



Facts:

- ◆ Land trust model and lease (homeowner leases the land)
- ◆ Land cost savings means lower monthly home loan payments
- ◆ Buyer's loan interest is tax deductible

Features:

- ◆ Master bedroom = 14'x13'
- ◆ 2nd bedroom = 12'x13'
- ◆ 1 bathroom, full
- ◆ Lower Level—nearly finished with bedroom and finish-able bath
- ◆ 1060 sq. foot, main level
- ◆ Electric heating and cooling
- ◆ Solar panel rooftop
- ◆ Ames water, waste, and electric power services
- ◆ 1 car attached garage

Fees & Taxes:

Real Estate \$2500
(Estimate on \$140,000)

Land Lease Fee \$25/Mo

Buyer Options:

Interior design preferences (before spring 2010)



A COMMUNITY LAND TRUST

STORY COUNTY COMMUNITY HOUSING CORPORATION

Story County Community Housing Corporation

Fair Housing/Equal Housing Opportunity Provider

The Story County Community Housing Corporation is a local, non-profit, community membership supported organization. Our mission is to provide quality, affordable home ownership and rental housing for low and moderate income households.

BY APPOINTMENT:
130 S Sheldon #307
Ames, IA 50014

Phone: 515-292-3676
E-mail: info@storyhousing.org
www.storyhousing.org

Story County Community Housing Corporation

HOUSE FOR SALE

620-12TH ST AMES, IA 50010

*Community Responsible,
Affordable & Sustainable,
Home Ownership*



www.storyhousing.org

TEL: 515-292-3676

Community Responsible, Affordable & Sustainable Home Ownership

AREA PROPERTY

VALUES*

Property value trends have shown an increase in the 12th Street neighborhood for the past 25 years. The following annual percentages represent the growth of neighborhood values:

Last 25 year trend = 3.5%

Last 10 year trend = 3.0%

Last 5 year trend = 4.0%

*www.cityofames.org/assessor

QUALIFIED BUYER

The qualified buyer families will be reviewed on the following criteria:

- ◆ Annual adjusted income/family size (2009)

3 person- \$52,800

4 person- \$58,650

- ◆ Those eligible for a mortgage who are saving for a down-payment, and

- ◆ Understand and are willing to participate in the “community land lease model”. In this model, the buyer will lease the land and at future sale will share in the increased value over their ownership. Learn more at www.storyhousing.org.

SCHOOLS

www.ames.k12.ia.us

The Ames School District was ranked 12th best in the country by Expansion Management Magazine. The Ames Community School District is comprised of five elementary schools, one early childhood center, one middle school, one high school, and a Christian school offering educational opportunities as well.

Ames students receive many accolades for achievement in academics, fine arts, athletics, extra-curricular activities, and volunteer service.

COLLEGES AND UNIVERSITIES

www.uscollegesearch.org

There are currently 74 Ames Iowa Colleges, Universities, Technical and Vocational Schools. Ames is a great resource for high school students, parents, and anyone looking to go back to college. Ames maintains a data base of over 9,200 4-year universities, 2-year colleges, junior colleges, vocational schools, job training programs, and technical certification programs.

LOCATION

www.cityofames.org

Main Street Cultural District Center: The downtown area provides a unique place to linger and experience the best that Ames has to offer. Key Cultural Anchors:

- *Octagon Center for the Arts
- *City Auditorium
- *Ames Public Library
- *Veteran’s Memorial Headquarters
- *Individual Artists’ Studios

Medical: Ames is served by Mary Greeley Medical Center a 220- bed regional referral hospital which is adjacent to McFarland Clinic PC, central Iowa’s largest physician-owned multi-specialty clinic, and also Iowa Heart Center.

Shopping: Ames Mall, North Grand Mall

Restaurants: Fine dining, cafes, delis, ethnic food, pizza micro-brewery, coffee houses, etc.

Public Transportation: CyRide city bus system.

AMES FAST FACTS

- ◆ Established in 1864 to serve Cedar Rapids and Missouri River Railroad (1).
- ◆ In 1869, the first 26 students entered Iowa Agricultural College in Ames. Iowa State University of Science and Technology today has grown to serve over 27,000 students from all over the world. (1).
- ◆ Population (2008) 56,510 (2).
- ◆ Ranked 2nd most livable small city in the nation (2).
- ◆ 30th “Best Small Places” for business and careers (3).

1. www.cityofames.org
2. www.city-data.com
3. www.iastate.edu

WHAT AMES RESIDENTS HAVE TO SAY...

“Moderate size, excellent school system, diverse population, low crime rate, access to cultural venues.”

“Great community, friendly people, nice neighborhoods, easy access to public transportation, sidewalks!”

“Peaceful, quite, low crime, good shopping.”

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