



7115 Highway 105
 Beaumont, Texas 77708

Property Profile

Trinity Grove will be a multifamily community built using a mixture of Hurricane Harvey Recovery Funding, Capital Fund Program funds and private dollars. 51% of the units will be reserved for applicants earning 80% of the Area Median Income or below, while the remaining 49% of the units will have no income restrictions. There will be a lease requirement that tenants ages 18 or older be working, attending school/vocational training, unless they are elderly or disabled.

Unit and Community Amenities

- ❖ 100% masonry on exterior
 - ❖ Covered Entries
 - ❖ Ceiling Fixtures in All Rooms
 - ❖ Energy Star Rated Appliances
 - ❖ Washer/Dryer Connections
 - ❖ Nine Foot Ceilings
 - ❖ Thirty Year Architectural Shingle Roofing
 - ❖ 14 SEER HVAC Air Conditioners
- ❖ Accessible Walking Paths
 - ❖ Full Perimeter Fencing
 - ❖ Furnished Fitness Center
 - ❖ Equipped Computer Learning Center
 - ❖ Furnished Community Room
 - ❖ Children's Playscapes
 - ❖ On Site Social and Supportive Services

Proposed Unit Bedroom Mix (Subject to Change)

<u>Unit Type</u>	<u>Number of Units</u>	<u>Square Footage</u>
1 Bedroom/1 Bath	<u>26</u>	667 square feet
2 Bedroom/1 Bath	<u>72</u>	908 square feet
2 Bedroom/2 Bath	<u>6</u>	1,140 square feet
3 Bedroom/2 Bath	<u>46</u>	1,165 square feet

Income Guidelines (Only for the 77 affordable units)

<u>Family Size</u>	<u>You May Earn Up To....</u>
1 person	\$36,550
2 people	\$41,750
3 people	\$46,950
4 people	\$52,150

Rent Amounts

<u>Bedroom Size</u>	<u>Rent</u>
1 Bedroom	Starting at \$699
2 Bedroom	Starting at \$856
3 Bedroom	Starting at \$1,010

THE IMAGES SHOWN IN THIS RENDERING ARE
PRELIMINARY AND ARE SUBJECT TO CHANGE

