

INCOME LIMITS

Applicants must have a total annual household income of less than:

	40% AMI	60% AMI
1 Person	\$18,480	\$27,720
2 Persons	\$21,120	\$31,680
3 Persons	\$23,760	\$35,640
4 Persons	\$26,400	\$39,600
5 Persons	\$28,520	\$42,780
6 Persons	\$30,640	\$45,960
7 Persons	\$32,760	\$49,140
8 Persons	\$34,880	\$52,320

For Rental Information Contact:

Excel Development Group

1-800-378-9366

jmooberry@exceldg.com

DEVELOPED AND MANAGED BY:



Excel Development Group
8551 Lexington Ave.

Lincoln, NE 68505

1-800-378-9366

jmooberry@exceldg.com

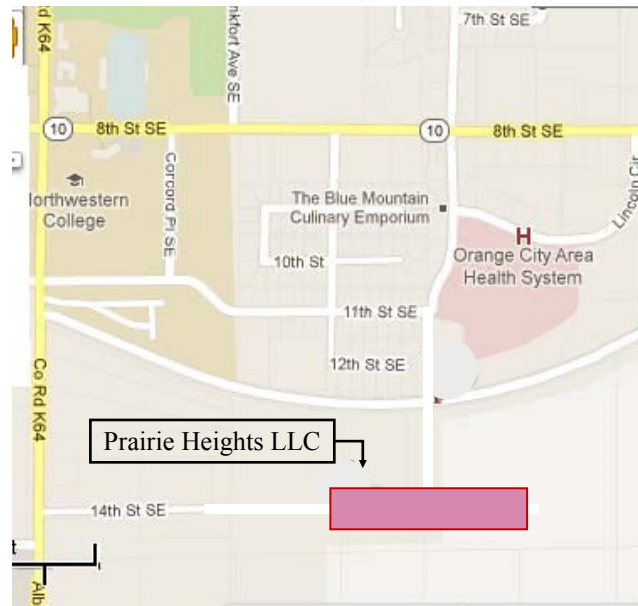
www.exceldg.com

PRAIRIE HEIGHTS



Affordable Family Housing

OUR LOCATION



Prairie Heights does not discriminate on the basis of race, color, religion, sex, disability, familial status, creed, sexual orientation, gender identity, retaliation or national origin. For more information on Fair Housing call 800-669-7999.

**LOCATED AT 14TH STREET SE
ORANGE CITY, IOWA**

FEATURES:

- Eight 3BR/2BA single family units
- Six 4BR/2BA duplexes
- Attached two car garage with electric opener
- All electric, energy efficient units*
- Owner pays for water, sewer and garbage pick-up.
- Grounds maintenance and snow removal services provided
- Some units fully handicap accessible
- All units are handicap visitable and adaptable with 36" doorways - Wheel chair friendly
- Smoke Free units

* Meet or exceed the 2012 International Energy Conservation Code and are Energy Star certified.

AMENITIES:

- Range/oven, refrigerator, microwave, and dishwasher included
- Washer and dryer in every unit
- Large bathroom with walk-in shower in most units
- Vinyl flooring & carpet

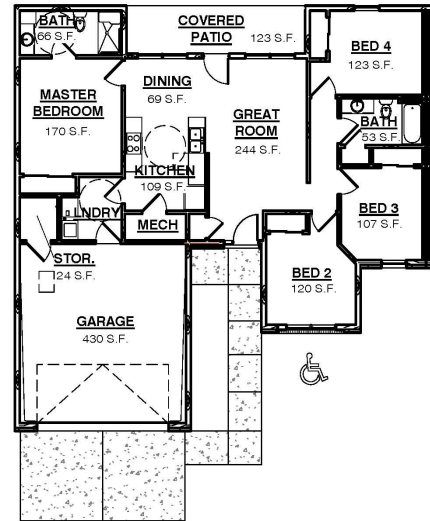
PROJECT AMENITIES:

- Bicycle racks
- Walking trail
- Community Garden

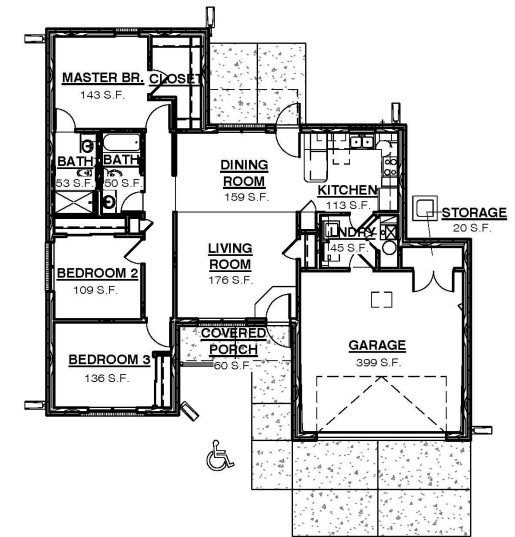
RENTS:

\$515.00—\$640.00

Depending on Unit and Availability



DAVID DUPLEX FLOOR PLAN 1,399 SQ FT
3/32" = 1'-0"



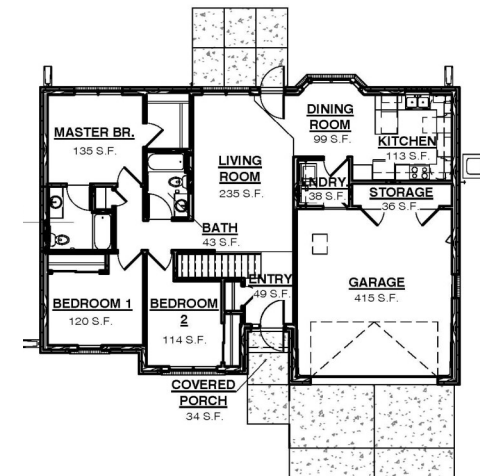
WILLIAM FLOOR PLAN 1,355 SQ FT
3/32" = 1'-0"



Prairie Heights, LLC will be available to all income qualified households. The development is designed to accommodate families needing accessibility features as 2 of the units will be fully handicapped accessible.

Construction will begin in August 2014, with an estimated completion date of May 2015; lease-up is anticipated to start in January, 2015

Federal HOME regulations apply to some units at this property. Please be advised all applicants must meet income restrictions to qualify for tenancy. Annual income certification is required of all residents at this property. Ethnic background is required for Federal government recording purposes.



GARRETT FLOOR PLAN 1,370 SQ FT
3/32" = 1'-0"

