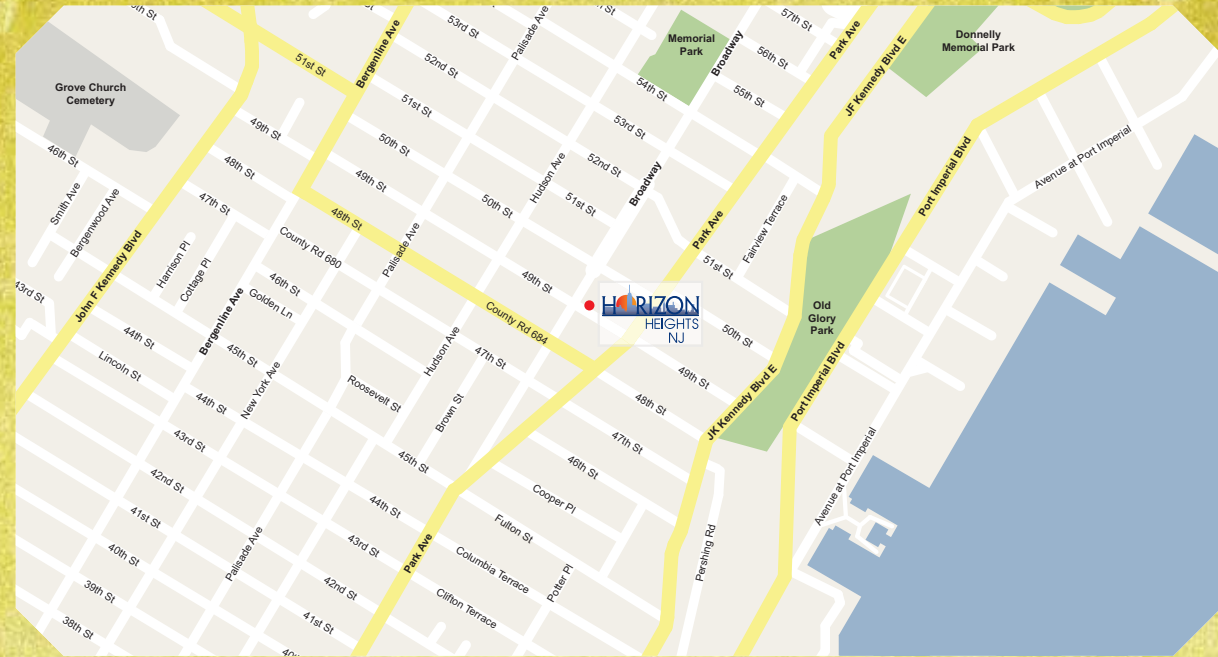


**HORIZON**  
HEIGHTS  
NJ



**A GREAT LOCATION**

On Broadway at 49th Street & Union City / West New York, New Jersey



**HORIZON**  
HEIGHTS  
NJ

201.601.5900  
[www.HorizonHeightsNJ.com](http://www.HorizonHeightsNJ.com)



**52** AFFORDABLE RENTAL APARTMENTS



EQUAL HOUSING OPPORTUNITY



# HORIZON HEIGHTS

## CONVENIENT CENTRAL LOCATION

At the corner of Broadway and 49th Street in both Union City and West New York, in New Jersey our brand new building is a short walk to all local shopping and services including restaurants and entertainment just outside your doorstep.

## THE LIFESTYLE YOU DESERVE

Our spacious new eco-friendly state of the art apartments allow for a comforting yet stylish lifestyle right in the heart of the community. Each apartment comes with a microwave and one under-building covered parking space free of charge! The building is also located right along the route of a major bus line with a stop just steps from the building entrance. The NJ Transit station line is just 2 short blocks away.

## APARTMENT FEATURES

Apartments feature spacious kitchens with brand new appliances including ranges, and refrigerators, wall to wall carpet and new tiled bathrooms. Convenient laundry facilities are located on-site.

Each unit has its own central heating and cooling system, allowing for residents to control their own air conditioning and heat preference.



**THESE  
APARTMENTS  
WON'T LAST, SO  
APPLY TODAY!**

ONE FREE COVERED GARAGE SPACE WITH EACH UNIT

Fill out the application and mail to:

Horizon Heights, LLC  
c/o Pegan Development Corp.  
1055 Saw Mill River Road, Suite 204  
Ardley, NY 10502

*All applications will be handled according to a Fair Housing and Marketing Plan approved by New Jersey Housing Mortgage Finance Agency*



# Qualification Guidelines

## Applicable Maximum Incomes

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



Household Size	Income Limit
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1 Person	
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2 Persons	
-----------	--

3 Persons	
-----------	--

4 Persons	
-----------	--

5 Persons	
-----------	--

6 Persons	
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1 Bedroom

2 Bedroom

3 Bedroom

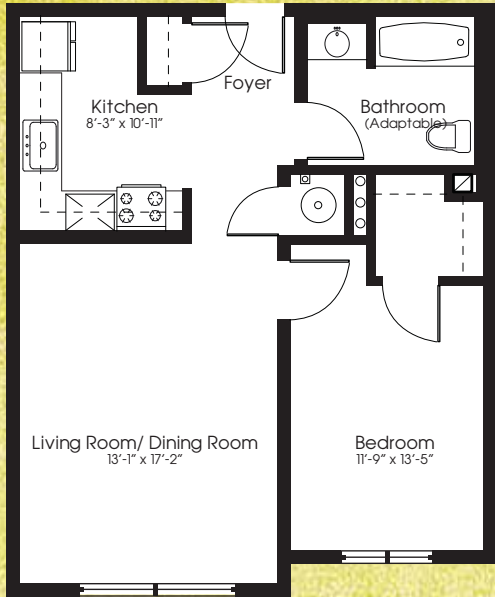
\*Tenant pays heat, hot water, gas and electric.

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.



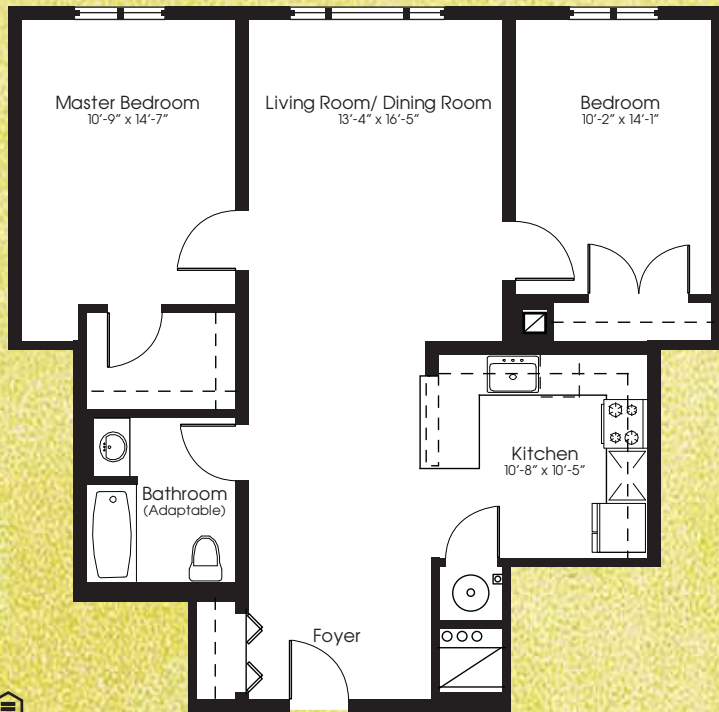
APPROX. 678 SF- ONE BEDROOM



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."

APPROX. 1,043 SF- TWO BEDROOM



APPROX. 1,165 SF- THREE BEDROOM

