

TWO-FAMILY CONDOMINIUMS FOR SALE

WESTBURY, LONG ISLAND @ 821 PROSPECT AVENUE



SATURDAY OCTOBER 10th & 24th from 1PM to 4PM
OR BY APPOINTMENT

- Each Two-Family Condominium Includes a ~2,200 SF 3 bedroom, 2 Bath Duplex (with Basement) and a ~1,100 SF 2 Bedroom, 1 Bath Unit.
- **ONE** Unit must be **Owner Occupied**. **Rental Income from 2nd Unit Offsets part of your Expenses.**
- **All New** Brick and Masonry Construction in a Fully Sprinklered Building with Wood Floors in Living and Dining Areas, Balconies, Wood Cabinets (Kitchen), Dishwashers, Washer Dryer Hookup (in Duplex), Programmable Thermostats, Owner's Designated Parking Space, Cable/Internet and Phone Ready, Skylight (in 2 Bedroom), Carpeted Bedrooms, and **Much More**.
- **5 Minutes** from Westbury **LIRR** Station, **Northern State** and **Wantagh** Parkways.
- Five Condominiums will be sold @ ~\$295,000* to families earning up to \$77,700 (for a family of four). Note that family income requirements will vary based on household size. Buyers must meet Federal, State and local Town requirements. Asset limitations and rental restrictions will apply. 5% Down Payment Required.
- Take Advantage of Current **Low Interest Rates on Fixed Rate Mortgages** and own instead of renting!
- **First-time Homebuyers** who Purchase Before December 1, 2009 are Eligible for a **Federal First Time Homebuyer Tax Credit of up to \$8,000**. Town/County and School **Tax Abatements** also available.
- Applications will be reviewed on a **First Come First Served** basis.

*The cooperative efforts of Nassau County, the Town of North Hempstead, NY State AHC, NY State ESDC, US Department of HUD, and the Long Island Housing Partnership have enabled the condominiums to be sold at this price. This is a First-Time Homebuyers Program. Only Individuals who have not owned a home, timeshare etc. within the last three years are eligible.

Applications Available at the Open Houses. Interested Applicants can
Call UNCCRC @ (516) 997-9399 for an Application or to
Make an Appointment.