



# Thatcher Flats



## NOW LEASING: AFFORDABLE APARTMENTS FOR RENT!

One-, Two-, and Three-Bedroom Affordable Apartment Homes in Cincinnati

**NOW LEASING!** Thatcher Flats is a brand new affordable housing development in the Walnut Hills neighborhood in Cincinnati, OH. Our first phase which is now leasing creates 50 high quality affordable 1-, 2-, and 3-bedroom apartment homes for families across two buildings, including amenity space with management office, community room, laundry facility, modern fitness center, and more. The development builds upon the growth and change that Walnut Hills is experiencing, while also preserving the opportunity for housing affordability in the rapidly changing neighborhood.

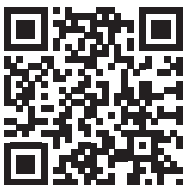
### COMMUNITY AMENITIES:

- Inviting resident lounge and flex room
- Laundry room on-site (building 1)
- Fitness center
- Professionally landscaped grounds
- On-site professional management team
- 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 electric range, dishwasher
- Spacious closets
- Ceramic-tiled baths
- Central A/C
- Washer and dryer in-unit (3-BR unit only)

Scan here:



### CONTACT US TODAY:

Thatcher Flats  
 933 Lincoln Avenue, Cincinnati, OH 45206  
 P: 513.712.2380 | E: ThatcherFlats@Pennrose.com  
 www.ThatcherFlatsApts.com

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

*\*Restrictions apply, call today*



## 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. Thatcher Flats offers the following rent programs: Low-Income Housing Tax Credit

## INCOME RESTRICTIONS\*

If you have an annual income that correlates with the household size in the chart below, you may qualify for a **60% Area Median Income Apartment**.

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
<b>1 Bedroom</b>	1 people	\$35,520 - \$44,040	60%	<b>\$1,036</b>
	2 people	\$35,520 - \$50,340		
<b>2 Bedroom</b>	2 people	\$42,377 - \$50,340	60%	<b>\$1,236</b>
	3 people	\$42,377 - \$56,640		
	4 people	\$42,377 - \$62,880		
<b>3 Bedroom</b>	3 people	\$48,686 - \$56,640	60%	<b>\$1,420</b>
	4 people	\$48,686 - \$62,880		
	5 people	\$48,686 - \$67,920		
	6 people	\$48,686 - \$72,960		