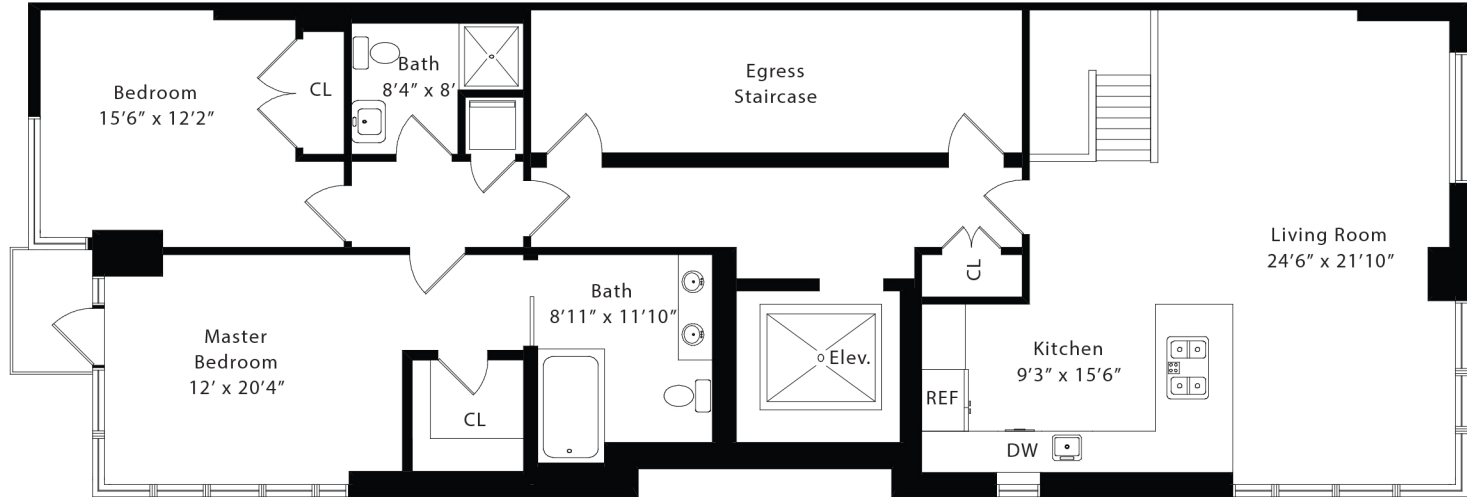
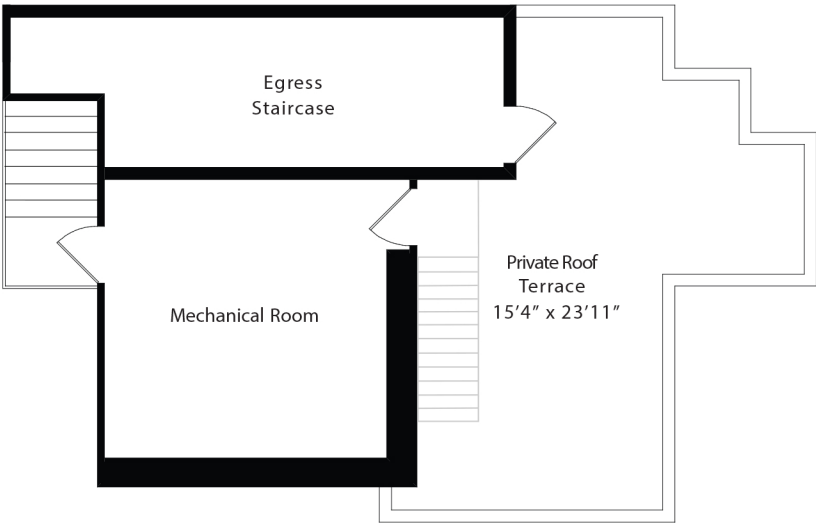
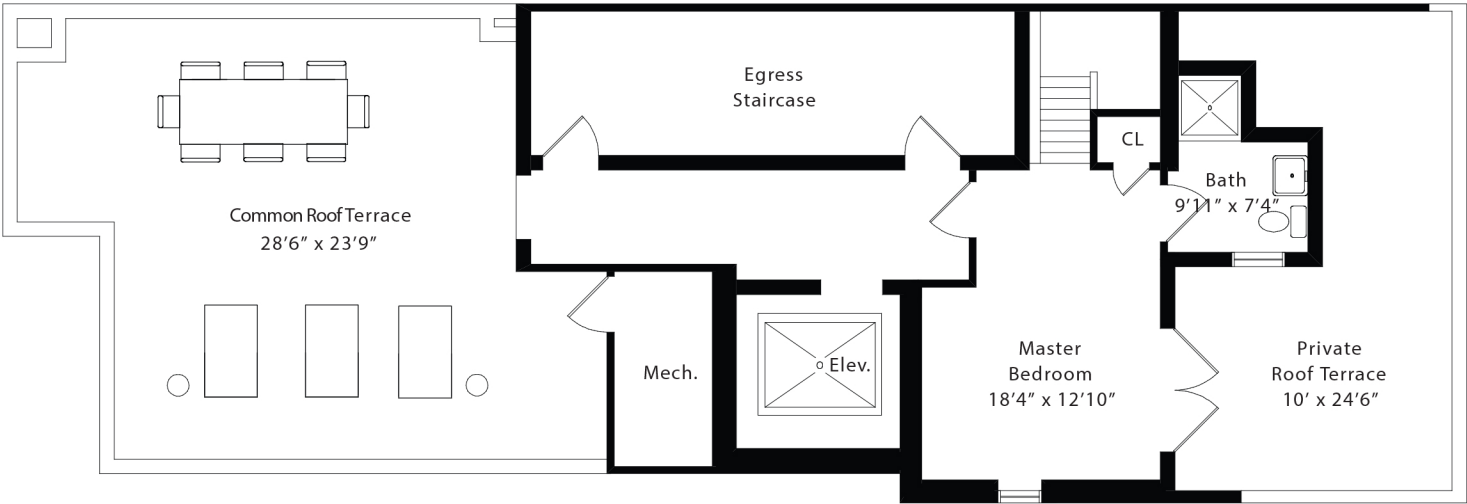


T W O - S I X T Y - F I V E

E. Houston

PENTHOUSE 9A DUPLEX • 3 BED / 3 BATH • 2 TERRACES PLUS BALCONY • 1,714 SF



All dimensions and square footages are approximate and subject to construction variances and may vary from floor to floor. Square footages may exceed the usable floor area. Sponsor reserves the right to make changes in accordance with the offering plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD16-0404. Sponsor: 265 East Houston LLC, c/o 70-30 80th Street Glendale, NY 11385