



City of Indio  
NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

## Available Featured Home

**82398 Lemon Grove,  
Indio, CA**

**4 Bedrooms**

**2 Baths**

**1193 Sq Feet**

**Lot Size/sf: 6,770**



**\$170,000.00**

**TARGETED SALES PRICE**

**Up to \$40,000 in**

**Purchase Price/Closing Cost Assistance  
Available**

**Home will be Renovated with:**

**New interior and exterior paint**

**New Energy Efficient: Appliances, Water  
Heater, and HVAC Equipment**

This property is being sold exclusively to qualifying buyers of the City of Indio Neighborhood Stabilization Program (NSP). Buyers may be eligible for up to \$40,000 in down payment assistance, and must qualify based on the following: 1. Must be a first time home buyer, OR must not have owned a home in the last three (3) years; and 2. Must be able to obtain a mortgage loan for the purchase from an approved lender/bank; and 3. Must attend a HUD-approved 8-hour Homebuyer Counseling/Training Workshop; 4. Must have an annual household income that does not exceed the yearly income limits as follows: Household size/maximum income respectively... 1/\$22,600, 2/ \$25,800, 3/\$29,050, 4/\$32,250, 5/\$34,850, 6/\$37,450, 7/\$40,000. Home will be move-in ready condition before close of escrow. Final purchase price is based on lender appraised value. This is a Housing and Urban Development (HUD) program and qualifying conditions are strictly adhered to.

**To request an application or information call:**

**Coachella Valley Consulting, Ivette Cano  
45110 Oasis St, Indio CA 92201**

**Phone: 760-391-4146**

**E-mail: [ICano@indio.org](mailto:ICano@indio.org)**

**OR**

 **realty™**  
*All About You.*



**760-902-6170**