



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

<b>Offer:</b>	Affordable, newly constructed, three-family homes (3-BR, 1-BR Duplex, Studio) built under NYC HPD's New Foundations Program. Some homes are expected to be ready for closings in July 2009.
<b>Location:</b>	Pacific and Dean Streets, Brooklyn between Eastern Parkway and Rockaway Avenue.
<b>Sales Price:</b>	\$457,500.00 - \$600,500.00 (final sales price is dependent on household size and income).
<b>Cellar (Owner):</b>	Full; accessible by owner.
<b>1<sup>st</sup> Floor (Owner):</b>	Kitchen, den, one bedroom, full bath, sliding glass doors to private backyard.
<b>2<sup>nd</sup> Floor (Owner):</b>	Two bedrooms, study/work area, full bath, walk-in closet, closet with washer/dryer hook-up, terrace.
<b>3<sup>rd</sup> Floor / Penthouse (Rental Unit #1):</b>	Unique duplex 1-BR unit, kitchen, one bedroom, den, full bath, walk-in closet, terrace.
<b>3<sup>rd</sup> Floor (Rental Unit #2):</b>	Studio unit, open kitchen, full bath, walk-in-closet.
<b>Details:</b>	All have modern amenities including solid wood kitchen cabinets, energy efficient appliances and heating systems, hardwood floors, oversized windows, brick façade, private, fenced backyard. Some homes will be available with upgraded finishes in the Owner's unit including granite kitchen countertops and stainless steel appliances.
<b>Note:</b>	There is also one 25' three-family home 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 dependent on household size and income).
<b>Information:</b>	Owner occupancy required; 20-year tax abatement; Buyers may be eligible for participation in: 1) NYC HPD's HomeFirst Down Payment Assistance Program (eligibility is based on household size and income; see <a href="http://www.nyc.gov/hpd">www.nyc.gov/hpd</a> for full details); and 2) First-Time Home Buyers Federal Tax Credit (tax credit of up to \$8,000.00; must close by December 1, 2009; see <a href="http://www.IRS.gov">www.IRS.gov</a> for full details).
<b>Contact:</b>	For an application, please go to <a href="http://www.astelladevelopment.org">www.astelladevelopment.org</a> or email Astella Development at <a href="mailto:astellaci@aol.com">astellaci@aol.com</a> .