

Henry Stout Senior Apartments

125 W 9TH STREET | DUBUQUE, IOWA

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



A SPACE TO LIVE



BUSINESSES LOCATED WITHIN WALKING DISTANCE:

- Cotton Cabin Quilt Shop
- Freddie's Popcorn
- Jitterz
- L. May Eatery
- Las Margarita's
- Pickle Barrel Subs
- River Lights Bookstore



BUILDING FEATURES & AMENITIES:

- 33 apartments
 - 31 one-bedroom units
 - 2 two-bedroom units
- Secure entrance
- Elevator
- Wheelchair accessible
- Community rooms
- Outdoor courtyard
- Near public transportation
- Laundry facilities on each floor
- Large windows
- Central A/C
- Stove
- Fridge
- Walk-in showers
- Garbage disposal
- Dishwasher



For more information, please contact us at
563.557.7010 or via email at
info@gronen.com.

Gronen Properties LLC
Licensed in Iowa

EQUITABLE | VIABLE | LIVABLE

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RENTAL RATES: (effective 5/1/26)

1 Bedroom Apartments

40%: \$585

50%: \$620

60%: \$640

2 Bedroom Apartments

50%: \$850

60%: \$950

SECURITY DEPOSIT:

Equal to 1st month's rent*

*Contingent on tenant selection plan

RESTRICTIONS:

80% or more of apartments must have at least one occupant who is 55 years of age or older, or disabled

RENT INCLUDES:

- Water
- Hot Water
- Sewage
- Garbage

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 5/12/2026—(Changes Annually)

		1 person	2 person	3 person	4 person
Maximum Gross Income Limit Allowable	40%	\$29,920.00	\$34,200.00	\$38,480.00	\$42,720.00
	50%	\$37,400.00	\$42,750.00	\$48,100.00	\$53,400.00
	60%	\$44,880.00	\$51,300.00	\$57,720.00	\$63,240.00

	1 BR	2 BR
Minimum Gross Income Affordability Requirement	\$21,060.00	\$ 30,600.00



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