

**\$170,000**

Single Family Property  
Year Built: 1985  
3 Bedrooms  
2 Bathrooms  
Approx. 1080 sq. ft.  
New HVAC System  
Dual Paned Windows  
2 Car Attached Garage  
New Landscaping  
Private interior patio  
New Plush Carpeting  
New Kitchen Cabinets  
Energy Star Appliances  
Redwood Fencing  
Gas Fireplace  
New tile roof  
.16 acre lot  
Ceiling fans  
Completely Remodeled!

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

**For  
SALE**

## ***Energy Saving Home!***



### **6071 Chester Street, Riverside, CA**

**Features Include:** Extensive remodeling just completed on this great starter home: 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, gas fireplace, and interior secure courtyard.

**Additional Information:** New redwood fencing, low flush toilets, ceiling fans, new moldings throughout, glass shower doors, new plush carpet, neutral paint tones, automatic garage door, automatic sprinklers.  
**This home will qualify for FHA and VA loans!**  
**This home is part of the Neighborhood Stabilization Properties and certain restrictions apply.**

*Please call to arrange a private viewing...*

LIC #01059705

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# *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](http://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.