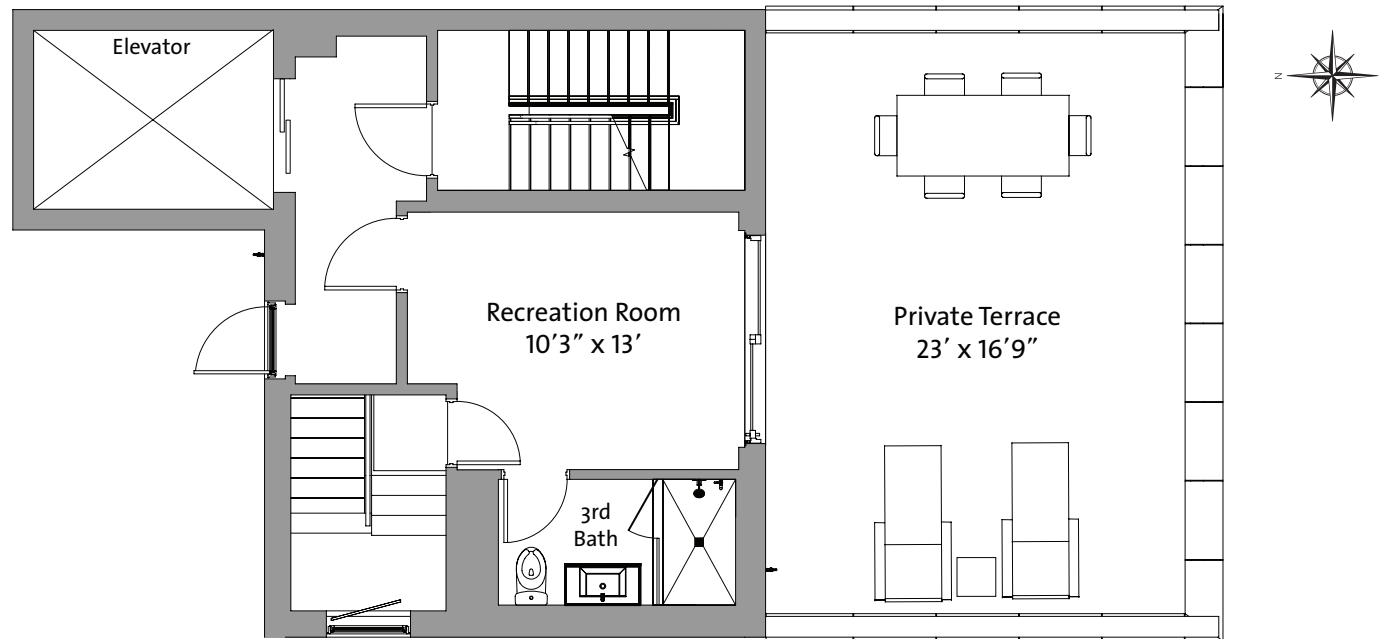


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DOUG BOWEN
ZIA O'HARA TEAM
AT DOUGLAS ELLIMAN REAL ESTATE

The complete offering terms are in an offering plan available from Sponsor: 246 West 16th Street, LLC, 37 West 20th Street, Suite 910, New York, NY 10011. File No. CD17-0141. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan.

