

Here are some questions that other home buyers have asked us that may also be of interest to you.

- *Price and Value*

- Neighborhood Value: The Rockaways have seen the prices of its homes climb as has the rest of New York City, but there is still greater value in Rockaway than many other parts of New York City and neighboring Nassau County, especially when you consider the 15 year tax abatements. Furthermore, the Rockaways continue to go through a tremendous revitalization that will continue to help home values appreciate
- Belle Shores Value: Our homes offer terrific value. No other Rockaway community can match our location, quality of construction, and high level of finish. The value of your home dollar goes further at Belle Shores.
- Our homes are extremely energy efficient and provide additional cost savings for our home owners.

- *Why buy now?*

The expression “the early bird gets the worm” applies to more than just birds. Over time and with price increases and appreciation, it is common for the first homebuyers in a community to make more money than the development company did. The first group of buyers also get the added opportunity of buying at “pre-construction pricing.” Interested buyers can choose a home in any of our six phases and lock in today’s prices, even if construction on that phase has not begun. Furthermore, once in contract, special arrangements have been made with our preferred lenders to allow our home buyers to lock in interest rates for their home mortgage at the lower of today’s rate or the rate at the time their loan is closed. In addition to greater appreciation potential, the earlier a buyer gets involved in a community, the greater the likelihood of purchasing the particular home and parking spot that one wants. Also, although the homes at Belle Shores already come luxuriously finished as a standard, buying earlier also may give greater flexibility as to the customization of the finishes.

- *Boardwalk, Beaches and Lifeguards*

New York City is surrounded by water, but the Rockaways are only one of a handful of places where one has access to 11 miles of pristine sandy beaches and 6 miles of boardwalk to enjoy year-round. It’s hard to believe you’re within city limits. The grounds immediately fronting the boardwalk are parkland which provide a hockey rink, skateboard park, multiple new full court basketball courts, children’s playgrounds, handball courts, picnic benches, flower gardens, and much more. The Parks Department continues to spend millions of dollars to improve and maintain all of these facilities and the boardwalk. Rockaway’s beaches are staffed by full time lifeguards from Memorial Day to Labor Day and are cleaned on a daily basis. Once you live by the beach, you can never live anywhere else.

- *Free and Discounted Tolls*

Once you are a Rockaway Resident, and you register your car and ezpass in Rockaway, the Cross Bay Bridge is free, and the Marine Park Bridge is only \$1.

- *Entertainment*

The Rockaways and the neighborhoods immediately surrounding them (such as Howard Beach, Five Towns and Sheepshead Bay) offer limitless options for fine dining, entertainment, shopping and outdoor and indoor sporting events.

- *Tell me more about Maintenance*

All homes require regular upkeep to keep them structurally sound, working properly and attractive. There are several advantages in maintaining a home at Belle Shores Condominium. Instead of having to for instance shovel snow, cut a lawn, take out garbage or paint a home, there are professionals who automatically and regularly come in to handle such tasks. There is a monthly payment called “maintenance” that homeowners who live in a condominium pay to maintain this physical upkeep and services on their homes and property. The costs are shared by all of the homeowners thus providing all the benefits of living in a fine new home but reducing the cost of doing so. Our monthly maintenance for the homes at Belle Shores Condominium range from \$88 to \$212 which have been determined by independent engineers and are not expected to increase any time soon. As an additional benefit, already built into the maintenance payments is insurance and water bills, a cost that homeowners would otherwise have to pay individually. Furthermore, between living in brand new construction; having multi-year warranties from the manufacturers, the development company also provides up to 6 year warranties to the homeowners.

- *Storage*

All of the homes at Belles Shores have multiple closets including large walk in closets in most bedrooms. Furthermore, all of the homes located on the first floors have finished basements with additional closet space. Second and third floor homes also have large private storage rooms in the basement. For those in need of additional storage space, The Storage Place, located half a mile away at 226 Beach 88th Street rents private storage rooms. They can be reached at (718) 474-2300.

- *Everyone has an equal say*

Each of our homeowners has an equal voice and vote in the management and operation of the condominium including the determination of its services and its level of expenses.

- *Tell me more about the 13 story buildings along Shore Front Parkway*

All of the buildings along Shore Front Parkway are either cooperatives with multi-year waiting lists to purchase, or market rate rental buildings—several of which have recently undergone multi-million dollar capital improvement projects.