



\$AVE BIG BUCKS

\$IDNEY announces the New Neighborhoods Initiative

You'll NEVER get a better deal on a New Home!

Unique pilot program partnership between
Nebraska Department of Economic Development,
City of Sidney, Cheyenne County Chamber of
Commerce, Sidney area employers,
Cottonwood Subdivision and
Mesner Development.



Nice new homes at "up to"
\$60,000 in discount incentives

1,300 sq. ft Townhomes plus 2 car garage; 3 bedroom, 2 bath,
full basements, fire place, built on a zero lot line, spacious back yard,

or

1,440 sq ft Single Family Home, plus 2 car garage, 3 bedroom,
2 bath with basements, spacious back yard

On a 30-year mortgage loan you could **save up to \$125,000**

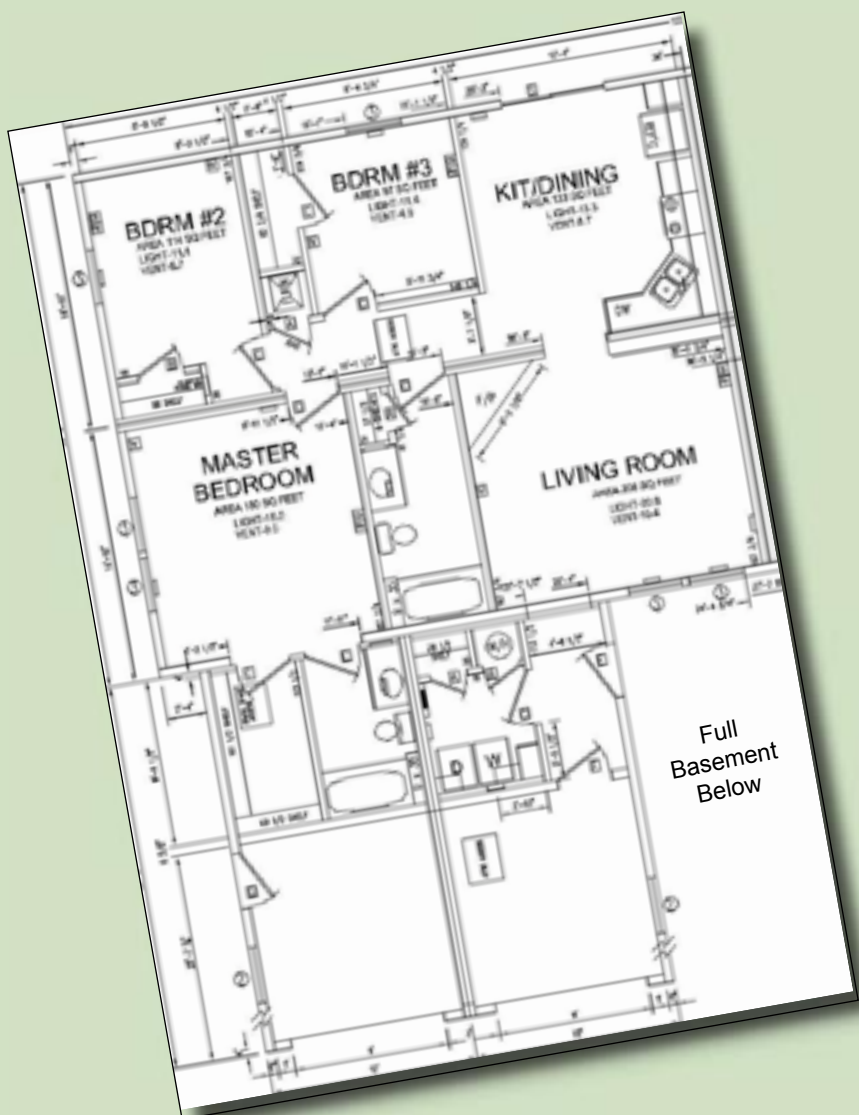
Homes **valued at \$159,000.**

Priced at \$129,000 for ALL housing involved in the program.
AVAILABLE TO ANYONE REGARDLESS OF INCOME.

\$10,000 Developer Incentive; \$10,000 State Incentive;
\$10,000 Sidney Economic Development Fund Incentive.

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If you are **below the 100% AMI standard** (see chart below) for Cheyenne County,
the home price may be **as low as \$99,000** as individuals may be eligible
for up to an additional \$30,000 in down payment assistance grants.



Income Limits for Down Payment Assistance Grants

1 person = \$37,600	5 person = \$58,000
2 person = \$43,000	6 person = \$62,300
3 person = \$48,300	7 person = \$66,600
4 person = \$53,700	8 person = \$70,900

Investors wanting to use homes for rental purposes encouraged also, though the down payment assistance grants do not apply to investors.

Many finance programs available. Contact your preferred real estate office in Sidney and preferred financial institution in Sidney for additional information.

Real estate offices and financial institutions contacts can be found at
www.sidneychamber.com

Some incentives have deadlines. Homes available on a first come, first serve basis.

