



MASON'S RIDGE

Life, the way you want to live it.



73 Affordable Duplex Rental Townhomes & Flats

www.MASONSRIDGENY.COM

EASY LIVING

STYLISH ONE, TWO & THREE BEDROOM RESIDENCES

Mason's Ridge offers high quality choices for today's lifestyle. With luxury style living at rents you can afford, Mason's Ridge is a Smart Choice. You will enjoy the amenities you deserve and the worry free lifestyle of your spacious home. Live in the comfort of a community built with easy access, wall to wall carpeting, newly tiled bathrooms, and brand new kitchens full of new appliances. This is a place you will be proud to call home.



NATURAL BEAUTY IN A CONVENIENT LOCATION

With a stunning view as far as the eye can see, right from your window, Mason's Ridge is still conveniently located. We have free and ample parking, so you won't be far from anywhere you want to be. Mason's Ridge is perfectly located, a quiet haven, yet so close to Route 32. The community has easy access to shopping, entertainment and good restaurants.

SPACIOUS 2 STORY RENTAL TOWNHOMES

If you are looking for the ultimate in affordable luxury in a spacious two level townhome, Mason's Ridge is the perfect place for you. With ample closet space, beautiful wall to wall carpeting and newly tiled bathrooms, you will love being in your apartment. Each 1, 2 or 3 bedroom apartment includes a beautiful kitchen with brand new appliances, including a modern range, refrigerator and dishwasher. Convenient laundry facilities right on site.

SIXTY FOUR TOWNHOMES LUXURIOUS & SPACIOUS



1 Bedroom: \$577-1,039

2 Bedrooms: \$673-\$1,276

3 Bedrooms: \$1,398

Qualification Guidelines: Applicable Maximum Incomes

Resident pays electric, cooking electric and hot water heat,
Landlord pays heat, water and sewer.

Project financing requires the following maximum incomes,
which apply by household size:

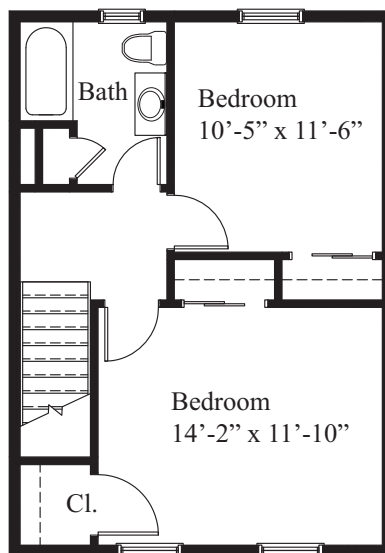
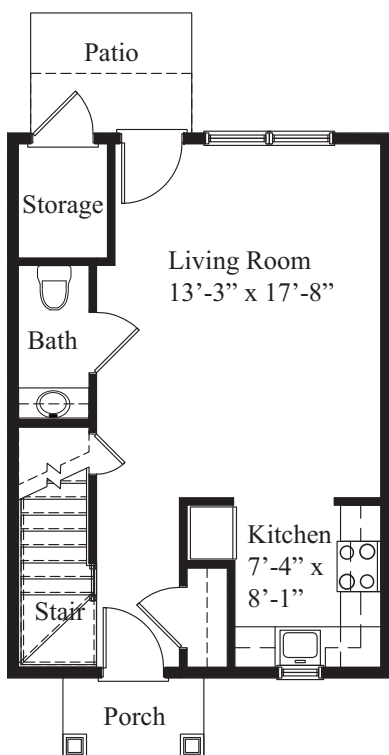
Household Size	Income Limit	
	30%	50%
1 Person	\$25,850	\$43,050
2 Persons	\$29,550	\$49,200
3 Persons	\$33,250	\$55,350
4 Persons	\$36,900	\$61,500
5 Persons		\$66,450
6 Persons		\$71,350



MASON'S
RIDGE

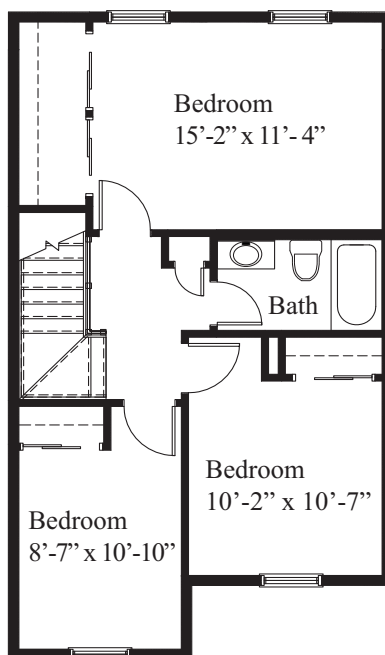
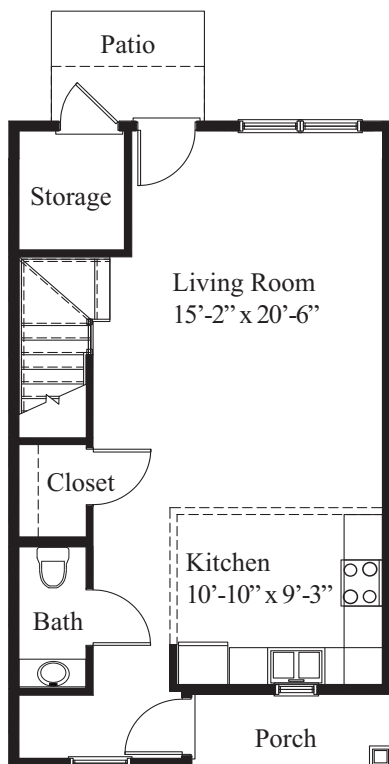
TOWNHOUSE STYLE

Large Duplex Rental Apartments



2 Bedroom
990 SF

* Single level fully accessible 2 bedrooms also available



3 Bedroom
1272 SF

* Single level fully accessible 3 bedrooms also available

Some rents are set aside for incomes below those listed.

*Residents pay electric, cooking electric and hot water heat.

Some apartments are reserved for households with incomes at lower levels than the maximums shown on opposite of the page.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



Apartment layout and square footage will vary depending on location and building and are subject to change.

EIGHTEEN 1 BR RENTAL APARTMENTS LUXURIOUS & SPACIOUS



1 Bedroom

Qualification Guidelines: Applicable Maximum Incomes

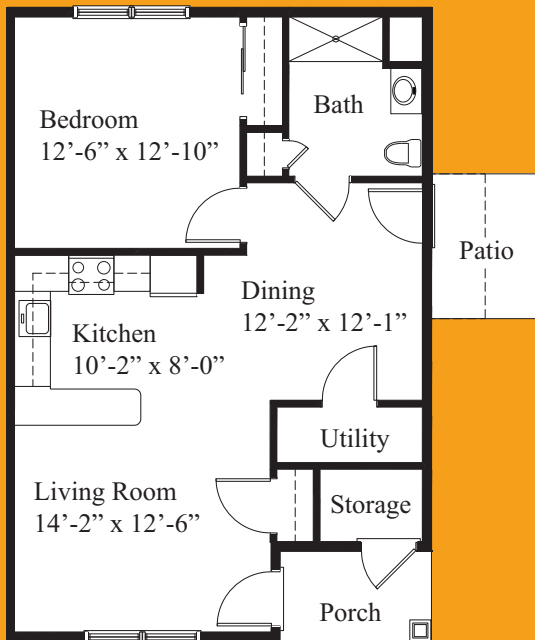
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which apply by household size:

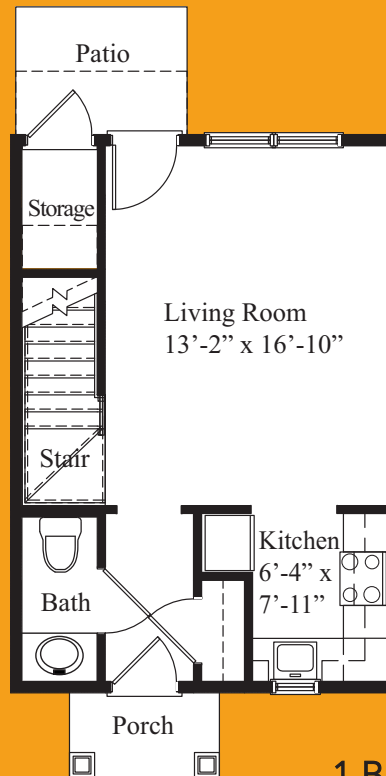
Household Size	Income Limit
1 Person	\$43,050
2 Persons	\$49,200
3 Persons	\$55,350



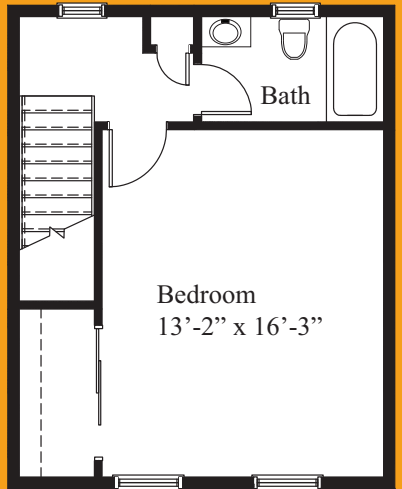
RENTAL FLATS



1 Bedroom Flat,
774 Square Ft.



1 Bedroom Townhome,
838 Square Ft.



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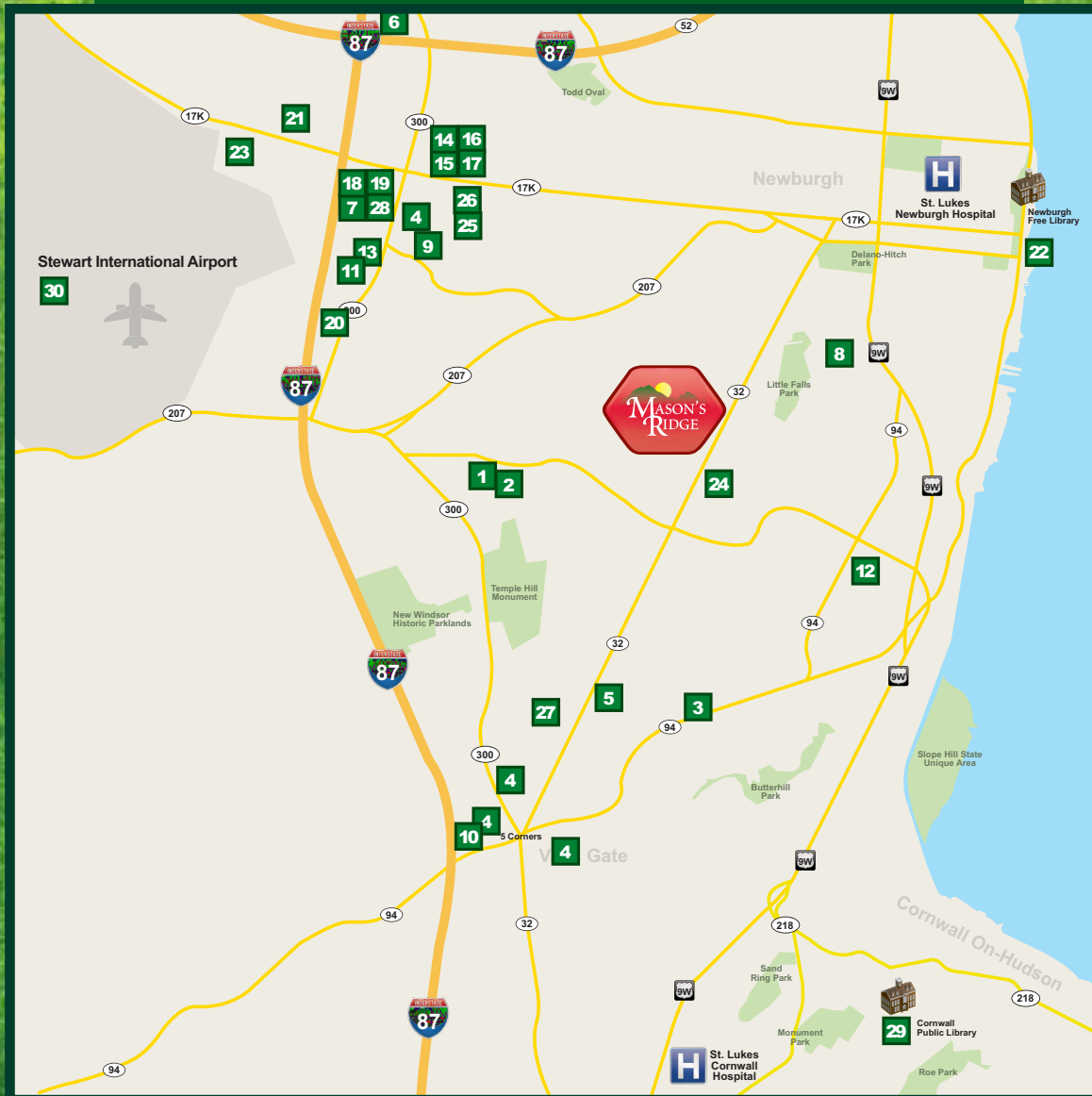
Limited Space and Going Fast! APPLY TODAY!

SEND YOUR COMPLETED APPLICATION TODAY, TO:

Mason's Ridge
c/o Regan Development Corp.
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502
or fax the application to 914-693-1282

When we reach your name on our list, one of our representatives will contact you to schedule an appointment.

Mason's Ridge: A Fantastic Lifestyle in a Convenient Location



- | | |
|----------------------------|-----------------------------------|
| 1. Town Hall | 16. 5 Guys Burgers |
| 2. Police Station | 17. Panera Bread |
| 3. Post Office | 18. Barnes and Noble |
| 4. Food Shopping | 19. T.G.I.F |
| 5. Pharmacy | 20. Johnny D's Diner |
| 6. Newburgh Mall | 21. Neptune Diner |
| 7. Lowes | 22. Newburgh Waterfront |
| 8. Fire House | 23. Orange County Choppers |
| 9. Home Depot | 24. Golf Driving Range |
| 10. Auto Zone | 25. Kohl's |
| 11. Walmart | 26. PetSmart |
| 12. Destinta Movie Theater | 27. K-Mart |
| 13. Cosimos Restaurant | 28. Michaels Arts & Crafts |
| 14. Longhorn Steakhouse | 29. Cornwall Public Library |
| 15. Chili's | 30. Stewart International Airport |



St. Luke's Hospital's