

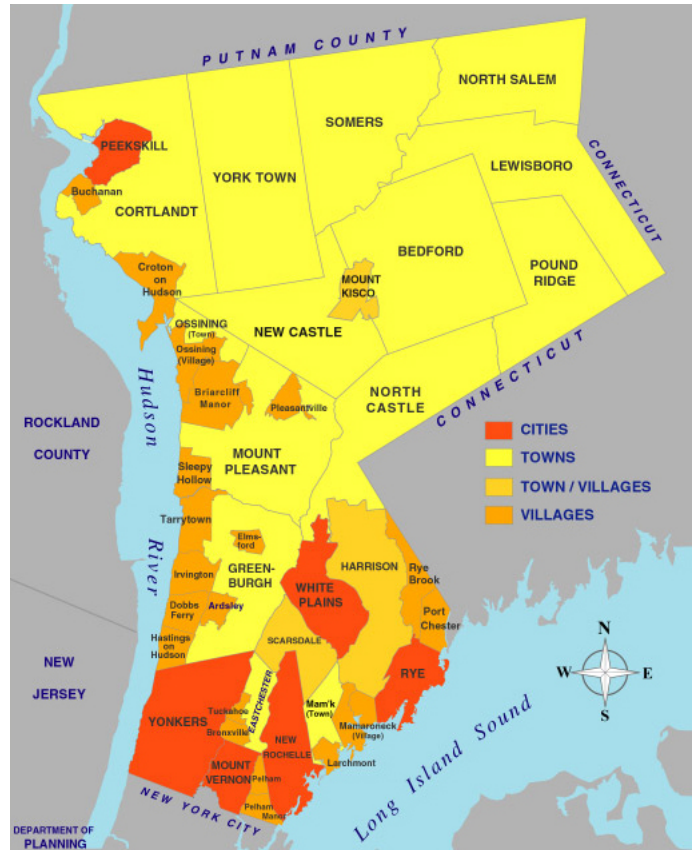
Town of Cortlandt Manor, Westchester County, New York

The Town of Cortlandt is in the NW corner of Westchester County bounded on the north by Putnam County, on the west by the Hudson River and City of Peekskill, on the east by Yorktown, and south by Towns of Ossining and New Castle. The property is within the hamlet of Cortlandt Manor. Cortlandt Manor is situated directly east, north and south of Peekskill, and east of three sections of the Town of Cortlandt, Croton-on-Hudson, Crugers and Montrose. Most of the area is made up of residential homes.

Students at 9 Watson Street will be served by the Lakeland Central School District. The property is approximately 4 miles from the Peekskill Metro-North Railroad station on the Hudson Line. Rail travel time to New York City is approximately one hour. It is also served by the Westchester County Bee Line Bus Route #16 and the Route 6 corridor which has a variety of shopping opportunities. Bus Route #16 services the Jefferson Valley Shopping Mall on Route 6 in Yorktown.

The Town maintains several parks with soccer and softball fields, playgrounds, tennis and basketballs and a swimming pool. The Town sponsors movies and summer concerts in the park and residents can attend various activities and programs at the Cortlandt Youth and Recreation Center. Bear Mountain State Park can be readily accessed.

The largest employer in the Town is the Cortlandt Town Center – a large retail center on Route 6. Other major employers include New York Presbyterian Hudson Valley Hospital Center and FDR Veterans Administration Hospital.



Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
\$77,650	\$86,250	\$93,150	\$100,050	\$106,950

9 Watson Street, Cortlandt Manor – Information Sheet

Net Sale Price: \$250,000 – Three Bedroom, 2 Bath single family home, Raised Ranch Style, Hardwood Floors, Fireplace in Family Room, Finished Basement with Laundry Room, Rear Deck, Two Car Garage, Shed, Lakeland School District, +/- 1188 sq. ft. not including finished basement, .68 acre corner lot.



9 Watson Street	3 BED/2 BATH
Net Sale Price	\$ 250,000
5% Down Payment	\$ (12,500)
Mortgage Amount	\$ 237,500
Principal + Interest*	\$ 1205
Real Estate Taxes***	\$ 1100
Homeowners Insurance	\$ 125
Total Monthly Housing Payment (PITI)	\$ 2,430
Approx. income needed to carry payment	\$ 88,365**

*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

