

The New York State Affordable Housing Corporation (AHC) administers the Affordable Home Ownership Development Program (AHOD Program) which provides grants to nonprofits to build homes for low and moderate income families.



In late 2010, as it became increasingly apparent that new affordable housing development in both Phase III of the **Edgemere Urban Renewal Plan** and **Arverne East** were to be delayed indefinitely, Margert Community Corporation began to work with DSC Properties, Inc. to incorporate an affordability component into their market-rate construction within the Arverne neighborhood of the Rockaways.

This unique partnership has resulted in new affordable homeownership opportunities called the Almeda Avenue Homes.

The initial offering of affordable two-family homes is limited to 10 units. Please act quickly to make your dream of homeownership a reality!

For more information, please contact:

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Affordability subsidies are available only to individuals or families who earn up to 166% of the HUD Low Income Limits. Additional pre-purchase assistance grants may be available to homebuyers at or below 80% of the HUD Low Income Limits.

Let us Introduce Ourselves!



Because your home is one of your biggest investments, it's important to ensure that your mortgage fits you.

Joe Purschke, Senior Home Mortgage Consultant
Office: 631-752-5078
Cell: 516-383-5163

"Call me to learn about home buying. We'll find the right financing for your first home, together with all the tools and guidance you need."

Income eligible NYC HPD HomeFirst participants may receive incentives by using the mortgage financing services of the following major lenders:

- Wells Fargo Home Mortgage
- Ridgewood Savings Bank
- Municipal Credit Union
- Met Life Home Loans
- M & T Bank
- JP Morgan Chase Bank
- HSBS Bank USA
- Citibank, N.A.
- Capital One Bank
- Bank of America
- Astoria Federal Savings
- Amalgamated Bank

Exclusive Sales Agent:
John Savoretti Realty
957 Hempstead Turnpike
Franklin Square, NY 11010
516-327-6400, ext. 310

www.johnsavorettiirealty.com

We are with you every step of the way >>>

"Welcome to the Neighborhood"



The Almeda Avenue Homes

Quality Homes at Affordable Prices!



**Margert
Community
Corporation**

Affordability subsidy* provided by the NYS Affordable Housing Corporation (AHC) Affordable Home Ownership Development Program (AHOD)

www.margert.org

Looking For a Place to Call Home?



Look no further than these brand new, high quality two-family homes in the quiet Arverne neighborhood of Far Rockaway, Queens.

Walking distance to bus, subway, schools and shopping.

Private on-site parking, and no street parking hassles.

Private yards and beautiful views of Jamaica Bay and the New York City skyline.

Exciting "new neighborhood" look and feel.



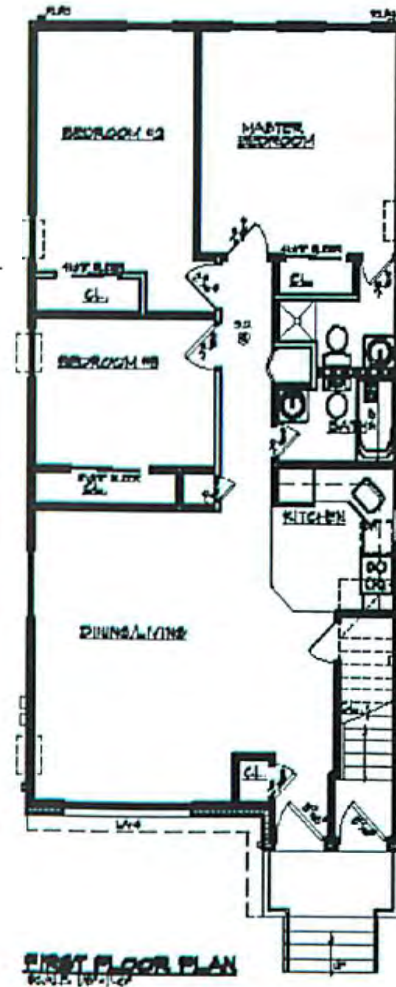
FRONT ELEVATION

Two-family semi-detached homes for as low as **\$ 309,000** (listing price: **\$ 389,000**) for income eligible buyers

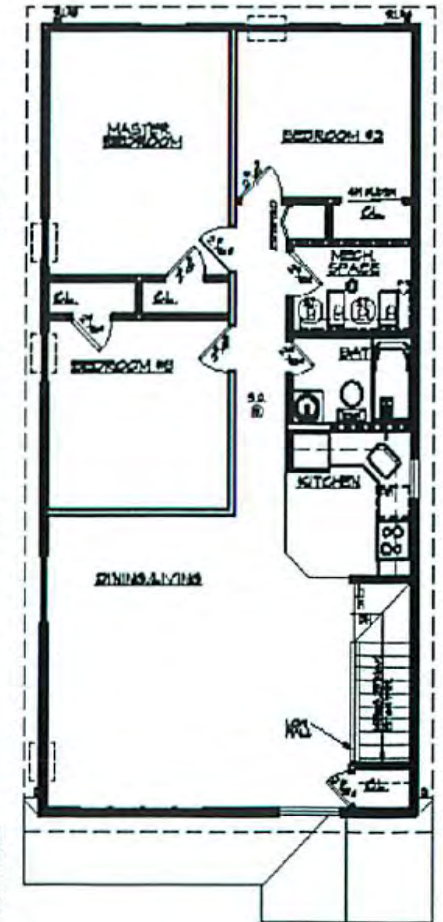
Owner's unit has 3 bedrooms and 2 full baths; rental unit has 3 bedrooms with one full bath

Luxurious wall-to-wall carpeting in choice of colors

Pre-order your home to choose the color of vinyl siding



FIRST FLOOR PLAN



SECOND FLOOR PLAN



www.margert.org

