



**SUPERIOR QUALITY RENTAL APARTMENTS  
LOCATED IN THE HEART OF JOHNSON CITY NY**

[WWW.CENTURYSUNRISE.COM](http://WWW.CENTURYSUNRISE.COM)



## CONVENIENT LOCATION

Century Sunrise is centrally located in the heart of Johnson City, next to SUNY Binghamton's Nursing and Pharmacy Schools, and one block from the UHS Wilson Medical Center. The building is easily accessible for cars and pedestrians. The public bus stop access is steps from the building entrance – taking you anywhere you want to go. The building is a quick walk to the center of Johnson City which offers both shopping and dining to residents. With free on-site parking, Century Sunrise combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

## THE LIFESTYLE YOU DESERVE

At Century Sunrise, our Energy Star eco-friendly state of the art historically renovated apartments allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will allow you pride and comfort in your new home, with a modern touch, but still retaining some of the historic character of the original Endicott Johnson Shoe Factory. Additionally, the building also has live-in maintenance staff on call for your needs. Century Sunrise gives you the worry-free lifestyle you have been searching for – at rents that make sense.

## APARTMENT FEATURES

Apartments at Century Sunrise feature spacious kitchens with brand-new Energy Star appliances including brand new Energy Star microwaves, dishwashers, ranges and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Century Sunrise is a place you will be proud to call home.



# Fantastic Apartments at Below Market Rents

**1 Bedroom \$600 - 730\***

**2 Bedroom \$675 - 845\***

**3 Bedroom \$750 - 950\***

## Qualification Guidelines

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size:

Household Size	Income Limit	High Rent Income Limit
1 Person	\$27,600	\$41,400
2 Persons	\$31,560	\$47,340
3 Persons	\$35,520	\$53,280
4 Persons	\$39,420	\$59,130
5 Persons	\$42,600	\$63,900
6 Persons	\$45,780	\$68,670

\* Tenant pays heat, hot water, cooking electric, apartment electric and A/C.

\* Certain apartments only available to households below each income limit.

These incomes are calculated just prior to signing a lease on the apartment. These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



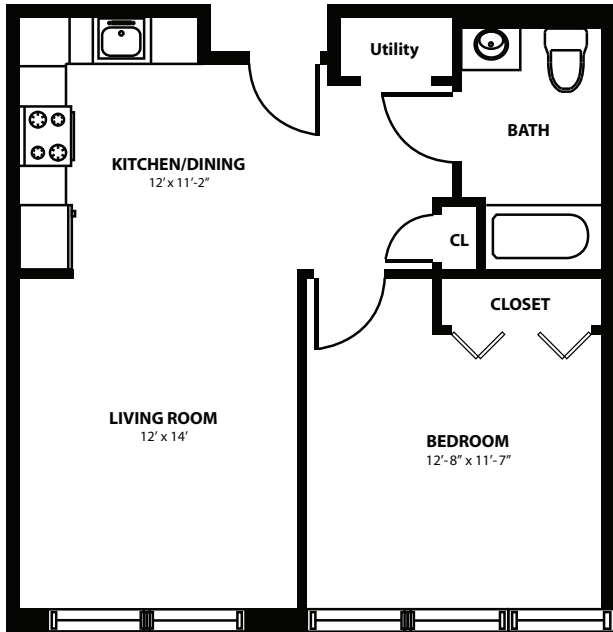
### For These Apartments

Fill out application and mail to:  
Century Sunrise Redevelopment, LLC  
1055 Saw Mill River Road #204  
Ardsley, NY 10502

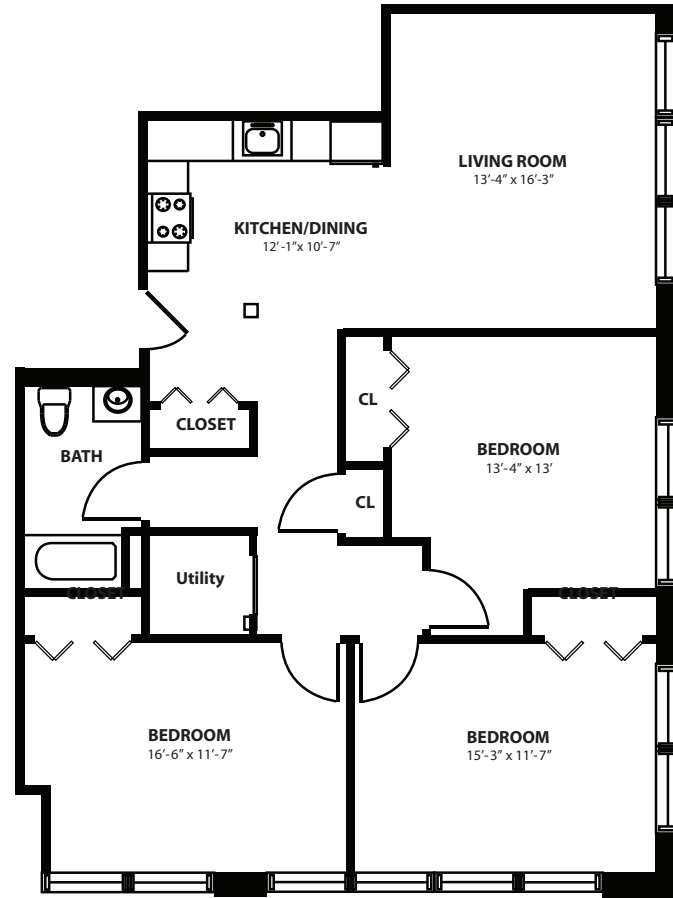
Or email the completed and signed application to  
rentals@centurysunrise.com

Or Fax the signed application to 914-693-1282

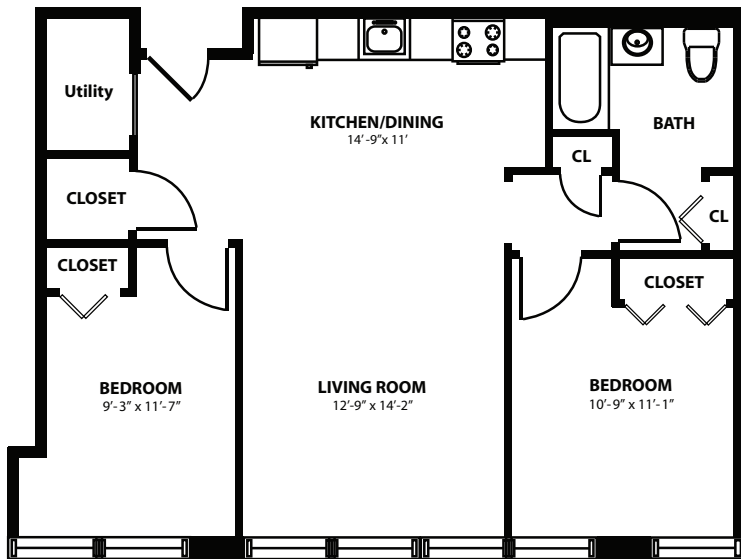
APPROX. 646 SF- ONE BEDROOM



APPROX. 1,261 SF- THREE BEDROOM



APPROX. 866 SF- TWO BEDROOM



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change.

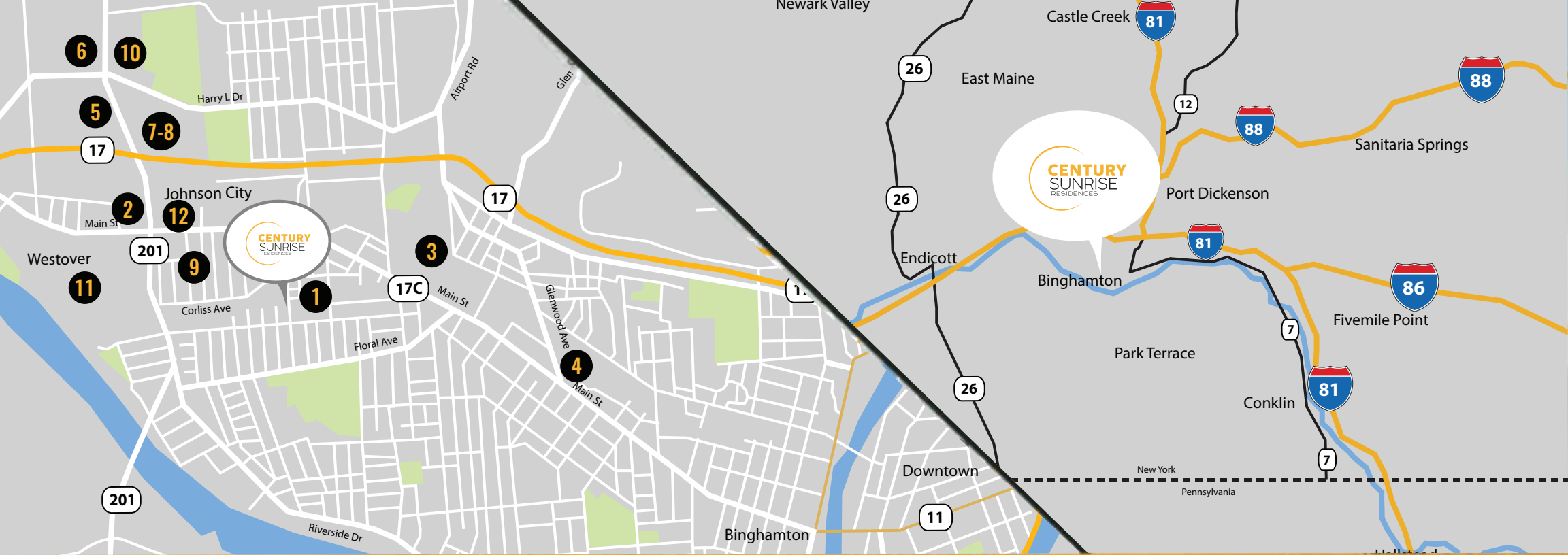
These are artist's renderings only and all dimensions are approximate. Not fully to scale.

THESE APARTMENTS  
WILL FILL QUICKLY

APPLY TODAY!

All applications will be handled according to a  
Fair Housing and Marketing Plan approved by  
the State of New York.





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135-139 BALDWIN STREET  
JOHNSON CITY, NY 13790

## KEY

- 1. BINGHAMTON UNIVERSITY SCHOOL OF PHARMACY AND PHARMACEUTICAL SCIENCES
- 2. ALDI
- 3. WALMART SUPER CENTER
- 4. PRICE CHOPPER
- 5. WEGMANS
- 6. OAKDALE MALL

JCPENNY  
AMERICAN EAGLE  
FOREVER 21  
AEROPOSTAL  
CHILDREN'S PLACE  
BATH & BODY WORKS

BON TON  
EDDIE BAUER  
HOLLISTER  
GYMBOREE  
CLAIRES  
GNC

- 7. TOYS R' US
- 8. PARTY CITY
- 9. UHS WILSON MEDICAL CENTER
- 10. CHRISTMAS TREE SHOPS
- 11. HOME DEPOT
- 12. WALGREENS