

**AFFORDABLE THREE FAMILY HOMES FOR SALE-
OCEAN HILL/ BROWNSVILLE SECTION OF BROOKLYN**



<u>Offer:</u>	Affordable, newly constructed, three-family homes (3-BR, 1-BR Duplex, Studio) built under NYC HPD's New Foundations Program. <u>Homes available for immediate occupancy!</u>
<u>Location:</u>	Pacific & Dean Streets, Brooklyn between Eastern Parkway and Rockaway Avenue.
<u>Cellar (Owner):</u>	Full; washer/dryer hook up; cellar only accessible by owner
<u>1st Floor (Owner):</u>	Kitchen, den, one bedroom, full bath, sliding glass doors to private backyard.
<u>2nd Floor (Owner):</u>	Two bedrooms, study/work area, full bath, walk-in closet, hallway closet, terrace.
<u>3rd Floor/Penthouse (Rental Unit #1):</u>	Unique duplex 1-BR unit, kitchen, den, full bath, walk-in closet, terrace.
<u>3rd Floor (Rental Unit #2):</u>	Studio unit, open kitchen, full bath, walk-in closet
<u>Sales Price:</u>	\$480,500.00 - \$600,500.00 (Final Sales Price is based on household size and income)

Details: All homes have modern amenities including solid wood kitchen cabinets, energy efficient appliances and heating systems, hardwood floors, oversized windows, brick façade, and private fenced in backyards. Some homes available with upgraded finishes in the Owner's unit including granite countertops and stainless steel appliances.

Note: There are also two 25' three-family homes available comprised of two 3-BR units and one 2-BR unit. Price range is \$576,500.00 - \$696,500.00 (Final sales price is based on household size and income). There are two two-family homes comprised of one 3-BR unit and one 1-BR unit. Price is \$380,000.00 (for income eligible buyers).

Information: Owner occupancy required; 20 year tax abatement; Buyers may be eligible for: 1) NYC HPD's HomeFirst Down Payment Assistance Program (eligibility is based on household size and income; see www.nyc.gov/hpd for full details); and 2) First-Time Home Buyers Federal Tax Credit (tax credit of up to \$8,000.00; must close by July 2010; see www.IRS.gov for full details).

Contact: For an application, please email olga@mvmassociates.com wmedina@mvmassociates.com, or vvillanueva21@gmail.com, or call MVM ASSOCIATES to be included in our mailing list at 718-538-6772/5260

OPEN HOUSE SATURDAY March 20, 2010
Address: 2283 Pacific Avenue, Brooklyn, NY
Time: 12pm-3pm

Model home available for viewing every Saturday by appointment only.

Please call or email us to reserve your spot today!