

The logo is a dark blue house-shaped icon with a gold outline. Inside the house shape, the words "VAN BUREN" are written in gold, with "—FLATS—" in a smaller font below it.

VAN  
BUREN  
—FLATS—

# LEASING:

260-272-0601 | [VanBuren@RentBiggs.com](mailto:VanBuren@RentBiggs.com)

OFFICE:  
302 W. Van Buren St.  
Columbia City, IN 46725



Prepared by Biggs Marketing Department



## OUR PURPOSE

*We aim to build a community worthy of conversation. A conversation that starts amongst neighbors and builds a bridge to foster understanding and respect. Seniors 55 and older and single-parent households will benefit from affordable living. More so, residency is enriched because of their involvement in the community building programs and connections made with their neighbors. If you know someone that could benefit from living at our community, let us know. We are looking forward to making downtown Columbia City home.*

## AFFORDABLE LIVING

*A household must meet income qualifications to qualify for residency. The income limits can be referenced at [www.VanBurenFlats.com](http://www.VanBurenFlats.com) and are determined by taking the total number of persons in a household and comparing it to the AMI limits (Area Median Income) for Whitley County. If gross yearly household income is below the limits, a household is pre-qualified, pending further processing of their application. Housing Choice Vouchers are also accepted.*





# VAN BUREN FLATS

[www.VanBurenFlats.com](http://www.VanBurenFlats.com)



## INTERGENERATIONAL FEATURES

- Residency preference to single-parent households and persons 55 and older.

- 25 Apartments

(15) 1 Bedroom + 1 Bathroom (1) ADA = 16

(5) 2 Bedrooms + 1 Bathroom (2) ADA = 7

(2) 3 Bedrooms + 2 Bathrooms = 2

- Community Room
- Raised Gardens
- Inclusive Programming that fosters community & understanding
- Elevator
- Off-street Parking
- Smoke-Free Community
- No Pets Permitted \*Service Animals Exempt

## LEASING

- Rent Range: \$ <sup>275</sup>\_\_\_\_\_ - \$ <sup>907</sup>\_\_\_\_\_
- Resident Pays Own Water, Electricity
- Property Covers Trash Pick-Up + Gas Heat
- Visit website for income qualifications.
- 12-Month Lease

## APARTMENTS

- Equipped Kitchen

(Refrigerator, Range / Oven, Dishwasher, Over the range microwave)

- Stackable Washers & Dryers
- Luxury Vinyl Plank - common areas
- Carpeted bedrooms
- ADA Compliant Units Offered

*We are an equal opportunity provider.*



VAN BUREN FLATS  
COLUMBIA CITY

# FLOOR PLANS

Leasing:

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260-272-0601



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## FEATURES

- *Washer & Dryer Included*
- *Luxury Vinyl Plank*
- *24/7 Emergency Maintenance*
- *Maintenance-Free Living*
- *Equipped Kitchen*  
(Refrigerator, Dishwasher, Range / Oven)
- *Energy Efficient*



\* Handicap Accessible also offered.



ENTRANCE



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## LEASING

- *Rent Range: \$ \_\_\_\_\_ - \$ \_\_\_\_\_*
- *Smoke-Free Community*
- *Income Qualify for Residency*
- *12-Month Lease*
- *Resident Pays All Utilities*

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\* For illustration purposes only.





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