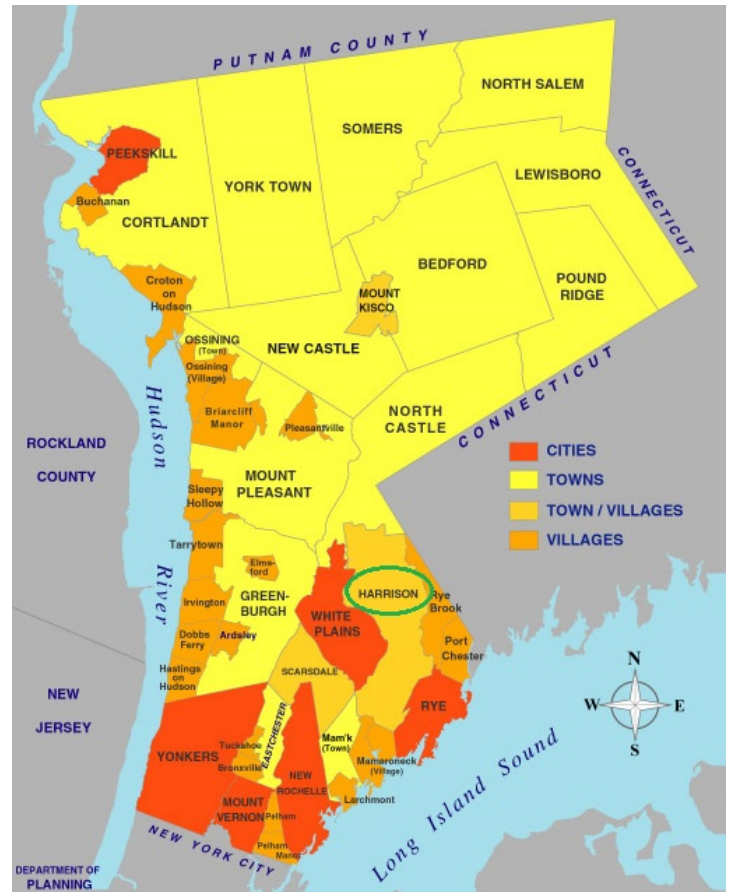


Village/Town of Harrison, Westchester County, New York

The Town/Village of Harrison is located 22 miles northeast of Manhattan. It is bordered by North Castle, White Plains, the Town and City of Rye, Mamaroneck and Scarsdale. According to the 2010 Census, it has a population of approximately 27,000 residents. It is served by the Harrison Central School District. It is home to MasterCard and Pepsico, State of New York – Purchase College, and Manhattanville College. The Harrison Recreation Department offers year round indoor and outdoor programs for children and adults. The Recreation Department also sponsors an active Senior Citizen Club that is located near the properties. Major nearby highways include the New England Thruway (I-95), Cross Westchester Expressway (I-287) and Hutchinson River Parkway. Properties are located in close proximity to Bee Line bus stops. There are 35 minute express trains to Grand Central Terminal.

Residents of these three condominiums are within walking distance of shops, restaurants, services and places of worship along Halstead Avenue. The Harrison station of Metro-North Railroad's New Haven Line is also within walking distance. A bus stop for Bee-Line Route #61 on Halstead Avenue is within two blocks which runs from Port Chester to the north and to Pelham to the south.



Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

1 Person	2 Persons	3 Persons	4 Persons	5 Persons
\$60,400	\$69,000	\$77,650	\$86,250	\$93,150

Marion Court Condominium Complex
240 Halstead Avenue, Harrison – Information Sheet

Net Sale Price: \$155,000 – One Bedroom, 1 Bath Condominium, Mid-rise building with 34 units, Located on 2nd Fl, Self-managed condominium, Harrison School District, +/- 668 sq. ft.



240 Halstead Avenue	1 BED/1 BATH
Net Sale Price	\$ 155,000
5% Down Payment	\$ (7,750)
Mortgage Amount	\$ 147,250
Principal + Interest*	\$ 750
Real Estate Taxes***	\$ 305
Walls-In Insurance	\$ 50
Condo Fees	\$ 305
Total Monthly Housing Payment (PITI)	\$ 1,410
Approx. income needed to carry payment	\$ 51,275**

*Assumes 30 year fixed rate mortgage at 4.5 %
 **If monthly debt (minimum monthly payments on credit cards, loans, leases, child support payments etc.) is higher than 5% of your gross monthly income a higher income may be necessary.
 ***Base Tax without NYS STAR Exemption

All figures are estimates

