

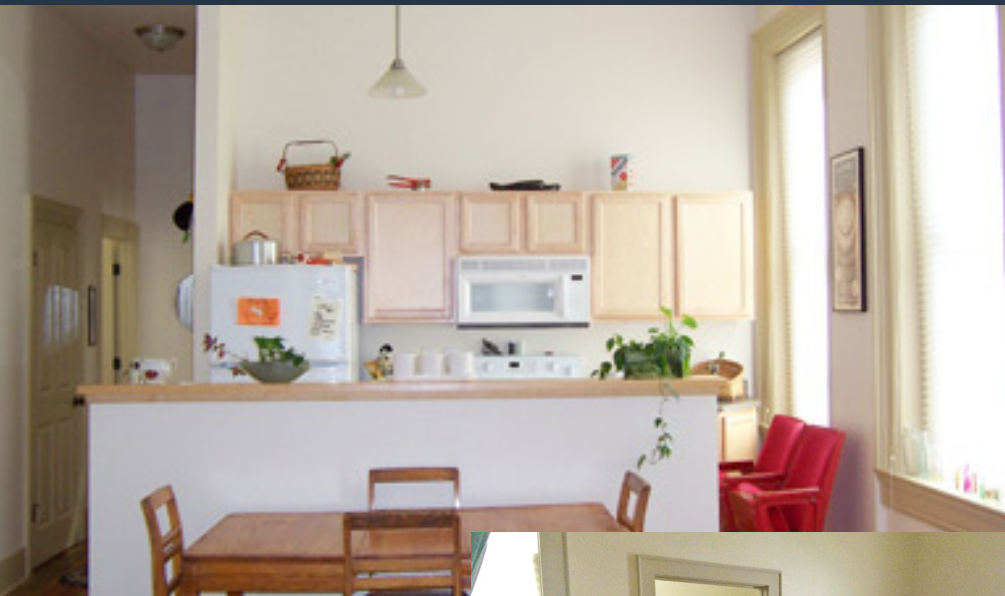
# Historic Upper Main

1000 BLOCK OF MAIN 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:

- 30 apartments
  - 14 one-bedroom units; Average size 708 sq. ft.
  - 16 two-bedroom units; Average size 1100 sq. ft.
- Completely restored buildings
- Secure entrance
- Laundry hookups in each unit
- Beautiful hardwood floors
- Energy efficient
- Large windows
- Off street parking
- Shared deck space for tenants
- Central A/C
- Stove
- Fridge
- Microwave
- Garbage disposal
- Dishwasher

### BUSINESSES LOCATED WITHIN WALKING DISTANCE:

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



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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## A SPACE TO LIVE



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

- 1 Bedroom Apartment: \$625/mo
- 2 Bedroom Apartment: \$725/mo
- 2-Story 2 Bedroom Apartment: \$750

### 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	\$22,500.00	\$ 26,100.00



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