Welcome HOME

NEW CONSTRUCTION
6 NEW HOMES FOR FIRST-TIME HOMEBUYERS
MOVE-IN SEPTEMBER 2026

www.givinggreater.org/firsttimehomebuyers

An Uncommon Opportunity

FIRST-TIME HOME BUYERS

Qualified buyers may purchase **one of six new homes** for $175,000 and may also be eligible for up to $36,600 in down payment assistance, making homeownership more affordable than ever before. Each home is appraised at more than $200,000, making this an exceptional opportunity.

The first six qualified buyers who obtain financing approval will have the opportunity to move into their new home in August 2026. These thoughtfully designed homes feature 3 bedrooms and 2 bathrooms, in 1,260–1,680 square feet of finished living space. Modern finishes include oversized windows that fill the home with natural light, durable luxury vinyl plank flooring, sleek low-maintenance laminate surfaces, and low maintenance composite exterior trim—creating a home that is both beautiful and built for everyday living.

This opportunity was made possible through support from the Iowa Finance Authority and a partnership between the Muscatine Center for Social Action and the Community Foundation of Greater Muscatine. Together, these organizations are expanding access to quality homeownership by creating attractive, energy-efficient homes that are affordable to purchase and own for years to come. Take advantage of this uncommon opportunity by acting now.

Monthly payments are estimated between $1,300-$1,400 a month, including property taxes and insurance, based on a 30 year mortgage. Individual rates and terms may adjust this.

Act now.

As Low as $139,000*

*After home buyer down payment assistance. Terms and conditions apply. Appraised Values $200,000+.

- 409 E 6th Street
- 613 E 6th Street
- 718 E 7th Street
- 707 E 7th Street
- 709 E 7th Street
- 506 Spring Street

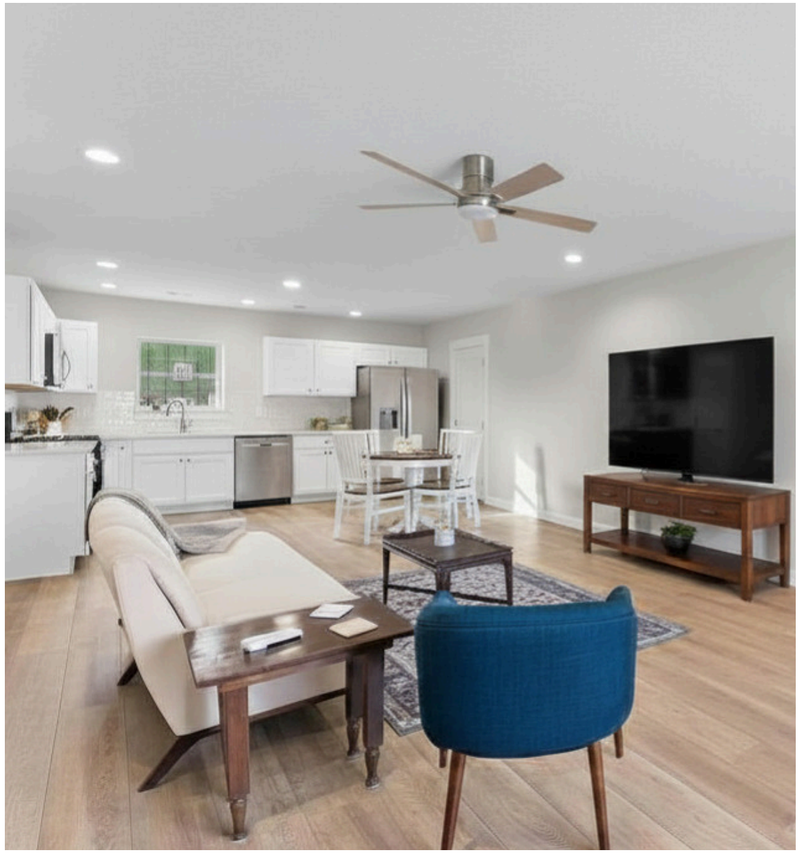
Household income limits apply. Eligibility is targeted for households earning at or below 80% of the Area Median Income.

Preference may be given, but is not limited to, Muscatine Community School District teachers and staff, as well as current renters in the surrounding neighborhood.

INCOME LIMIT BY HOUSEHOLD SIZE

Family Size	1	2	3	4	5	6	7	8
Income Limit	$52,750	$60,250	$67,800	$75,300	$81,350	$87,350	$93,400	$99,400

Thoughtfully Curated Finishes



Images depict representative flooring, cabinetry colors and style, cabinet hardware, ceiling fans, lighting fixtures, and bathroom fixtures.

Built for *Peace of Mind*

ARCHITECT QUOTE

> The homes offer a higher level of resilience than typical construction. The steel reinforced concrete offers protection from wind and weather ... and will require essentially no maintenance over the lifetime of the home, which means fewer dollars out of pocket for home maintenance and upkeep.

Mike Nolan, AIA, Principal, Horizon Architecture

CAST-IN-PLACE CONCRETE AND WIKI HOUSE SYSTEM CONSTRUCTION

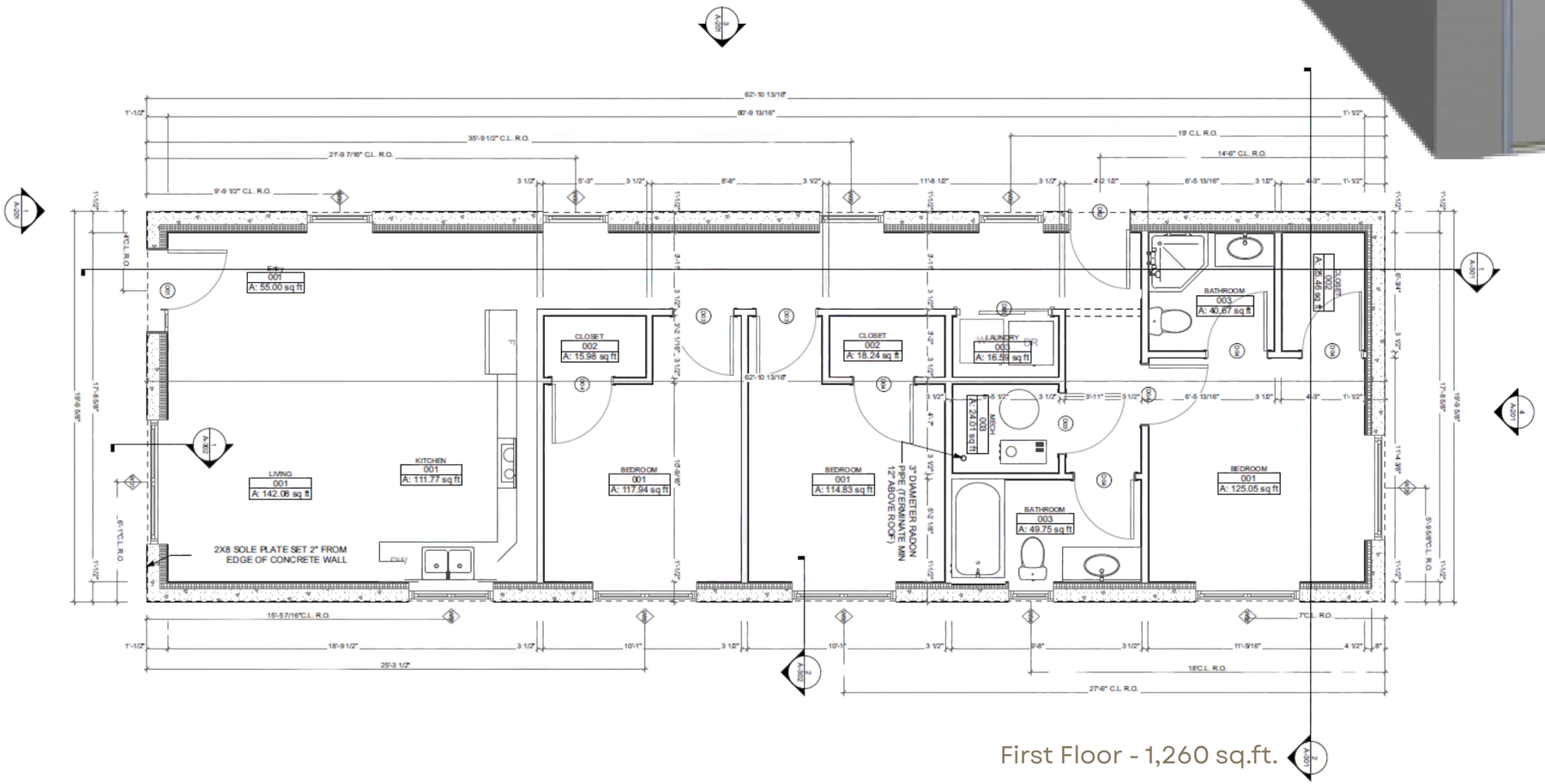
Built using cast-in-place concrete walls on a slab foundation and an engineered WikiHouse roof system, these homes are designed for exceptional strength, durability, and long-term value. Reinforced concrete construction provides outstanding resistance to severe weather, while the precision-engineered roof system creates a highly insulated, airtight building envelope that improves structural stability and year-round energy efficiency.

Beyond its structural integrity, this construction method significantly reduces the ongoing cost of homeownership. Lower maintenance requirements, exceptional energy efficiency, and potentially 30–50% lower insurance costs combine to reduce utility expenses and provide meaningful savings throughout the life of the home.

These homes are built to last—offering the safety and resilience of reinforced concrete construction, the affordability of slab-on-grade design, and the comfort of an energy-efficient home engineered for generations of low-maintenance living.

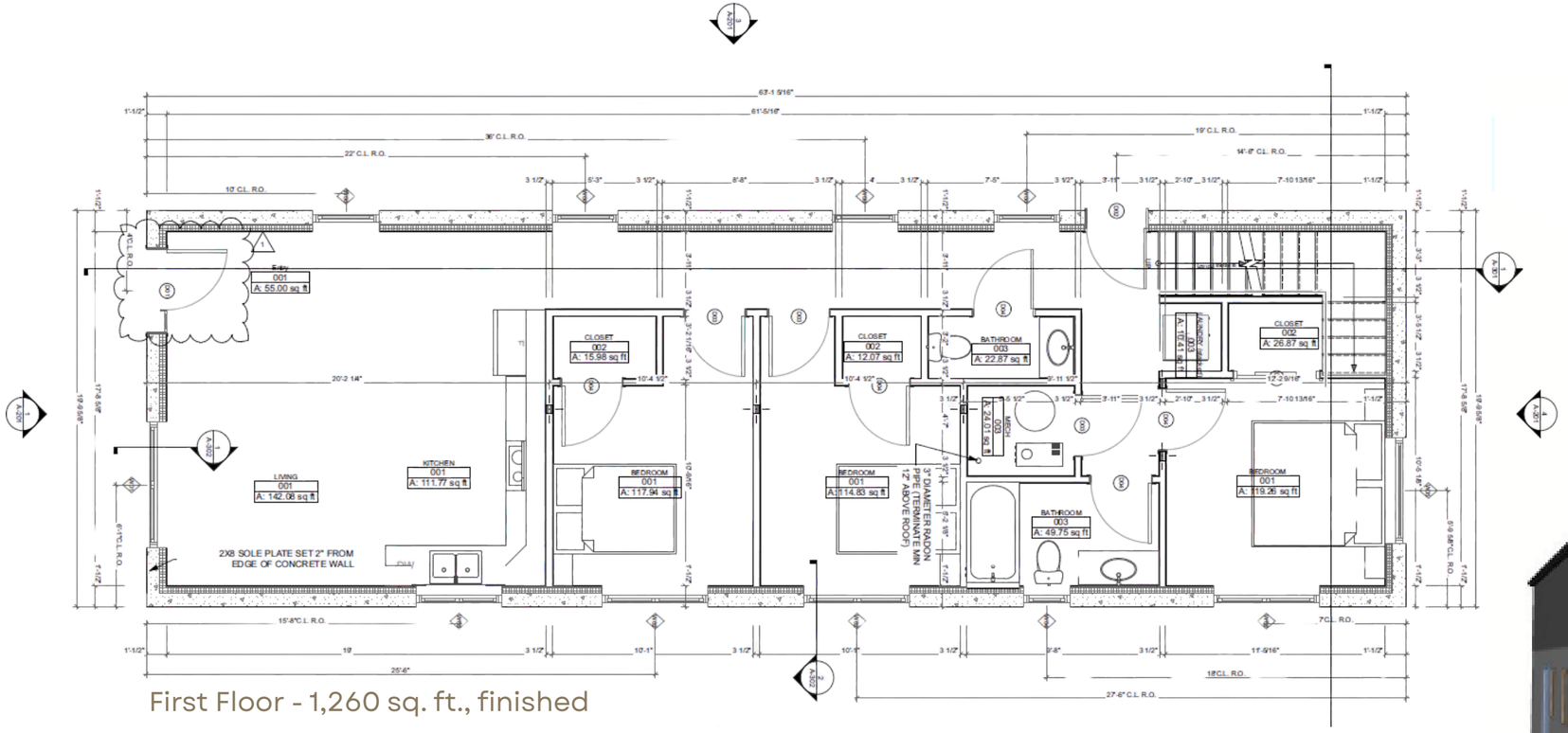
Three

Building Plans

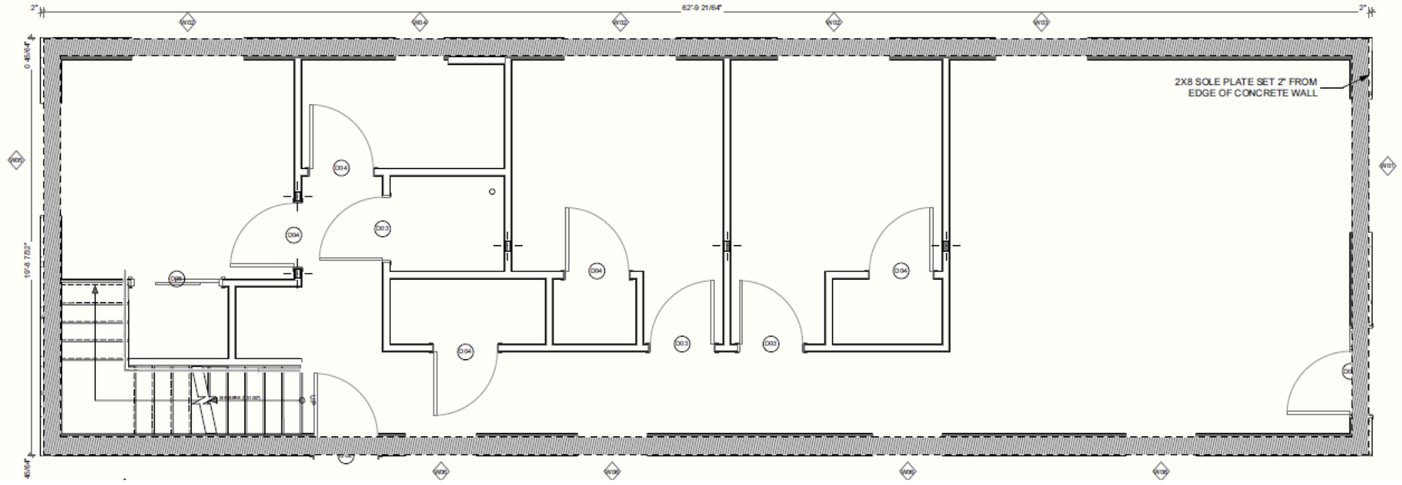


613 East 6th Street
707 East 7th Street
709 East 7th Street
718 East 7th Street

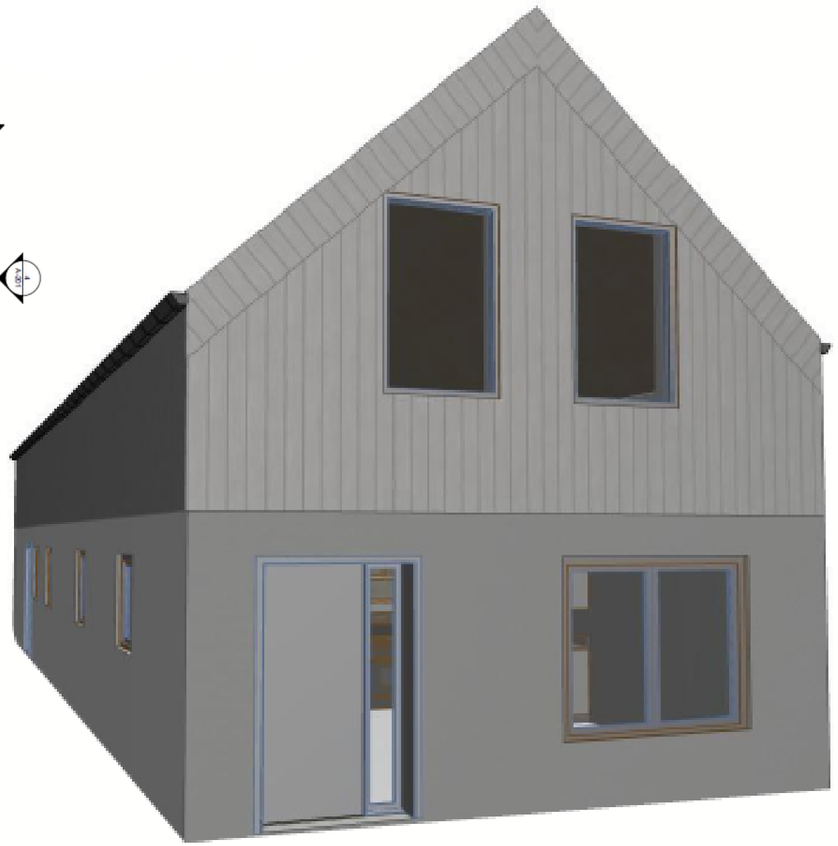
First Floor - 1,260 sq.ft.



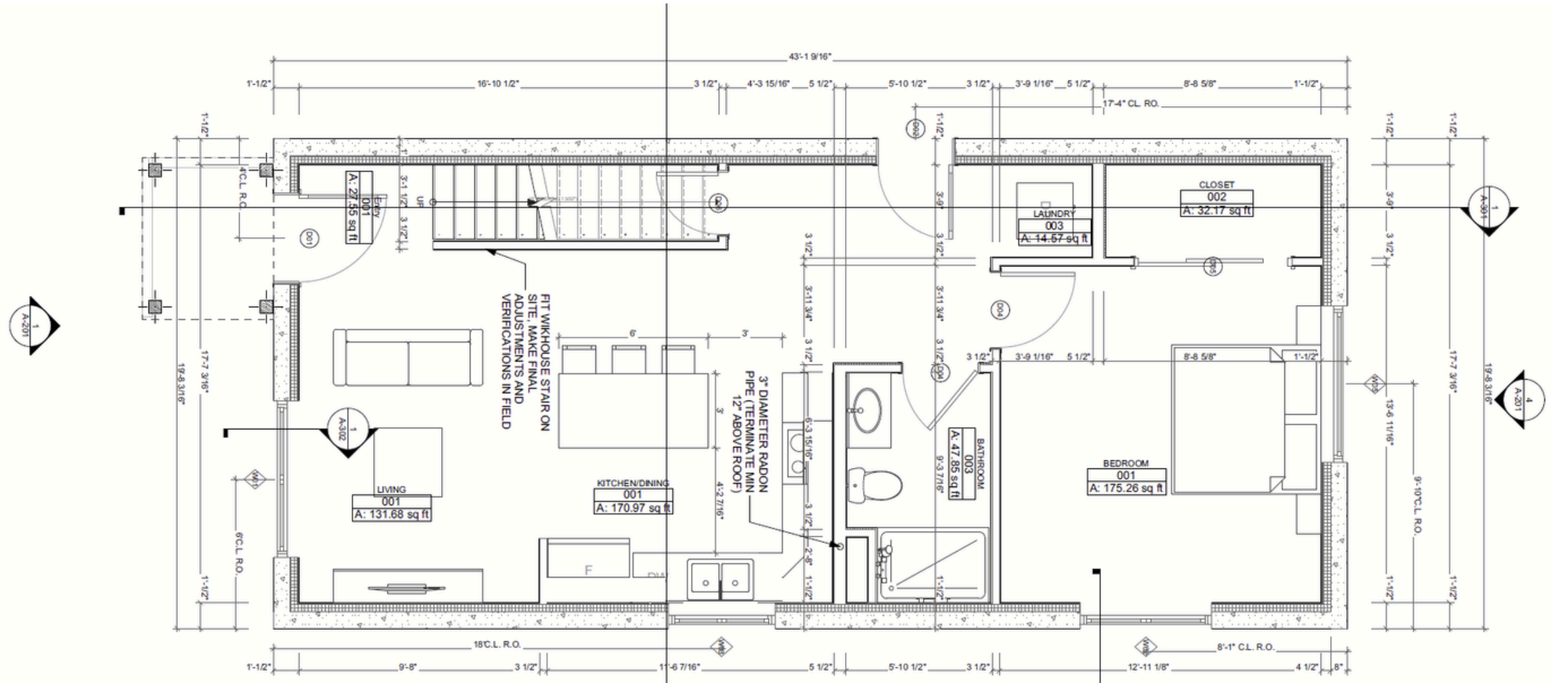
First Floor - 1,260 sq. ft., finished



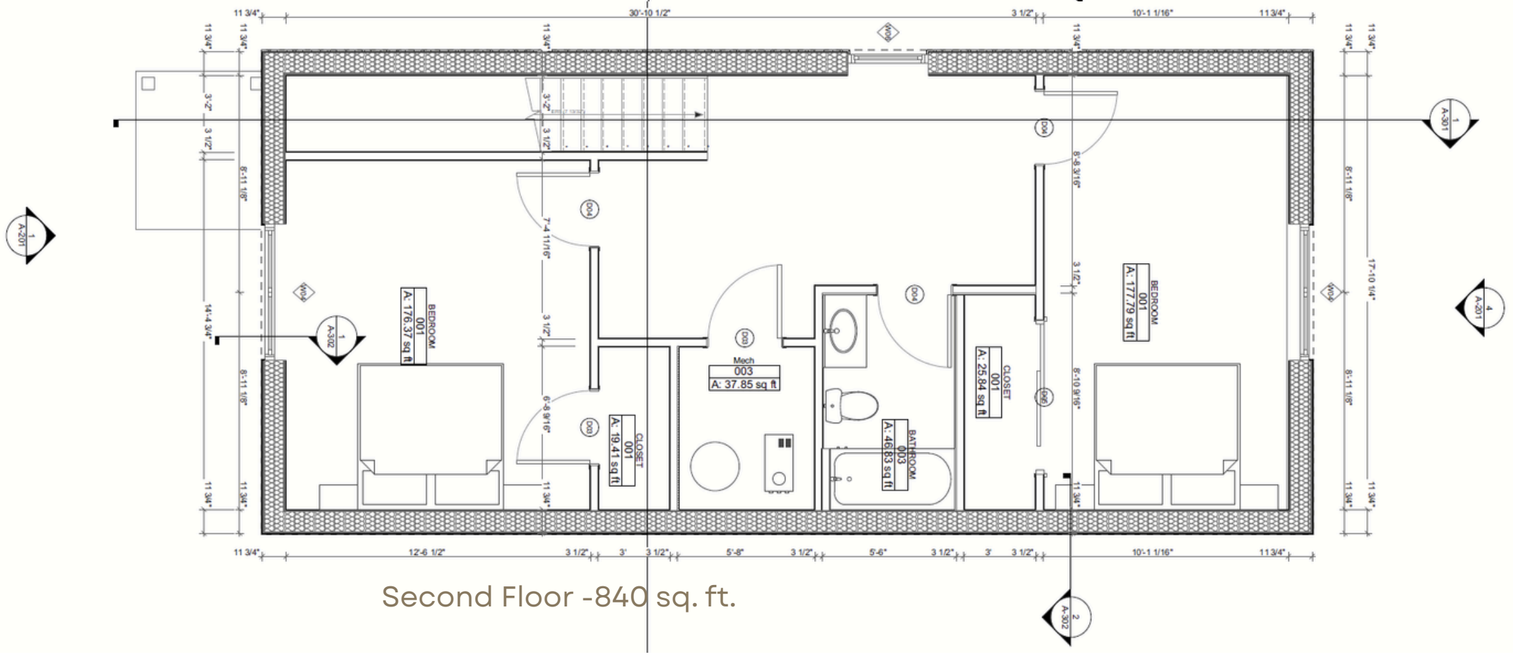
Second Floor - 1,260 sq. ft., unfinished



409 East 6th Street



First Floor - 840 sq. ft.



Second Floor -840 sq. ft.

506 Spring Street

Next Steps

HOW TO RESERVE YOUR HOME

- Request an application from the Community Foundation of Greater Muscatine by emailing rmonahan@givinggreater.org.
- Complete and return the application with all required information.
- Contact your preferred lender to begin the mortgage pre-approval process. If you don't already have a lender, we can connect you with trusted local lending partners.
- Complete the City of Muscatine's required 8-hour online First-Time Homebuyer Education course.
- Obtain a financing commitment from your financial institution that allows you to close in August 2026.

HOME SELECTION AND CLOSING

- The first six qualified first-time homebuyers to complete all application requirements and obtain a financing commitment for an August 2026 closing will be eligible to purchase a home.
- Home selections will be made in the order applicants complete all requirements and receive financing approval.
- Move in August 2026, and begin the next life chapter in your new home.

Income limits apply. Eligible buyers may qualify for up to $36,600 in down payment assistance, subject to program eligibility and funding availability. Monthly payment estimates are based on a 30-year fixed-rate mortgage and include estimated principal, interest, property taxes, and homeowners insurance. Actual payments will vary based on financing terms, interest rates, taxes, insurance, and buyer qualifications. Home features, finishes, square footage, and construction schedules are approximate. Move-in is anticipated for August 2026. Equal Housing Opportunity.

Contact us TODAY

Community Foundation of Greater Muscatine

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