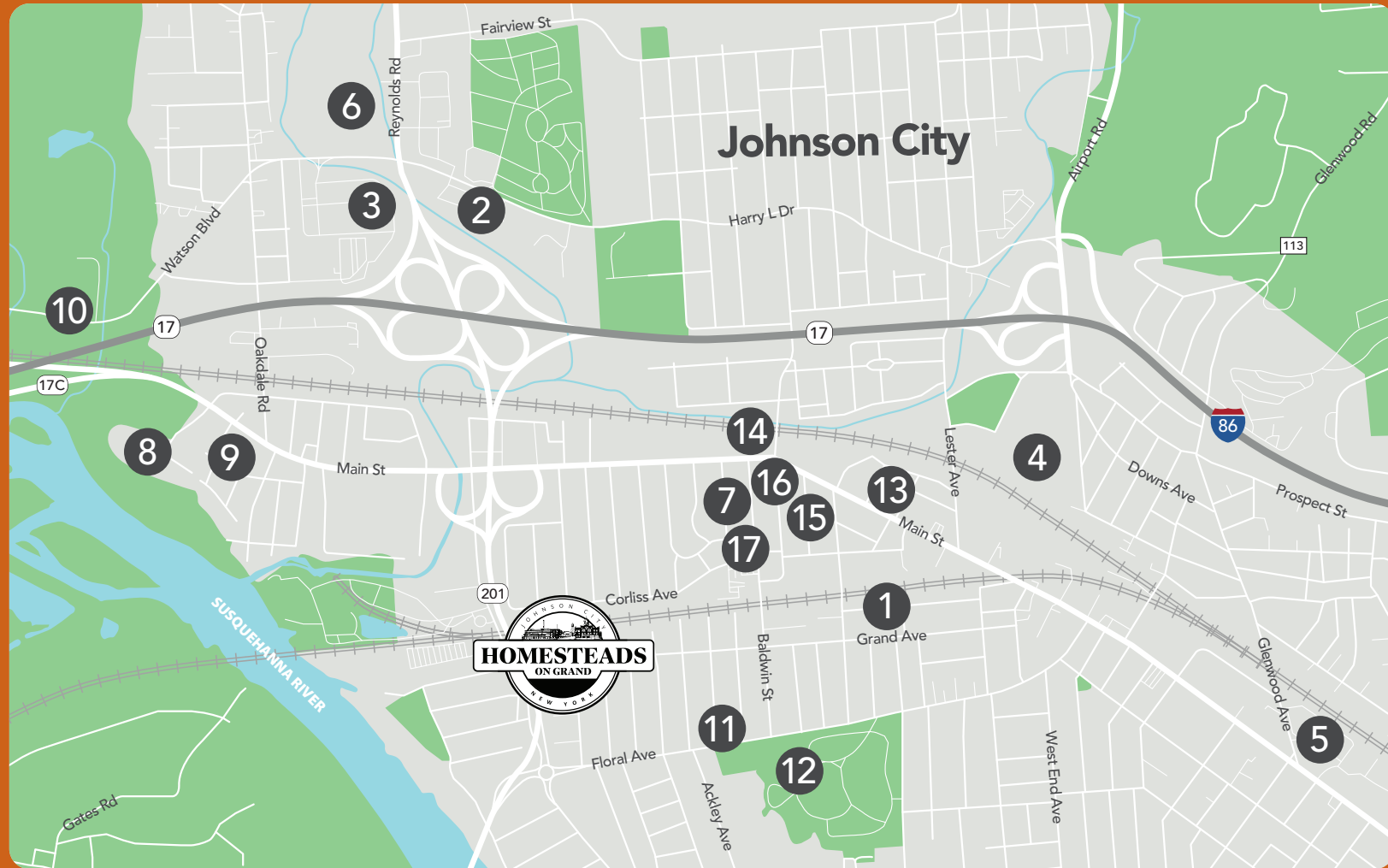




**1. Binghamton University
School of Pharmacy and
Pharmaceutical Sciences**

2. Aldi

3. Wegmans

4. Walmart Supercenter

5. Price Chipper

6. Oakdale Mall

JCPenny
Chipotle
American Eagle
AT&T

Dicks
Five Guys
Panera
T-Mobile
Verizon
BJ Wholesale
Hollister

7. UHS Medical Center

8. Home Depot

9. YMCA

10. Pourhouse Pub & Grill

11. Village Diner

12. Southside Park

Fitness Court
Playground
Baseball Field
Swimming Pool

13. Dollar General

14. Post Office

15. 8-bit Bites Burgers

16. Tony Texas Hots

17. Brozzetti's Pizza



333 Grand Ave, Johnson City, NY 13790

www.HomesteadsOnGrand.com



**Stylish Rental Apartments
in a Great Location**

www.HomesteadsOnGrand.com

333 Grand Ave, Johnson City, NY 13790



CONVENIENT LOCATION

SO CLOSE TO EVERYTHING YOU WANT AND NEED

Homesteads on Grand is located in the heart of Johnson City, just a short walk to SUNY Binghamton's Nursing and Pharmacy Schools as well as UHS Wilson Medical Center. The building is easily accessible for cars and pedestrians. The public bus stop access is also a short five-minute walk to the Floral Avenue stops – taking you anywhere you want to go. The building is less than a mile away from the center of Johnson City, which offers both shopping and dining to residents. With free on-site parking, Homesteads on Grand combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

THE LIFESTYLE YOU DESERVE

At Homesteads on Grand, our Energy Star, eco-friendly, new apartments allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will allow you pride and comfort in your new home. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building also has live-in maintenance staff on call for your needs. Homesteads on Grand gives you the worry free lifestyle you have been searching for – at rents that make sense.

APARTMENT FEATURES

Apartments at Homesteads on Grand feature spacious kitchens with brand new Energy Star appliances including brand new Energy Star microwaves, dishwashers, ranges and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. There will be eight (8) mobility units and three (3) hearing/visual units included in this development. Homesteads on Grand is a place you will be proud to call home.



THESE APARTMENTS WILL FILL QUICKLY APPLY TODAY!

All Applications are will be handled according to a Fair Housing and Marketing Plan approved by the State of New York Homes and Community Renewal. We want to thank the State of New York, Regions Affordable Housing, JPMorgan Chase Bank, the Village of Johnson City and Broome County for their strong support, which makes the rents at Homesteads on Grand possible.



Homes and
Community Renewal

Kathy Hochul, Governor | RuthAnne Visnauskas, HCR Commissioner



FANTASTIC APARTMENTS AT BELOW MARKET RENTS

	30%	50%	60%	70%
1 Bedroom	-	\$772	\$939	\$991
2 Bedroom	\$531	\$930	\$1,130	\$1,282
3 Bedroom	-	-	\$1,309	-

Qualification Guidelines

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size:

Household Size	30% Limit	50% Limit	60% Limit	70% Limit
1 Person	\$19,860	\$33,100	\$39,720	\$46,340
2 Persons	\$22,680	\$37,800	\$45,360	\$52,920
3 Persons	\$25,530	\$42,550	\$51,360	\$59,570
4 Persons	\$28,350	\$47,250	\$56,700	\$66,150

* Tenant pays heat, cooking electric, apartment electric and A/C.

* Some apartments are set aside for special needs households below these income limits. All incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



For These Apartments

Apply Online at www.HomesteadsOnGrand.com

-or-

Fill out the application and mail to: Sepp Management
53 Front Street, Binghamton, NY 13905

-or-

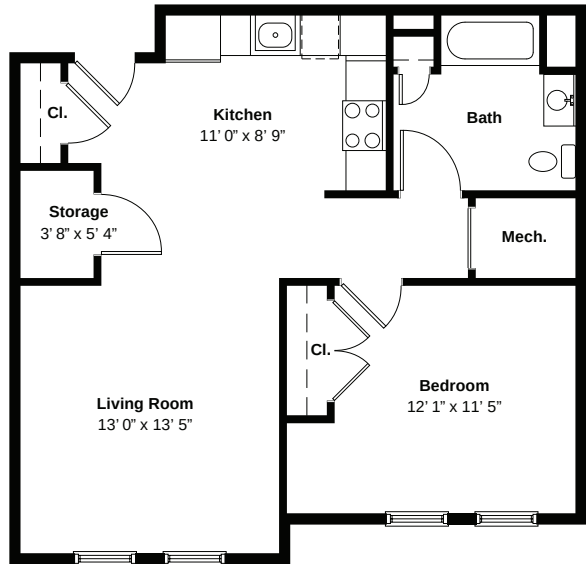
Call: 607-723-8989

-or-

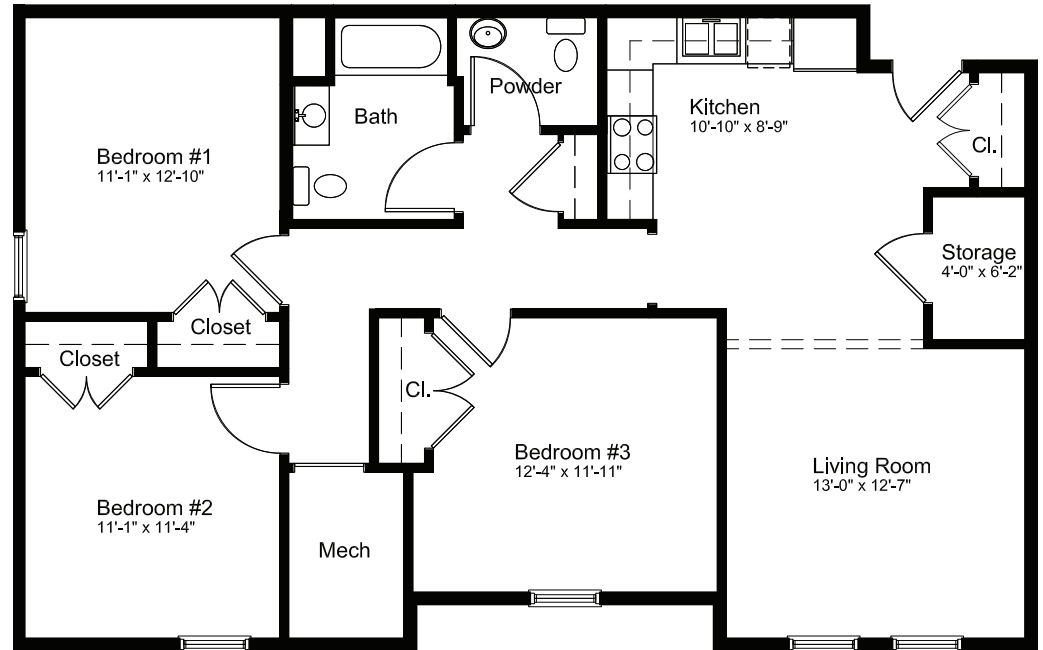
Fax Toll Free to: 607-723-8980-or-

email a signed application to housing@seppmanagement.com

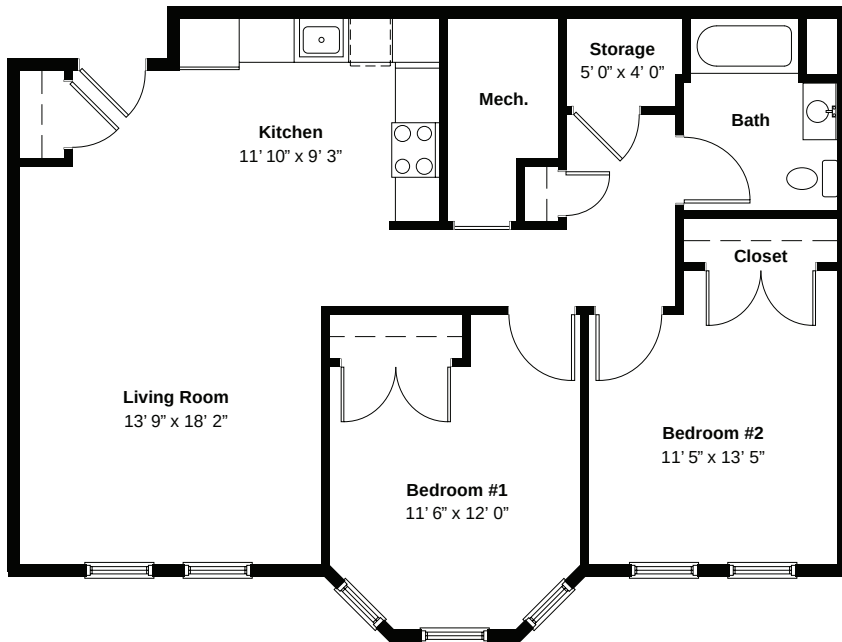
APPROX. 726 SF- ONE BEDROOM



APPROX. 1,147 SF- THREE BEDROOM



APPROX. 968 SF- TWO BEDROOM



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change. These are artist's renderings only and all dimensions are approximate. Not fully to scale.