## Income Qualifications:

All applicants must meet current Area Median Income (AMI) qualifications with an annual household income less than:

| | 50% AMI | 60% AMI |
|---|---|---|
| 1 Person | $20,500 | $24,600 |
| 2 Person | $23,400 | $28,080 |
| 3 Person | $26,350 | $31,620 |
| 4 Person | $29,250 | $35,100 |
| 5 Person | $31,600 | $37,920 |

Guidelines Effective May 14, 2010

Minimum one 55+ individual per household. The three-bedroom units will be an asset to this development given the possibility that some senior residents may be caring for a grandchild or may have an in-home caregiver.

FHLBank Topeka

## Rental Information:

EXCEL DEVELOPMENT GROUP

5101 Central Park Drive,
Suite 100
Lincoln, Nebraska 68504
Phone: (800) 378-9366
Fax: 402.434.3343

## In partnership with:

**Midwest Housing Initiatives, Inc.**
**P.O. Box 5425**
**Lincoln, NE 68505**

EQUAL HOUSING OPPORTUNITY

Minden West Estates, LLC does not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin. For more information on Fair Housing call (800) 669-9777.

# MINDEN WEST
## ESTATES, LLC

· SENIOR DUPLEXES ·
55+

Sycamore Street
Minden, Nebraska

# Minden West Estates

Minden, Nebraska

## FEATURES:

- Duplexes
- Zero-entry design with private entrances
- All electric, energy efficient units*
- Owner pays for water, sewer, and garbage pick-up.
- Grounds maintenance and snow removal services provided
- Four fully handicap accessible units
- All units are handicap visitable and adaptable

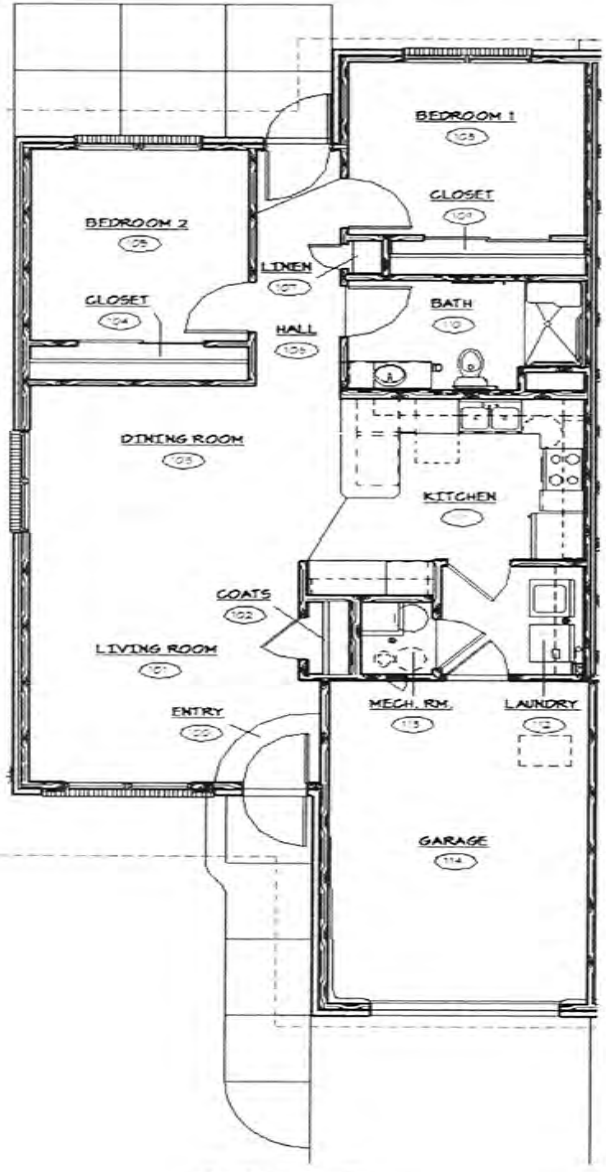
* *All mechanical equipment and appliances are Energy Star rated.*

## AMENITIES:

- Range/oven, refrigerator, microwave and dishwasher included
- Washer and dryer in every unit
- Large bathroom with walk-in shower
- Attached single car garage, with electric opener
- Security system

## 2-Bedroom

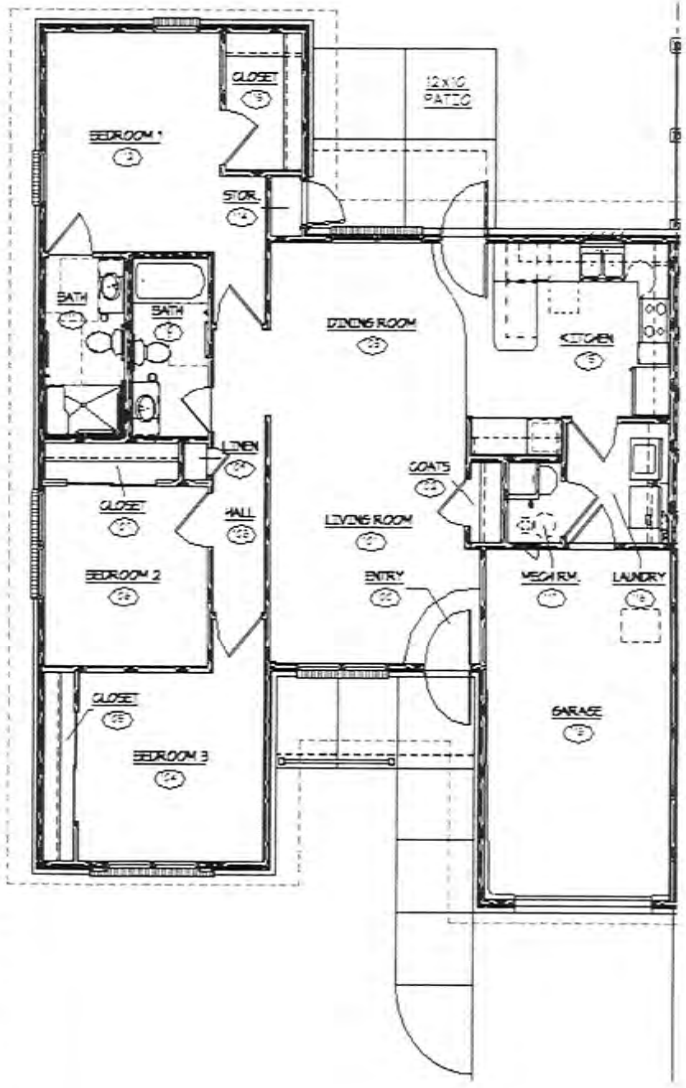
**Monthly Rent $445-$460**




983 Sq. Ft.

## 3-Bedroom

**Monthly Rent $500**




1,293 Sq.