



1234 McELDERRY

Live Forward. Baltimore.



At **1234 McElderry**, you can afford life in the City without compromise. These stylish new apartments put you right in the center of the action, just steps from Fells Point and Johns Hopkins. With convenient perks like in-unit washer dryers, granite countertops, and floor-to-ceiling windows – plus an onsite club room, fitness center, terrace courtyard, and secure parking and bicycle storage – **1234 McElderry** is a welcoming oasis just minutes from Downtown Baltimore. This building is part of a neighborhood transformation that will bring new open space, retail, commercial, apartments, and schools, so residents can live, work, shop, go to school and play within their neighborhood.

Discover **1234 McElderry**, Where More Comes Standard.

Property Features

- Club Room
- Fitness Center
- Business Lounge
- Outdoor Courtyard Terrace
- Off-Street Garage Parking
- Secure Bicycle Storage
- Controlled Key Fob Access
- Free Building-Wide Wi-Fi Access
- Central Location

Unit Features

- Thoughtfully designed one, two, and three bedroom floor plans
- In-unit washer dryer
- Granite countertops
- Stainless steel appliances
- Energy Star appliances
- Expansive windows





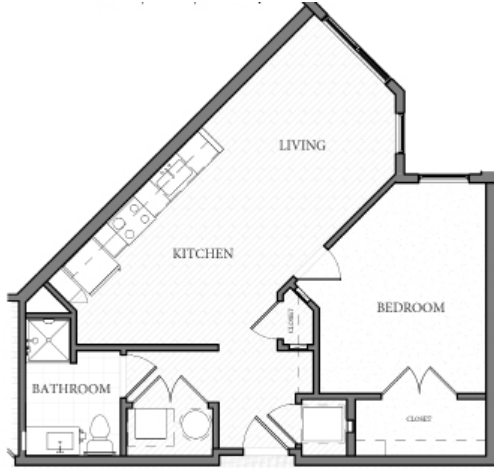
1234 McELDERRY

1234 McElderry Street • Baltimore, MD 21202

(443) 526-1234 • leasing@1234McElderry.com • www.1234McElderry.com

SAMPLE FLOOR PLANS

One Bedroom Floorplan



Two Bedroom Floorplan



Three Bedroom Floorplan



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PROPERTY MANAGEMENT
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www.columbuspm.org





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IMPORTANT INFORMATION

Income Limits

| AMI | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|-----|----------|----------|----------|----------|----------|----------|----------|-----------|
| 50% | \$36,400 | \$41,600 | \$46,800 | \$52,000 | \$56,200 | \$60,350 | \$64,500 | \$68,650 |
| 60% | \$43,680 | \$49,920 | \$56,160 | \$62,400 | \$67,440 | \$72,240 | \$77,400 | \$82,380 |
| 80% | \$54,950 | \$62,800 | \$70,650 | \$78,500 | \$84,800 | \$91,100 | \$97,350 | \$103,650 |

AMI = Area Median Income

Security Deposits*

- 1 bedroom unit: \$400.00
- 2 bedroom unit: \$600.00
- 3 bedroom unit: \$800.00

*updated 10/22/2020

Documents to Bring to Your Leasing Appointment

- Original Social Security Card (each household member)
- Original Birth Certificates (each household member)
- Valid ID/ Driving License (each adult household member)
- Current Social Security or Disabilities Benefits / Pension Statement (dated within 120 days of expected move in date)
- Proof of Income (6 consecutive paystubs, unemployment determination, social security award letter, etc.)
- Proof of Assets (6 most recent bank statements from checking and / or savings accounts, life insurance, money market funds, trust, stock/bonds, IRA / Keogh or other Retirement / Investment accounts, etc.)
- Employment / Termination / Unemployment Verification letters
- Self Employment Form (Federal Income Tax Returns for last two years)
- \$35 money order or cashier's check for application fee made out to 1234 McElderry.

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