

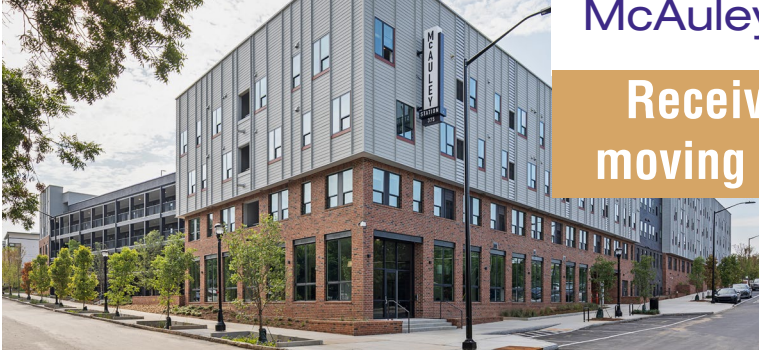
Reduced Security Deposit  
as low as \$600!



McAuley Station

No Rent until May! \*

Receive \$500  
moving stipend\*



Atlanta, Georgia

NOW LEASING! Studio, One- & Two-Bedroom Apartments

McAuley Station is a brand new mixed-income, family rental community in southeast Atlanta, developed in partnership with Mercy Care. The 170-unit, energy-efficient development is adjacent to Mercy Care's facility and features studio, one- and two-bedroom apartment homes available. The community is walkable to the Atlanta Beltline, King Memorial MARTA Station, MLK Jr. Recreation & Aquatic Center, and tons of shops, restaurants, and bars. It is minutes from downtown Atlanta, with easy access to major highways and the Memorial Drive corridor.

### COMMUNITY AMENITIES:

- Rooftop deck with scenic views of downtown Atlanta and a bocce court
- Inviting resident lounge
- State-of-the-art resident fitness center
- On-site laundry facilities
- Covered parking deck with access control
- Business center with computer stations
- Professionally landscaped grounds
- On-site professional management team, resident services manager and service-oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

### RESIDENCE FEATURES:

- Modern kitchen including dishwasher and electric range
- Granite countertops and black appliances
- Luxury vinyl plank flooring
- Washer and dryer hookups
- Central A/C
- Pet-friendly (*restrictions apply*)
- Resident is responsible for electric and cable.

APPLY ONLINE TODAY!

USE PROMO CODE  
'PREFERRED' TO WAIVE  
APPLICATION FEE!



### Contact Us:

375 Gartrell Street SE | Atlanta, GA 30312  
T: 404.282.7164 | F: 404.671.3602 | TTY: 711  
McAuleyStation.com

**PENNROSE**  
Bricks & Mortar | Heart & Soul

\*Income Restrictions May Apply  
\*offered only on select units and lease signed by March 15, 2025



## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. McAuley Station offers the following rent programs: Low-Income Housing Tax Credit, HOME Program, Housing Trust Fund

## HOW TO APPLY

Complete the online application available at **McAuleyStation.com**. A non-refundable \$25 application fee per adult household member (including live-in aide) is required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 3/19/2025 and subject to change)

| Unit Size | Household Size | Qualifying Household Income Range | % AMI | Monthly Rent |
|-----------|----------------|-----------------------------------|-------|--------------|
| 1 Bedroom | 1 person       | \$43,500 - \$60,240               | 80%   | \$1,200      |
|           | 2 people       | \$43,500 - \$68,800               |       |              |
| 2 Bedroom | 2 people       | \$51,480 - \$68,800               | 80%   | \$1,480      |
|           | 3 people       | \$51,480 - \$77,440               |       |              |
|           | 4 people       | \$51,480 - \$86,000               |       |              |

**Reduced Security Deposit: \$600**