NEW ON THE MARKET! This home is part of the
Neighborhood Stabilization Program.
FIRST TIME HOME BUYERS ONLY!

For SALE

Turnkey Home, Like New!

$120,000

Single Family Property

Year Built: 1951
2 Bedrooms
1 Bathrooms
Approx. 702 sq. ft.
New HVAC System
Dual Paned Windows
1 Car Attached Garage
New Landscaping
Living Room
New Flooring
New Kitchen Cabinets
Energy Star Appliances
Redwood Fencing
Front Porch
New Roof
Completely Remodeled!

4686 Dewey, Riverside, CA

Features Include: Extensive remodeling just completed on this large two-story home located close to the Wood Streets neighborhood: brand new energy efficient heating and air conditioning unit, new kitchen cabinets and energy star appliances, new energy efficient dual paned windows, new paint inside and out, and newly planted landscaping in the front yard.

Additional Information: new redwood fencing, low flush toilets, new moldings throughout, original wood floors, new plush carpet, neutral paint tones, automatic sprinklers. **This home will qualify for FHA and VA loans! This home is part of the Neighborhood Stabilization Properties and certain restrictions apply.**

TOWER REALTY

Please call to arrange a private viewing…

Brent Lee and Collette Lee
Cell: 951-505-9362 or 951-961-3667
BrentLee951@gmail.com or ColletteLeesells@gmail.com
www.tower4sale.com

LIC #01059705

City of Riverside
Neighborhood Stabilization Program

In July 2008, Congress approved the Housing and Economic Recovery Act (HERA) of 2008, which included $3.9 billion to create the Neighborhood Stabilization Program (NSP). The NSP Program is an initiative to assist states, counties, and cities with the absorption of distressed foreclosed housing units and prevent further neighborhood deterioration. On November 4, 2008, the City adopted an NSP Implementation Plan to describe the city's effort in addressing the foreclosure issue within the community.

The City's NSP Program:

- Funds the acquisition of vacant and foreclosed homes (1-4 units) in need of rehabilitation,
- Rehabilitates the acquired residence,
- Offers the rehabilitated residences for sale, rent, or rent-to-own to income-eligible households, and
- Targets first-time homebuyers, defined as not having owned any real property in the last three years.

NSP regulations require that all acquisitions made through the program must be for less than current appraised value. In addition, the City cannot sell any property for more than what it has already invested in it (i.e. no profit).

Eligible households must be first-time homebuyers and earn no more than 120% of the area median income:

FY 2009 Income Limits for 120% of Area Median Income (NSP)
FY 2010 Income Limits for 120% of Area Median Income (TOO)
Riverside County

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
NSP Income	$54,600	$62,400	$70,200	$78,000	$84,250	$90,500	$96,700	$102,950
TOO Income	$54,200	$61,900	$69,650	$77,400	$83,600	$89,800	$96,000	$102,150

For more information, please visit the City's website at www.riversideca.gov/housing to view the entire NSP plan. If you are interested in the program, please feel free to call (951) 826-5879.