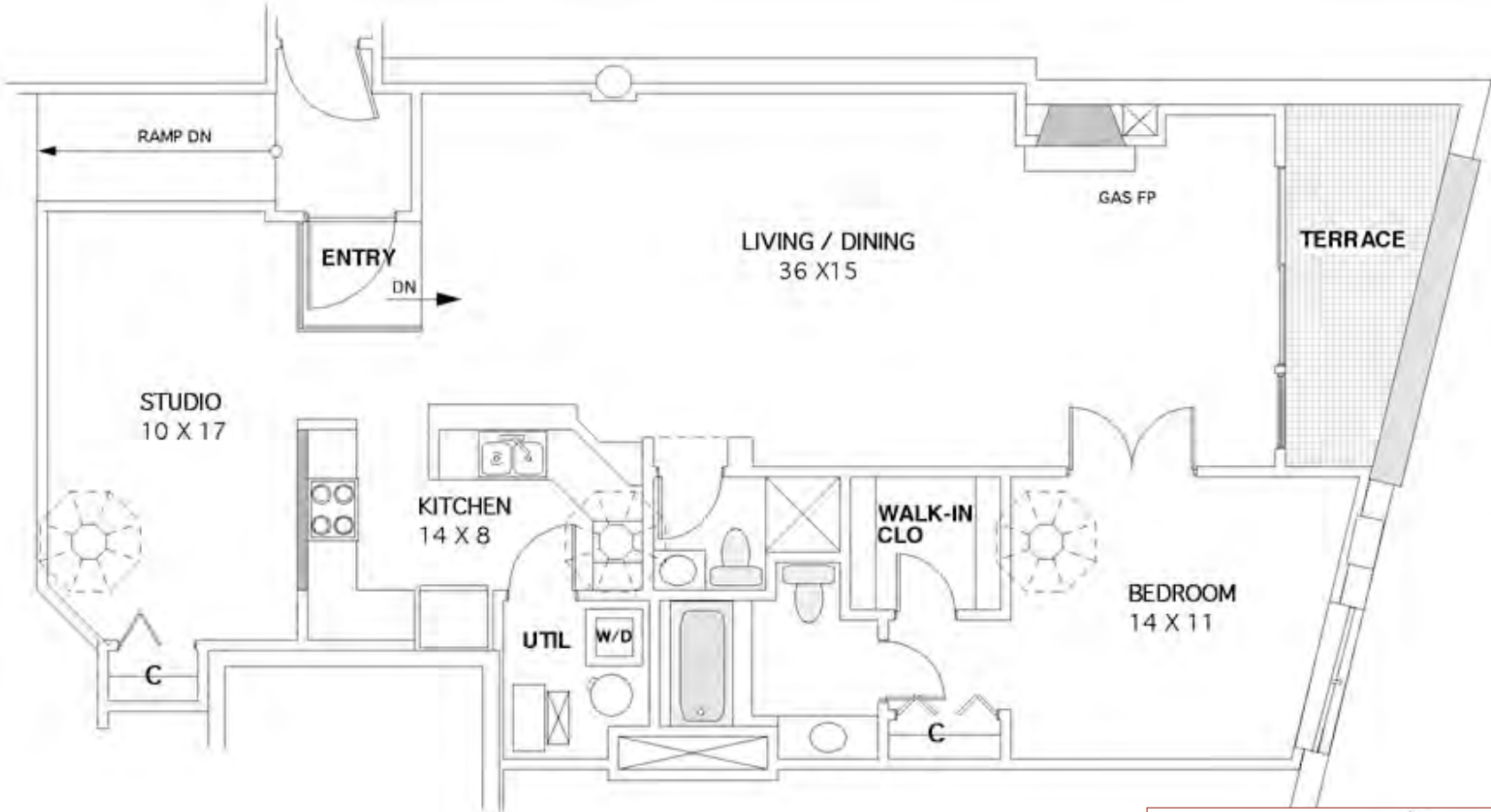


THIRD FLOOR

Unit #: 208
Location: Second & Third Floor
Floor Area: 1225 Square Feet



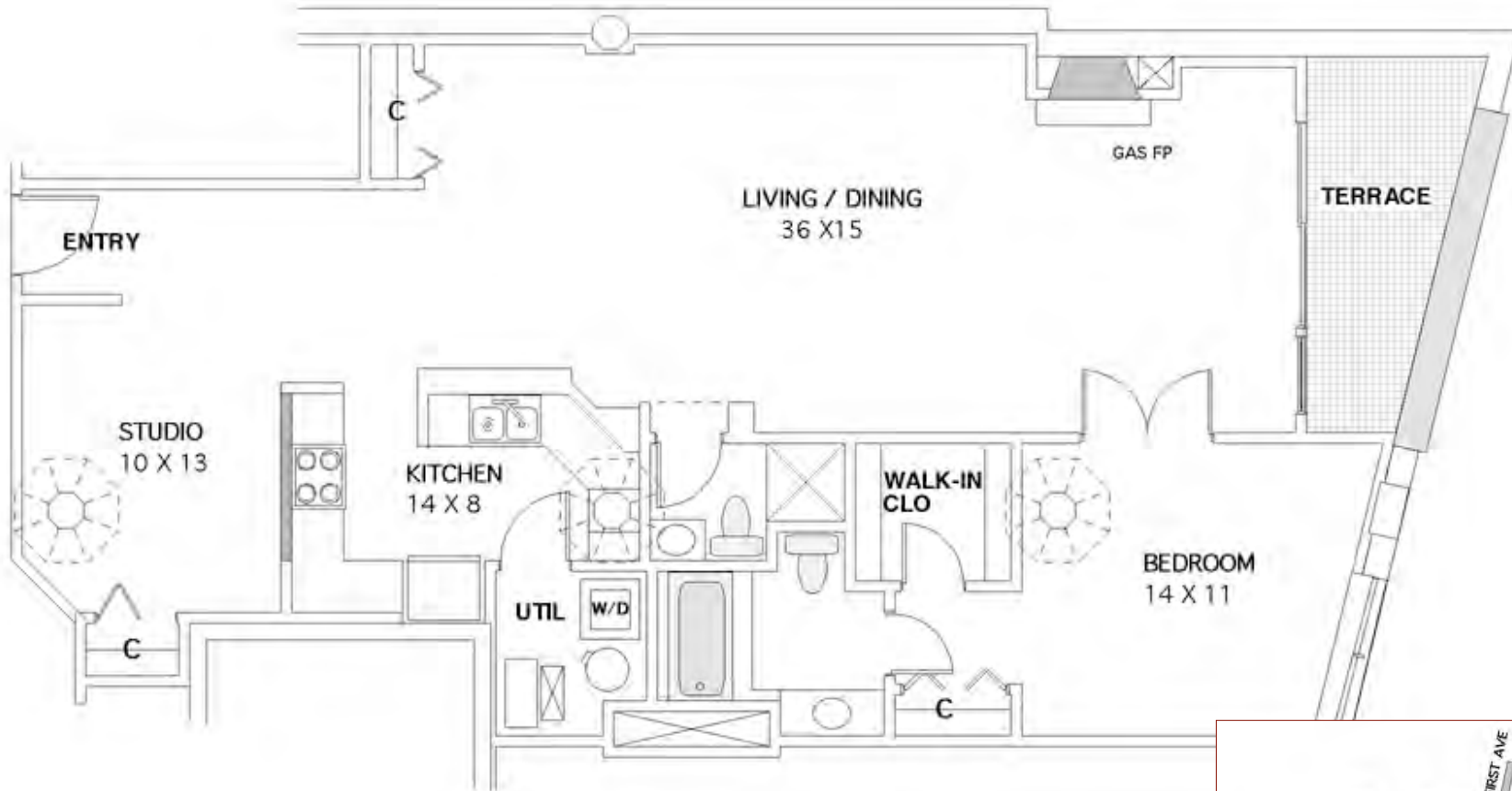
Plans are subject to change due to construction conditions.



Unit #: 209
Location: Second Floor
Floor Area: 1316 Square Feet



Plans are subject to change due to construction conditions.



Unit #: 301
Location: Third Floor
Floor Area: 1316 Square Feet



Plans are subject to change due to construction conditions.



Unit #: 303
Location: Third Floor
Floor Area: 1757 Square Feet



+
116 West First Avenue

+
Flint, Michigan 48502

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Phone 810.767.3052

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Presented by Christdom Properties, Inc.