



Prairie View Estates
 928 East Prairie View Street
 Ottawa, KS 66067
 PH: (785) 241-9885
 Fax: (785) 741-8287

06/01/2026

2 Bedroom/1 Bath Homes							
Household Size & 2026 Household Income Limits							
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet Approx.	Rental Rates
30%	1	\$20,450	\$23,400	\$26,310	\$29,220	1,291 s.f.	\$514
40%	7	\$27,280	\$31,200	\$35,080	\$38,960	1,291 s.f.	\$731
50%	7	\$34,100	\$39,000	\$43,850	\$48,700	1,291 s.f.	\$885
30% NHTF	2	\$20,450	\$23,400	\$26,310	\$29,200	1,291 s.f.	\$336
60%	4	\$40,920	\$46,800	\$52,620	\$58,440	1,291 s.f.	\$885
80%	3	\$54,560	\$62,400	\$70,160	\$77,920	1,291 s.f.	\$1,410
MARKET RATE	4	No Limit	No Limit	No Limit	No Limit	1,291 s.f.	\$1,650

3 Bedroom/2 Bath Homes									
Household Size & 2026 Household Income Limits									
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Square Feet Approx.	Rental Rates
30% NHTF	1	\$20,450	\$23,400	\$26,310	\$29,220	\$31,560	\$33,900	1,536 s.f.	\$405
50%	1	\$34,100	\$39,000	\$43,850	\$48,700	\$52,600	\$56,500	1,536 s.f.	\$1,056
60%	1	\$40,920	\$46,800	\$52,620	\$58,440	\$63,120	\$67,120	1,536 s.f.	\$1,056
80%	1	\$54,560	\$62,400	\$70,160	\$77,920	\$84,160	\$90,400	1,536 s.f.	\$1,560
MARKET RATE	2	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	1,536 s.f.	\$1,800

THANK YOU for your interest in our community!

Prairie View Estates, Ottawa, KS. With 34 Patio Style Townhomes to choose from. 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 and your family in the decision to make Prairie View Estates 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 Table based on the size of home you wish to rent. There are homes without income or rent restrictions available as well.



Prairie View Estates
928 East Prairie View Street
Ottawa, KS 66067
PH: (785) 241-9885
Fax: (785) 741-8287

- There are a limited number of homes in each price range. Income Limits and Rental Rates are subject to change in accordance with the State income guidelines, utility 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 a home. Deposits will be refunded in the event the application is not accepted. All payments are required to be made via online payment through the tenant portal.
- **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.
- **PETS:** A \$150 non-refundable fee (per pet) and a \$35 Monthly fee. There is a 35lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** Prairie View Estates are all electric. The resident is responsible for the cost of electricity, phone, and internet. Water, Sewer, and Trash removal services are provided by Prairie View Estates at no charge to the residents.
- **APPLIANCES:** Each home is equipped with a refrigerator, microwave, dishwasher, range, and washer/dryer hook ups.
- **GARAGES:** Each townhome has an attached garage at no additional charge.
- **SMOKING:** Prairie View Estates is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at 785-241-9885 or toll free at (888) 298-0888 or visit our website www.beacon.cc

We look forward to welcoming you and your family to the Prairie View Estates Community!

Your Team at Beacon Management.