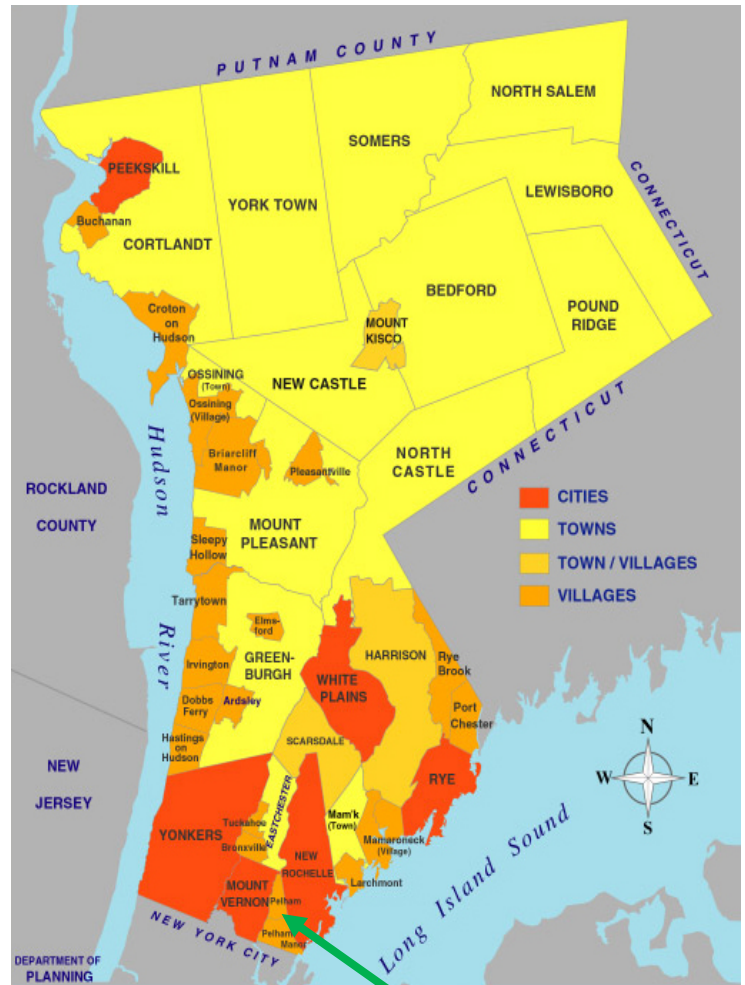


Village of Pelham Manor, Westchester County, New York

Pelham Manor is a village on the Sound Shore of Westchester County. It is bounded on the south by the Bronx, on the east by the City of Mt. Vernon, on the north by the Village of Pelham and City of New Rochelle and on the west by the Long Island Sound.

Its location provides easy access to mid-town Manhattan. Grand Central Terminal is 29 minutes via Metro North's New Haven line. The Hutchinson River Parkway, I-95 and Boston Post Road (U.S. 1) service the community. The Westchester County Bee-Line Bus system, specifically bus routes 42, 60, 61, 62 and 91, is accessible. A bus stop is located on Boston Post Road at Fowler Avenue which is steps away from the property.

Shopping is close by. Nearby shopping centers include Four Corners, Pelham Manor Shopping Plaza, and Post Road Plaza. BJ's, Michael's, Pet Smart, Home Goods and Fairway Supermarket are among the retail stores. There is also retail along Boston Post Road and major shopping areas in New Rochelle and Mt. Vernon. The Montefiore New Rochelle Hospital Center is 1.28 miles from the property.



Pelham Public Schools serve approximately 2,800 students in four neighborhood elementary schools, one middle school and one high school. The high school has a high graduation rate with 96% attending college. The Pelham Public Library is less than a mile from the property.

Recreation programs are offered through the Town of Pelham's Recreation Department. Other activities include the Pelham Little League, Pelham Children's Theatre and Girl Scouts and Boy Scouts. Pelham is home to the Pelham Art Center and Picture House Regional Film Center. The Town also offers senior services, including transportation to medical appointments, a senior citizen club, and senior exercise programs.

Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

1 Person	2 Persons	3 Persons
\$60,400	\$69,000	\$77,650

The Fairways Condominium Complex
914 Wynnewood Road, Pelham Manor – Information Sheet

Net Sale Price: \$125,000 – One Bedroom, 1 Bath Condominium, located on 2nd Fl, elevator building, hardwood floors, Eat in kitchen, Fireplace, Common Laundry facilities, Assigned parking, Views of Pelham Manor Golf Course, Pelham School District, +/- 880 sq. ft.



914 Wynnewood Road	1 BED/1 BATH
Net Sale Price	\$ 125,000
5% Down Payment	\$ (6,250)
Mortgage Amount	\$ 118,750
Principal + Interest*	\$ 605
Real Estate Taxes***	\$ 740
Walls-In Insurance	\$ 50
Condo Fees	\$ 325
Total Monthly Housing Payment (PITI)	\$ 1,720
Approx. income needed to carry payment	\$ 62,545

*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

