



NEW MODERN RENTAL APARTMENTS IN A HISTORIC TREASURE

750 2nd Ave, Troy, NY 12182

www.LionFactoryApartments.com

APARTMENT FEATURES

BRAND NEW APARTMENTS IN A BEAUTIFUL HISTORIC BUILDING

Apartments at Lion Factory feature spacious kitchens with brand new Energy Star appliances including microwaves, dishwashers, ranges and refrigerators. The bedrooms are so comfortable, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly ceramic tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Lion Factory is a place you will be proud to call home. Apartments come equipped with complimentary internet connection. Enjoy lightning-fast internet speeds at no additional cost to you.

THE LIFESTYLE YOU DESERVE

At Lion Factory, our Energy Star eco-friendly state of the art 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. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building also has live-in maintenance staff on call for your needs. Lion Factory gives you the worry free lifestyle you have been searching for – at rents that make sense.

CONVENIENT LOCATION

SO CLOSE TO EVERYTHING YOU WANT AND NEED

Lion Factory is centrally located along Second Avenue in the Lansingburgh neighborhood with beautiful Hudson River views, a great place for you and your family. Easily accessible for cars and pedestrians, CDTA buses also stop steps from the building – taking you anywhere you want to go. With free on-site parking, Lion Factory combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.



Fantastic Apartments at Below Market Rents

| Rents | 40% AMI | 50% AMI | 60% AMI | MARKET**** |
|-------------|---------|---------|----------|------------|
| 86 - 1 bdrm | \$718* | \$853* | \$935* | \$1,199* |
| 36 - 2 bdrm | \$850* | \$980* | \$1,160* | \$1,333* |
| 3 - 3 bdrm | — | — | \$1,399* | — |



*Rental apartments are equipped with complimentary internet connections.

QUALIFICATION GUIDELINES

Applicable Maximum Incomes

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

Income Limits

| Rents | 40% AMI | 50% AMI | 60% AMI |
|----------|----------|----------|----------|
| 1 Person | \$31,440 | \$39,100 | \$47,160 |
| 2 Person | \$35,920 | \$44,900 | \$53,880 |
| 3 Person | \$40,400 | \$50,500 | \$60,600 |
| 4 Person | \$44,880 | \$56,100 | \$67,320 |
| 5 Person | — | — | \$72,720 |
| 6 Person | — | — | \$78,120 |

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

**Please take note that free internet will be provided to all tenants.

***Some apartments are set aside for special needs households below these income limits. All 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 occupancy. However, this assumes that the income qualification was correct and true at the time of the qualification.

****Market rate apartments are not subject to maximum income limits.



**For These Apartments:
Apply Online**

**at
LionFactoryApartments.com**

-or-

Fill out the application and mail to:

Lion Factory

c/o Lion Heart Apartments Management Office

300 Lionheart Manor, Cohoes, NY 12047

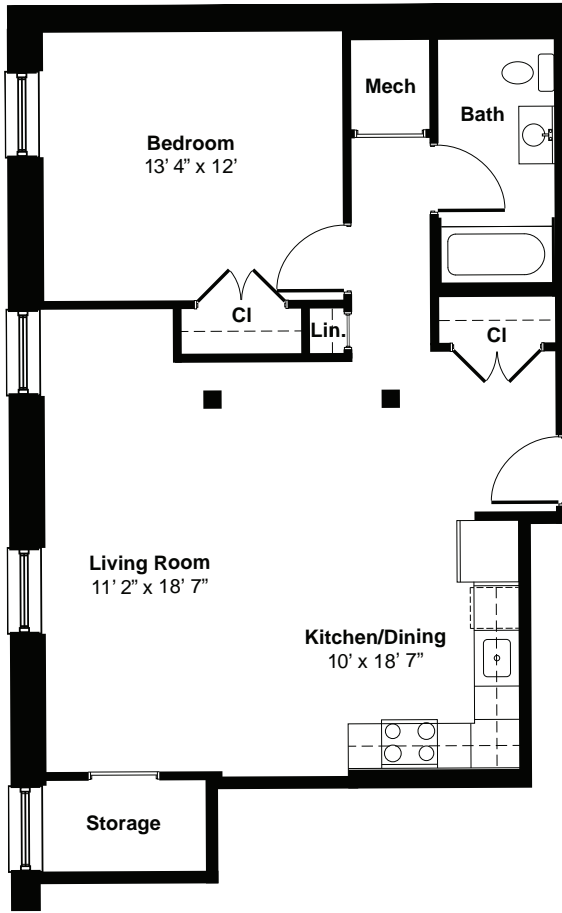
-or- Fax 833-954-0003

or- email a signed application to

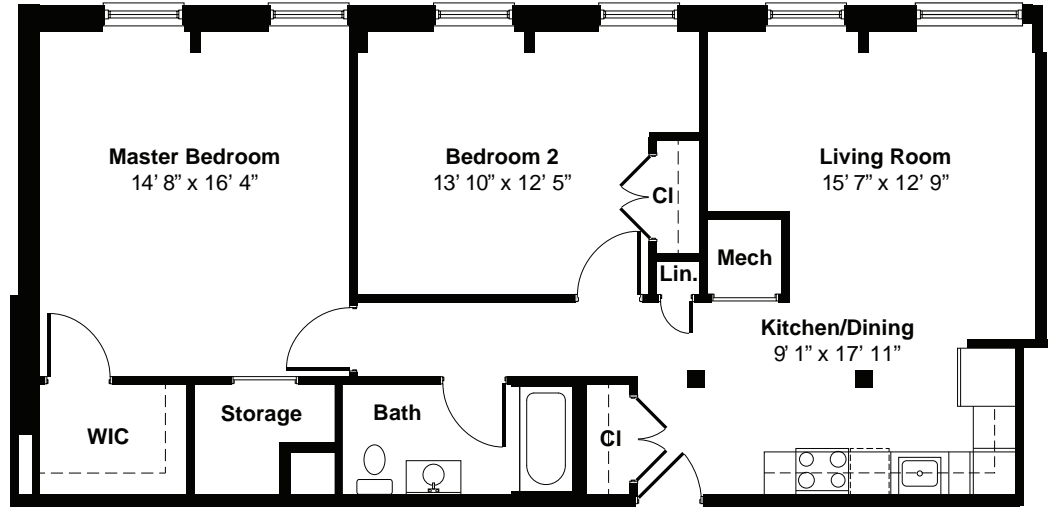
rentals@LionFactoryApartments.com

SAMPLE APARTMENT LAYOUTS

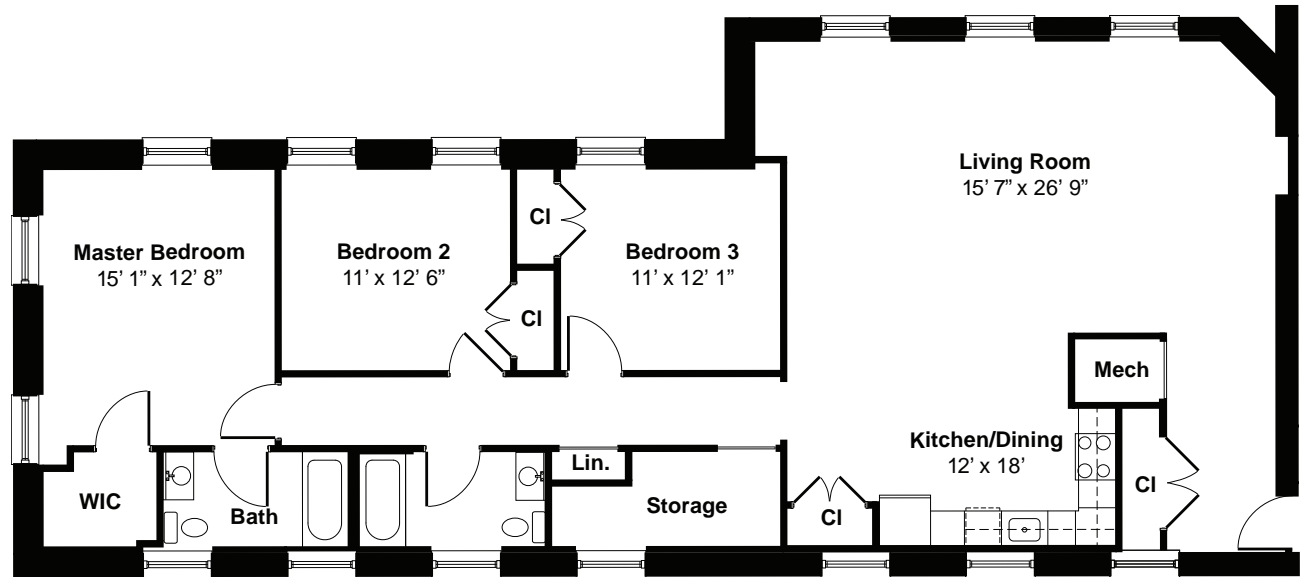
APPROX. 779 SF- ONE BEDROOM



APPROX. 1,078 SF- TWO BEDROOM



APPROX. 1,650 SF- THREE 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!**

The Lion Factory Building is made possible from the strong support of the State of New York, through the New York State Housing Finance Agency, the City of Troy and the Troy Industrial Development Authority. We would also like to thank Regions Affordable Housing and Chase Bank for their financing. We are thankful for all of this crucial support that helps bring comfortable rents and first-class apartment living.





- | | |
|----------------------------------------------------------|----------------------------------------------|
| 1 Sheikht Grocery & Deli | 23 Freedom Square |
| 2 United States Postal Service | 24 Stop And Shop Supermarket |
| 3 I love ny deli | 25 Sky Deli Market |
| 4 Verdile's Restaurant | 26 Troy City Police Sub Station |
| 5 Catholic Central High School | 27 Troy Prep Elementary |
| 6 Troy Fire Department Station #1 (Lansingburgh Station) | 28 Star Grocery Store |
| 7 McBride Dags Sports Hall | 29 Samaritan Hospital |
| 8 Herman Melville Park | 30 City of Troy Police Department |
| 9 Unity House of Troy Inc | 31 Testo's Restaurant |
| 10 Spring Garden Troy | 32 Scoreboard Saloon |
| 11 112th Street Park | 33 124th St Station - 2nd Ave & 124th Street |
| 12 Jimmy's Pizzeria | 34 Hudson mall |
| 13 Forty One Sports Grille | 35 Walgreens |
| 14 Food Circus | 36 Hannaford |
| 15 CVS | 37 Turnpike Elementary |
| 16 Powers Park | 38 Soldiers & Sailors Memorial Park |
| 17 Troy Five Star Food Market Inc | 39 Steamer Knickerbocker Fire |
| 18 Rensselaer Park Elementary School | 40 Waterford Police Department |
| 19 Riverview Pediatrics | |
| 20 Knickerbacker Middle School | |
| 21 Lansingburgh High School | |
| 22 Knickerbacker Park | |

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EQUAL HOUSING OPPORTUNITY



For These Apartments Fill Out the Application and Mail to:

Lion Factory Apartments
 c/o Lion Heart Apartments Management Office
 300 Lionheart Manor, Cohoes, NY 12047
 -or- Fax: 833-954-0003
 -or- email a signed application to
 Rentals@LionFactoryApartments.com

Bedrooms Desired

1BR 2BR 3BR

APPLICANT INFORMATION

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # or Temporary ID# (TIN) _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

CO-APPLICANT INFORMATION (if applicable)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # or Temporary ID# (TIN) _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT

(include everyone that will be living in the apartment including co-applicant)

| First Name | Last Name | Age | Sex | Relation to Applicant |
|------------|-----------|-------|-------|-----------------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |



Income Restrictions Apply • An Equal Housing Opportunity

CURRENT LANDLORD

PREVIOUS LANDLORD

Name _____
Building Address & City _____
Landlord Address & City _____
Telephone Number _____
Rent _____ Number of Years _____

Name _____
Building Address & City _____
Landlord Address & City _____
Telephone Number _____
Rent _____ Number of Years _____

RENTAL SOURCES

Will any of your rent money come from sources other than the employment listed above? Yes No

If yes, please list other sources of income or rent payments:

| Source of Income | Monthly Amount |
|---------------------------|----------------|
| 1. SOCIAL SECURITY: _____ | _____ |
| 2. PENSION: _____ | _____ |
| 3. OTHER: _____ | _____ |
| 4. OTHER: _____ | _____ |

Do you as head of household or member of your house require a reasonable accommodation? Yes No

(Mark yes only if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

RACE

Black/African American

White

Asian

Native Hawaiian/Other Pacific Islander

American Indian/Alaskan Native

Other _____

Prefer not to answer

Is Primary Language Spoken by Head of Household English? Yes No

El lenguaje principal que habla el/la Jefe/a de la Familia; ¿es Español? Yes No

Portuguese

French Creole

Italian

Nigerian

Other _____

How did you hear about us? _____

Signature Clause: I / we represent and acknowledge that the landlord considers all information to be material in nature and understand that if selected for occupancy any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. I/we understand that the above information is being collected to determine my/our eligibility. I/we certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal law. I / we authorize Michaels Management - Affordable LLC, Regan Development Corporation and/or Lion Factory Building, LLC, as the agent for the owner of this property, to complete the following as part of the screening process in accordance with the Resident Selection Plan: Credit Checks, landlord tenant history, criminal background screening.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 518-960-3160



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