

MANN REPORT RESIDENTIAL

JUNE 2024

NEW YORK BOROUGHES & LONG ISLAND

Beachfront Homes At Belle Shores Condo Ready For Immediate Occupancy

The FrameWorks Group is pleased to announce that 30 beachfront homes are now ready for immediate occupancy at Belle Shores Condominium, Rockaway's preeminent waterfront development, which also offers homebuyers Federal Housing Administration (FHA)-approved mortgage financing. Approximately two-thirds of these residences, part of the 78-home development, have already been purchased. Closings have already begun.

"Immediate occupancy has become increasingly important in today's market. This, in conjunction with our new FHA program, makes home buying a realistic opportunity for today's prospective purchaser," said Michael Kerris, chief financial officer of the FrameWorks Group. "Belle Shores' residences are unparalleled in the Rockaway community. Homebuyers are now able to not only purchase, but to move into Belle Shores in time to enjoy summer with the ocean at their doorsteps."

These two and three-bedroom single-level and duplex beachfront homes range in size from 967 sq ft to 1,897 sq ft. Residents enjoy up to 1,047 sq ft of private outdoor space overlooking the Atlantic Ocean, and many have unobstructed views of Downtown and Midtown Manhattan. The 30 energy efficient homes ready for occupancy are priced from the \$500,000s and come with a 15-year tax abatement and common charges as low as \$113 per month.