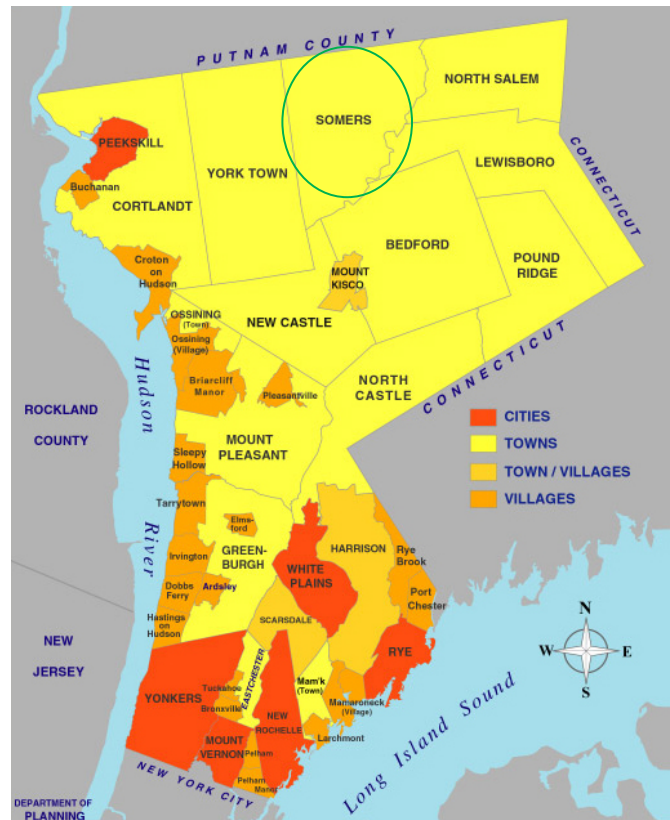


Town of Somers, Westchester County, New York

The Town of Somers is located in northern Westchester, adjoining the towns of North Salem to the east, Carmel in Putnam County to the north, Yorktown to the west and the towns of Lewisboro, Bedford and New Castle to the south. The Town occupies 33 square miles, most of which is located in the Croton Watershed, which is part of the New York City reservoir system. The hamlets of Lincolndale, Shenorock, Granite Springs, Purdys, Baldwin Place and Amawalk are located within its borders.

5 Liberty Way is in the Amawalk Hamlet while 20 Tighe is in the Shenorock Hamlet, and 6 Myrtle Drive is in the hamlet of Lincolndale. Major shopping is available on Route 6 at the Somers Commons Shopping Center and the Jefferson Valley Mall. Shopping is also available on Route 202 in Yorktown Heights. Somers Commons Shopping Center has a Super Stop & Shop, a pharmacy, bakery, bank, Home Goods, Chili's restaurant and more. Jefferson Valley Mall is a major retail center including Macy's and Sears.



The Westchester Bee-Line Bus System offers two buses directly from the Somers Commons Shopping Center. The #16 bus departs to Peekskill approximately once an hour from 8 a.m. through 10 p.m. and the #77 bus travels to White Plains three times between 6:00 a.m. and 7:30 a.m. and returns from White Plains between 4:30 p.m. and 6:30 p.m. The #15 bus stops in Yorktown Heights and stops locally between Yorktown and White Plains. Croton Falls, Purdy's and Goldens Bridge on the Harlem line are the closest Metro North Stations ranging from 5 to 8 miles away. The train provides access to Manhattan via Grand Central Terminal and services White Plains along the way. The nearby Taconic Parkway provides easy car access to lower Westchester and New York City and to points North.

The properties are located in the Somers Central School District that includes three elementary schools, one middle school and one high school.

Somers offers extensive recreational facilities, including Reis Park, Lasdon Park & Arboretum, Muscoot Farm and the Angel Fly Preserve. The Parks and Recreation Department provides diversified programs for all age groups. The library is located in Reis Park offering free informational, recreational and cultural resources and programs.

There are numerous clubs and community organizations including the American Legion, League of Women Voters, Friends in Service Helping (FISH), the Northern Star Quilters Guild, and a Community Branch of the YMCA of Central-Northern Westchester. The YMCA offers before and after school programming and a summer camp.

Somers is known for being the "cradle of the American circus". Hachaliah Bailey erected the Elephant Hotel in honor of his elephant that toured in the old-style circus. It is a National Historic Landmark which is currently the Somers Town Hall.

20 Tighe Road, Shenorock – Information Sheet

Net Sale Price: \$220,000 – Single Family Residence, Ranch Style, 2 Bedrooms, 1 Bath, Finished basement, Laundry Area, Deck, Somers School District, .11 acre lot, +/- 1416 sq. ft



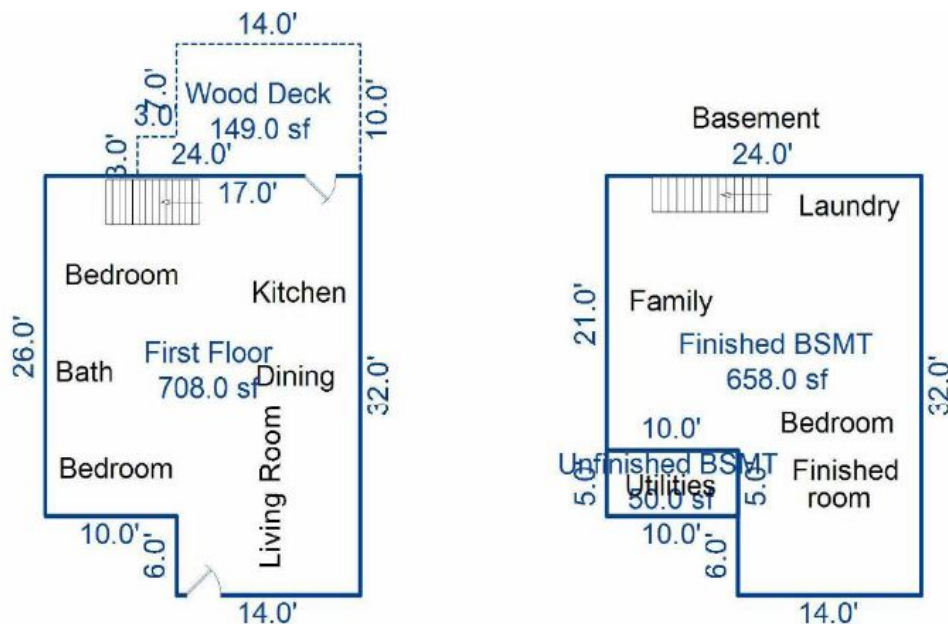
20 Tighe Way	2 BEDROOM
Net Sale Price	\$ 220,000
5% Down Payment	\$ (11,000)
Mortgage Amount	\$ 209,000
Principal + Interest*	\$ 1065
Real Estate Taxes***	\$ 740
Homeowners Insurance	\$ 125
Total Monthly Housing Payment (PITI)	\$ 1,930
Approx. income needed to carry payment	\$ 70,180**

*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



6 Myrtle Drive, Lincolndale – Information Sheet

Net Sale Price: \$245,000 – Single Family Residence, Expanded Cape Code Style, 2 Bedrooms, 2 Bath, Fireplace, Entry Sitting Room, Loft, Finished basement, Rear Deck & Patio, 2 Car Detached Garage, Shed, .22 acre lot, +/- 1358 sq. ft



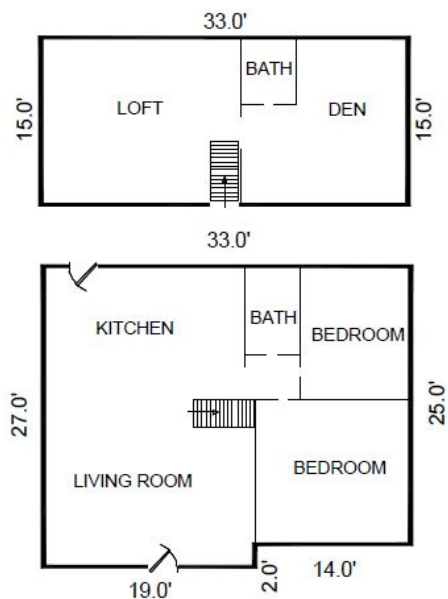
6 Myrtle Drive	2 BEDROOM
Net Sale Price	\$ 245,000
5% Down Payment	\$ (12,250)
Mortgage Amount	\$ 232,750
Principal + Interest*	\$ 1180
Real Estate Taxes***	\$ 635
Homeowners Insurance	\$ 125
Total Monthly Housing Payment (PITI)	\$ 1,940
Approx. income needed to carry payment	\$ 70,545**

*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



5 Liberty Way, Somers – Information Sheet

Net Sale Price: \$185,000 – Three Family Residence, 3 Two Bedroom units, Large covered porch on 1st floor, Deck off 2nd floor, All units separately metered for heat and hot water, Fire sprinkler system, Ample parking, Full basement, +/- 1432 sq. ft. storage shed over 2 car garage. Somers School District, .54 acre lot, +/- 3584 sq. ft.
 Unit 1 +/- 1288 sq. ft., Unit 2 +/- 1288 sq. ft. and Unit 3 +/- 1088 sq. ft.



5 Liberty Way	3 FAMILY
Net Sale Price	\$ 185,000
5% Down Payment	\$ (9,250)
Mortgage Amount	\$ 175,750
Principal + Interest*	\$ 895
Real Estate Taxes***	\$ 1290
Homeowners Insurance	\$ 175
Total Monthly Housing Payment (PITI)	\$ 2,360
Rent to offset - \$840 per apartment****	\$ 1680

*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

****Tenants are selected by lottery. Maximum income limits and Rent guidelines apply

All figures are estimates

