

Rental Information:

INCOME LIMITS APPLY

	50% MTSP	60% MTSP
1 Person	\$23,600	\$28,320
2 Person	\$27,000	\$32,400
3 Person	\$30,350	\$36,420

Effective April 14, 2017

For More Information contact:
EXCEL DEVELOPMENT GROUP

(800) 378-9366
www.exceldbg.com

Minimum one 55+ individual per household. The three-bedroom units have proven to be a practical option for some senior residents who may be caring for a grandchild or may have an in-home caregiver.

Federal HOME regulations apply to some units at this property. Please be advised all applicants must meet age and 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.



EXCEL DEVELOPMENT GROUP
 DEVELOPMENT · MANAGEMENT · CONSULTING

8551 Lexington Ave.
 Lincoln, Nebraska 68505
 Phone: (800) 378-9366
 Fax: 402-434-3343

In partnership with:

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

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 DUPLICES · 55+

Sycamore Street
 Minden, Nebraska

Minden West Estates

Minden, Nebraska

2-Bedroom

Monthly Rent \$465-\$480

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:

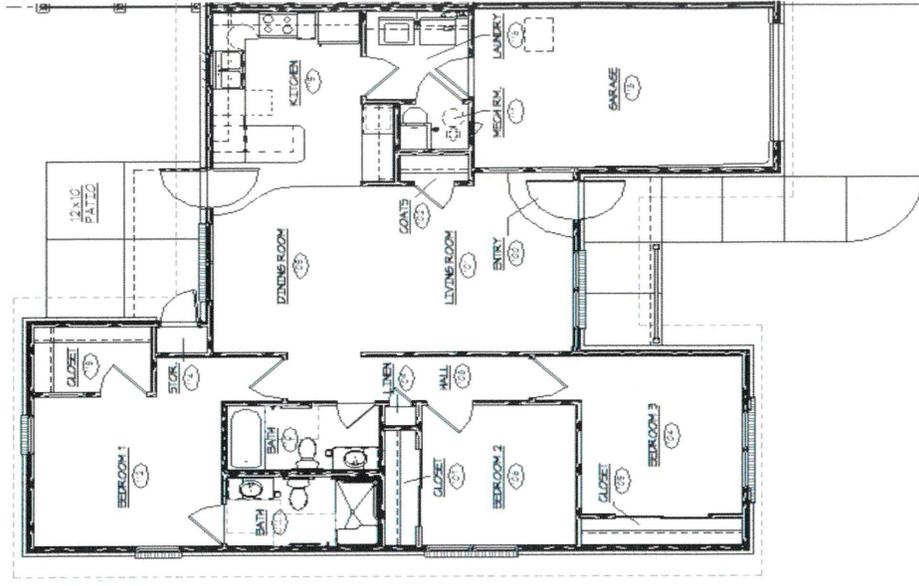
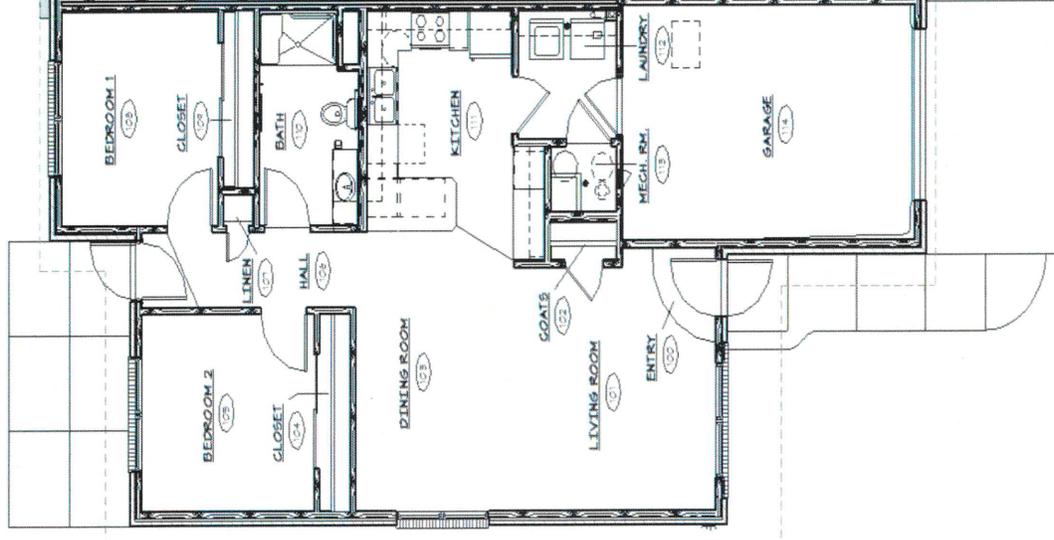
- Range/oven, refrigerator, microwave and dishwasher included
- Washer and dryer in every unit
- Large bathroom with walk-in shower
- Attached single car garage, with electric opener
- Security system

SMOKE FREE HOUSING

983 Sq. Ft.

3-Bedroom

Monthly Rent \$520



1,293 Sq.