



SPACIOUS LUXURY APARTMENTS AT AFFORDABLE RENTS



THE PACKARD MOTOR CAR SHOWROOM & SERVICE BUILDING, ORIGINALLY DESIGNED IN 1926

by acclaimed architect Albert Kahn, has long been one of Buffalo's architectural treasures.

LUXURY & INNOVATION

The Packard building once stood for the epitome of American luxury and innovation. Today, with modern vision and planning, The Packard Building has been transformed from a classic American luxury automobile showroom into 40 cutting-edge, well-appointed residences; once again setting the standard for innovation, quality and lifestyle comfort.

CONVENIENT LOCATION

Located at **1325 Main Street**, just a 2-3 block stroll to local shopping in Allentown and Elmwood Village. The Packard building is centrally located for those who wish to live and work in the center of Buffalo, Downtown or the BioMedical Hospital Area.

This historic building, which was recently added as a **national landmark** to the National Register of Historic Places retains many of its original architectural elements including its classical Greek facade, tiled entryways and tall wall-to-wall windows.

The building has been completely refurbished to include today's most requested features and amenities all designed to enhance each residents lifestyle in comfortable rental units.

CONTEMPORARY LIFESTYLE

Local Buffalo architects, Houston, Hamilton and Lownie have designed unique apartments, many with multi-level living spaces which extend a unique and ultra-modern sense of place for each apartment within this stately historic structure.

Oversize wall-to-wall windows allow the sun to stream into each room of every apartment. Master bedrooms are spacious and inviting with generous closet space and full classic tiled baths providing an elegant finished feel to the space. Kitchens, finished with modern stylish appliances as well as sharply appointed cabinets, counters and tile floors, are open to the dining and living space which create a warm, comfortable feel to each apartment space.

Elevator access- This 3-story building also features a new elevator to get you to your apartment quickly and easily.

The rebirth of the Packard Building creates high quality, new, green-friendly apartment homes for rent at reasonable prices. There are numerous uniquely styled **1, 2 and 3 bedroom models** to make your selections from.



With foundations in the historic past and contemporary interior stylings and finishes, you can be sure to enjoy the comforts of your new home.





SPACIOUS LUXURY APARTMENTS AT AFFORDABLE RENTS

- Studio: \$342***
- 1 Bedroom: \$355-712***
- 2 Bedroom: \$422-852***
- 3 Bedroom: \$976***

Some apartments are reserved for households with incomes at lower levels than these maximums.

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 effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

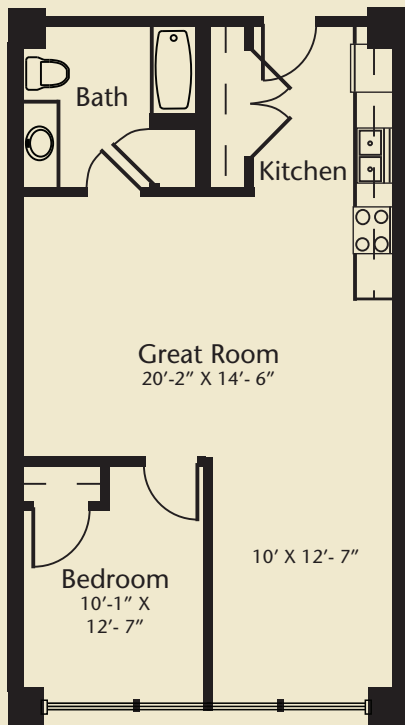
Qualification Guidelines Applicable Maximum Incomes

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

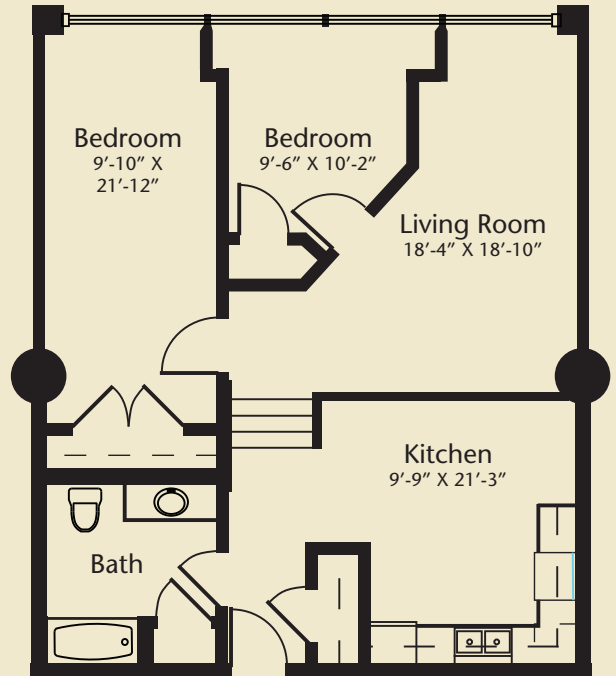
Household Size	Inc. Limit			
	30%	50%	60%	80%
1 Person	\$18,420	\$30,700	\$36,840	\$56,160
2 Persons	\$21,060	\$35,100	\$42,120	\$63,200
3 Persons	\$23,700	\$39,500	\$47,400	\$70,160
4 Persons	\$26,310	\$43,850	\$52,620	
5 Persons			\$56,880	
6 Persons			\$61,080	



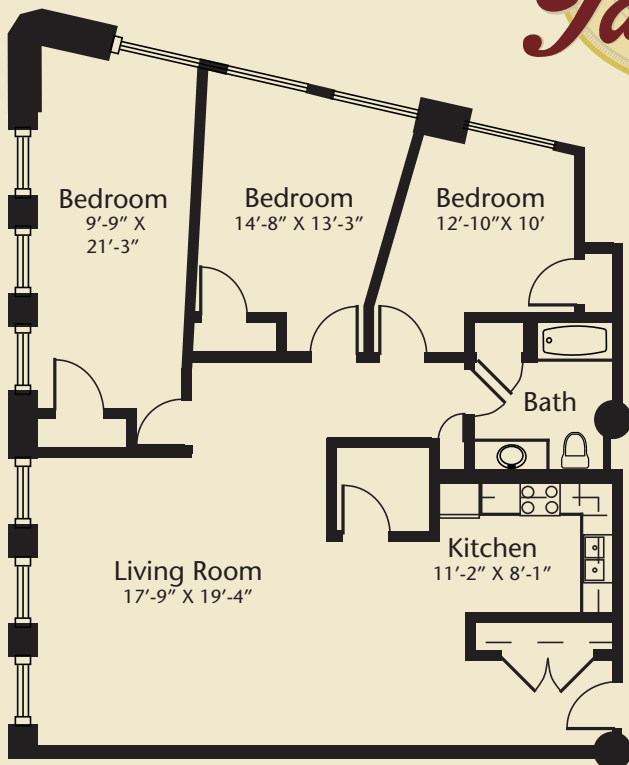
1325 Main Street Buffalo, NY 14209



Sample 1 Bedroom
750 Sq. Ft.



Sample 2 Bedroom
940 Sq. Ft.



Sample 3 Bedroom
1450 Sq. Ft.

Apartment Floor Plans

1 Bedroom
624 - 967 Sq. Ft.

2 Bedroom
709 - 940 Sq. Ft.

3 Bedroom
1391 - 1663 Sq. Ft.

Here are a few examples of the Apartment layouts available. Apartment layout and square footage will vary depending on location in the building and are subject to change.

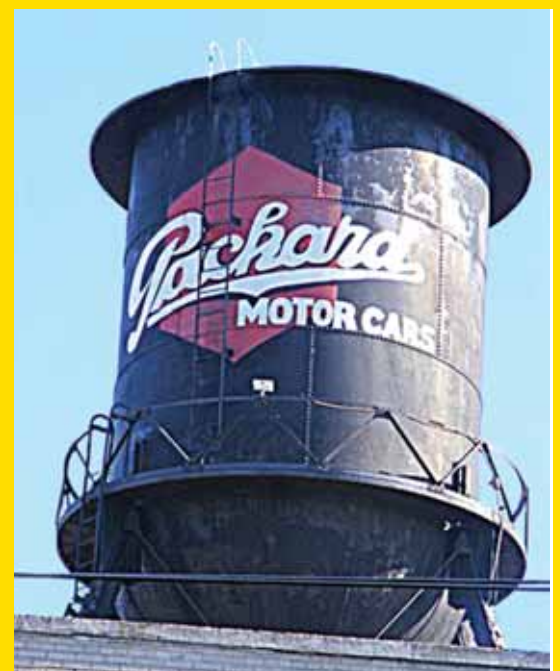
THESE APARTMENTS
WON'T LAST, SO
APPLY TODAY!

Fill out the application and mail to:

The Packard Apartments, LLC
c/o Regan Development Corp.
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502
or fax the application to 914-693-1282

or- email a signed application to
rentals@packardbuildingbuffalo.com

***When we reach your name on our list, one of our
representatives will contact you to schedule an
appointment.***



1325 MAIN STREET BUFFALO, NEW YORK 14209



1325 MAIN STREET
BUFFALO, NEW YORK 14209

716-883-3023

- Libraries
- Restaurants
- Hotels
- Convenient Stores
- Subway Bus Lines
- Recent Capital Investments
- Schools
- Pharmacies
- Daycare
- + Hospitals



BRAND NEW RENTAL APARTMENTS IN THE HISTORIC PACKARD BUILDING



For These Apartments

Apply here online at packardbuildingbuffalo.com
 -or- Fill out the application and mail to:
 1325 Main Street
 Buffalo, NY 14209
 (716) 883-3055
 -or- Fax: 716-884-6959
 -or- email a signed application to
rentals@packardbuildingbuffalo.com

Bedrooms Desired
 1BR 2BR 3BR

APPLICANT INFORMATION

Last Name _____ First Name _____ Middle Initial _____
 Email Address _____ Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Mobile Telephone _____
 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)

Last Name _____ First Name _____ Middle Initial _____
 Email Address _____ Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Mobile Telephone _____
 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)

Name	Social Security #	Sex	Date of Birth	Relation to Applicant	Full-Time Student (Y or N)
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



CURRENT LANDLORD

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

PREVIOUS LANDLORD

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:

Income Source	Monthly Amount	Income Source	Monthly Amount	Income Source	Monthly Amount
Social Security:	_____	Alimony:	_____	Regular Cash	_____
Pension:	_____	Disability:	_____	Contrib.:	_____
SSI:	_____	Unemployment:	_____	Self-Employment	_____
Child Support:	_____	Other:	_____		

Gross Monthly Income from all sources from all Household Members 18 or older _____

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 _____

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

If no, please check the language spoken:

- Spanish
- Chinese
- Korean
- Russian
- Italian
- Other _____

How did you hear about us? _____

I agree to authorize Michaels Management - Affordable LLC, Regan Development Corporation and/or Packard Building, LLC, or their agents to use this copy of my/our signatures as an approval to verify my credit, employment, assets, current or former tenancies, criminal history and sex offender status in connection with my/our application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment. The undersigned people represent and acknowledge that the landlord considers all information to be material in nature and understand that any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. The undersigned people certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

All people 18 years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 716-883-3055



Income Restrictions Apply • An Equal Housing Opportunity

