FOUR HOUSES AVAILABLE TO BE SOLD TO ELIGIBLE BUYERS THROUGH APPALACHIAN COMMUNITY GRANT PROGRAM/ARPA

Affordable, Move-In-Ready Homes Now Available in Athens County

The Athens-based Opportunity Alliance Program is using ACGP/ARPA homeownership funding in partnership with Capstone Properties to help income-eligible Athens County families become homeowners. Four newly built homes are ready now and are being offered below market value to households who meet program income guidelines.

HOMES AVAILABLE NOW

Property	Eligible Price	Appraisal Value	Beds/Baths	Sq. Ft.
69 Wonder Hills, Athens County	$180,000	Value Pending	3 BR / 2 BA	1,384 sf (finished) 1,399 sf (garage)
6269 Avanelle, Athens County	$180,000	Value Pending	3 BR / 2 BA	1,384 sf (finished) 1,399 sf (garage)
6388 Mountain Ash Rd, Athens County	$150,000	Value Pending	3 BR / 2 BA	1,418 sf
20 Spring Street, Glouster	$180,000	Value Pending	3 BR / 2.5 BA	1,614 sf

WHO QUALIFIES

To be eligible, total household income generally must not exceed 80% of the Area Median Income (AMI) for Athens County, per HUD/HOME income limits. Households must also complete homeownership counseling and meet standard affordability requirements (housing costs at or below 30% of gross monthly income). Homes will be sold with a five-year resale restriction as part of the sale ensuring a minimum number of years that the houses remain affordable and as home-owner occupied residences.

Household Size	1	2	3	4	5	6	7	8
Max Annual Income (80% AMI)	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950

Source: HUD 2024 HOME Income Limits, Athens County, OH (80% / "Low Income" tier).

HOW TO GET STARTED

1. Visit www.capstonecompany.com/homes-for-sale
2 Complete required homebuyer application found on the website.
4. Choose an available home and begin the closing process with Berkshire Hathaway HomeServices Professional Realty (BHHS) or Capstone Realty Services.

Interested or want to refer a prospective homeowner? Contact Capstone Properties.

Capstone Properties
dfunk@capstonecompany.com
(740) 591-4360
(740) 592-2177

Eligibility must be confirmed prior to purchase.