

NEW 3BR CONDOS from \$306,000

OWN BY THE BEACH FOR THE COST OF RENTING

**75%
SOLD**



~ Save \$12,000 in tax credits and incentives*

~ **Payments as low as \$1,390 a month***

~ Low closing costs & Live tax free until 2018*

~ Income requirements apply

~ Two minutes from the subway

~ Spacious back yards and garages

ACT NOW:

\$8,000 Tax Credit

EXPIRES APRIL 30!

Waters Edge
at Arverne Condominium

718.474.0377

190 Beach 62nd St
(btwn Rockaway Beach Blvd & the Ocean)

Arverne, NY 11692

www.watersedgecondos.net

This is not an offering plan. The complete terms are available in the offering plan from the sponsor. CD07-0225. Sponsor: Arverne/Briarwood II, LLC. 36-35 Bell Boulevard, Bayside, NY 11361. Selling Agent: Briarwood Properties, Inc. All purchasers must have good credit history.

Owner occupancy is required for Purchasers. Prospective applicants who currently own or have, within the last 5 years prior to the date of their application for these condominiums, purchased a government subsidized home will be ineligible to purchase a condominium.

*Incentives subject to change. Waters Edge enjoys a 20-year tax abatement. For 10 years, taxes are payable only on land - your home is 100% exempt. The \$306,000 price is based on the purchaser qualifying for the full subsidy. Monthly cost estimates based on the purchase of a \$306,000 unit with a 5% downpayment and assumes a mortgage with a 30-year, 4.5% interest rate, seven months of free maintenance, and a 20-year tax abatement.