



Prairie Pointe Residences  
 915 Stearman St  
 McPherson, KS 67460  
 PH: 620-504-6065  
 Fax: 620-869-9014

June 1<sup>st</sup> 2025

<b>2 Bedroom/1 Bath Homes</b> Household Size & 2025 Household Income Limits								
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet	Rental Rates	Deposit
2x1 40%	5	\$28,160	\$32,160	\$36,200	\$40,200	Approximately 938 Square Feet	\$714.00	\$500
2x1 60%	9	\$42,240	\$48,240	\$54,300	\$60,300	Approximately 938 Square Feet	\$714.00	\$500

<b>2 Bedroom/1.5 Bath Homes</b> Household Size & 2025 Household Income Limits								
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet	Rental Rates	Rental Rates
2x1.5 40%	4	\$28,160	\$32,160	\$36,200	\$40,200	Approximately 1,413 Square Feet	\$714	\$500
2x1.5 60%	10	\$42,240	\$48,240	\$54,300	\$60,300	Approximately 1,413 Square Feet	\$714	\$500

<b>3 Bedroom/1 Bath Homes</b> Household Size & 2025 Household Income Limits										
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Square Feet	Rental Rates	Rental Rates
3x1 50%	9	\$35,200	\$40,200	\$45,250	\$50,250	\$54,300	\$58,300	Approx. 1,440 Square Feet	\$923	\$500
3x1 60%	8	\$42,240	\$48,240	\$54,300	\$60,300	\$65,160	\$69,960	Approx. 1,440 Square Feet	\$923	\$500

**THANK YOU for your interest in our community!**

We know you may have many questions. Our goal is to answer as many questions as possible by providing you with information regarding the development as well as eligibility criteria to assist you in the decision to make Prairie Pointe your home.

- Income limits and rental rates are based on the TOTAL earnings of all persons in the household. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.
- There are a limited number of homes in each price range; homes are rented on a first come, first served basis. Income Limits and Rental Rates are subject to change in accordance with the State income guidelines, utility

\*LIHTC– 2025 Limits

Professionally Managed by Beacon Management, LLC  
<http://www.beacon.cc>



Prairie Pointe Residences  
915 Stearman St  
McPherson, KS 67460  
PH: 620-504-6065  
Fax: 620-869-9014

allowances and Area Median Incomes. These changes CAN be made during the lease term and may result in rental rates being increased or decreased.

- **APPLICATION:** A \$25.00 NON-refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and a Criminal Background Check. All payments are required to be made via online payment through the tenant portal.
- **DEPOSITS:** A \$500 refundable deposit is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. Deposits are paid via online payment through the tenant portal; we will send you a payment link when the application is received.
- **PETS:** A \$150 NON-Refundable fee (per pet) and a \$35 Monthly fee (per pet). There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **RENT PAYMENTS:** Rent is due on the 1st and considered late on the 6th of each month. All payments are required to be made via online payment through the tenant portal or convenient pay slip.
- **UTILITIES:** Resident is responsible for water, sewer, electric, cable and telephone. Trash services are paid for by the property.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, and range. All homes have hookups for full sized laundry equipment.
- **SMOKING:** Prairie Pointe is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call (620) 504-6065 to contact us directly or visit our website at <https://www.beacon.cc/>

**We look forward to welcoming you to the Prairie Pointe Community!**



Your Team at Beacon Management.

\*LIHTC— 2025 Limits



Professionally Managed by Beacon Management, LLC  
<http://www.beacon.cc>