

Prairie Crossing Apartments and Townhomes

Prairie Crossing Apartments and Townhomes will be located on the east side of S. 33rd Street north of Yankee Hill Road in south Lincoln. Units will be available, starting in the early spring of 2008; construction is scheduled to be complete by the fall of 2008. One and two bedroom apartments and three bedroom townhomes will be available. Townhomes have attached garages, 2 ½ bathrooms, separate dining areas and full basements. All apartments are in an 8-plex configuration. Detached garages are available for an additional monthly charge. Four fully wheel chair accessible apartments are available. No pets allowed.

The Prairie Crossing development will also include a clubhouse/community building, playground, picnic area, basketball goal and beautifully landscaped surroundings. The clubhouse will offer a leasing office, great room, kitchenette, fitness room and outdoor patio with grill, all of which are available to tenants at no extra charge.

Prairie Crossing is located in close proximity to public schools and shopping. In the future, the development will be bounded on the south and east by public pedestrian trails.

All Prairie Crossing units feature:

- * Private exterior entrances
- * Nine foot ceilings
- * Spacious rooms
- * Extra storage
- * Pre-wired for cable television
- * Washer and dryer hook-ups
- * Patios or balconies
- * Electric cook range
- * Frost-free refrigerator
- * Dishwasher
- * Garbage disposal
- * Microwave
- * Ceiling fans in bedrooms
- * High-efficiency electric heat and hot water

- * Central air conditioning
- * Insulated windows and exterior doors
- * Mini-blinds
- * Extra sound-proofing between units

FLOOR PLANS

Forty-three of Prairie Crossing units will be leased at reduced rents to income eligible families through the low income housing tax credit program; six of those units will have rents further reduced due to funding from the federal HOME program. The remaining units 33 will be leased at affordable market rents. Section 8 vouchers are accepted in the tax credit units. Tenants will pay for electricity; the units are all electric.

Tax credit rents range from \$430 to \$695. HOME rents range from \$400 to \$511. Affordable market rents range from \$535 to \$825. To qualify for the tax credit or HOME rents families must have income at or below the following guidelines.

Family Size Income Limit

1	\$27,780
2	\$31,740
3	\$35,700
4	\$39,660
5	\$42,840
6	\$46,020

One year lease. To learn more about Prairie Crossing call, the Wood Bridge leasing office at (402)434-2624.

