

# Washington Court

1798 WASHINGTON STREET | DUBUQUE, IOWA

*A sustainable and livable community where residents can walk, bike, or take advantage of public transportation.*



## A SPACE TO LIVE



### BUILDING FEATURES & AMENITIES:

- 36 apartments
  - 24 one-bedroom units; Average size 800 sq. ft.
  - 12 two-bedroom units; Average size 1100 sq. ft.
- Completely restored building
- Secure entrance
- Coin operated laundry on every floor
- Energy efficient
- Large windows
- Off street parking
- Central A/C
- Stove
- Fridge
- Garbage disposal
- Dishwasher

### BUSINESSES LOCATED WITHIN WALKING DISTANCE:

- Crescent Community Health Center
- Eagle Country Market
- Project Concern
- Mercy Family Pharmacy
- Walgreens



For more information, please contact us at 563.557.7010 or via email at [info@gronen.com](mailto:info@gronen.com).  
Gronen Properties LLC  
Licensed in Iowa



# EQUITABLE | VIABLE | LIVABLE

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### RENTAL RATES: (effective 1/1/24)

Please review the guidelines below to see the different maximum income guidelines for each percentage bracket.

1 Bedroom Apartment: \$600/mo

2 Bedroom Apartment: \$700/mo

### SECURITY DEPOSIT:

Equal to 1st month's rent\*

\*Contingent on tenant selection plan

### RENT INCLUDES:

- Water
- Sewage
- Garbage
- One Off-Street Parking Space

### RESIDENT RESPONSIBLE FOR:

- Gas
- Electric
- Cable/Internet/Phone Options

### AFFORDABLE HOUSING MINIMUM/MAXIMUM GROSS INCOME GUIDELINES:

Based on household combined gross income, includes employment, child support, social security, pensions, and interest/dividend income.

Effective 5/15/2023—(Changes Annually)

	1 person	2 person	3 person	4 person
Maximum Gross Income Limit Allowable	\$43,560.00	\$49,800.00	\$56,040.00	\$62,220.00

	1 BR	2 BR
Minimum Gross Income Affordability Requirement	\$21,600.00	\$ 25,200.00



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