



EQUAL HOUSING  
OPPORTUNITY



UPDATED:  
1/7/2025

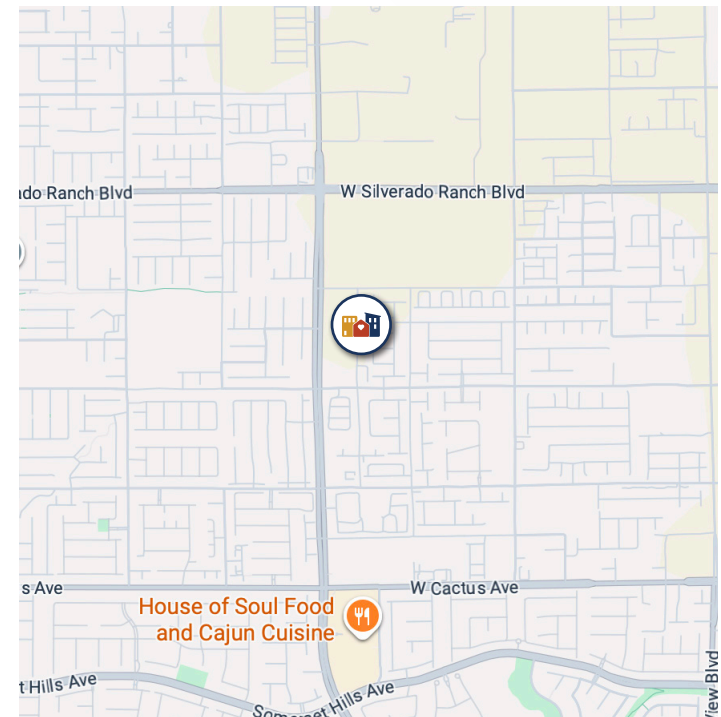
# SOUTHERN PINES

FAMILY APARTMENTS



## PROPERTY FEATURES

- 24-Hour Emergency Maintenance
- On-Site Resident Services
- Water, Trash and Sewer Included
- Online Payments
- Smoke-Free Community
- In-Unit Washer and Dryer
- Gated Community
- Courtyard/Picnic Area
- Computer Lab
- Covered Parking
- Fitness Center
- Community and Flex Room
- Playground
- Pool
- Dog Park
- **Tenant Pays Electric & Gas**



**10030 South Decatur Boulevard**  
**Las Vegas, NV 89141**



## APPLICATION INFORMATION

### Screening Fee:

\$26 per Adult HH Member

\$17 for Live-in-Aide

### Holding Deposit:

\$250

### Security Deposit:

\$600 or up to 1 Month Rent  
on Conditional Credit

### Pet Fee:

\$250 per pet

Weight & Breed Restrictions Apply

Section 8 Vouchers Accepted\*\*

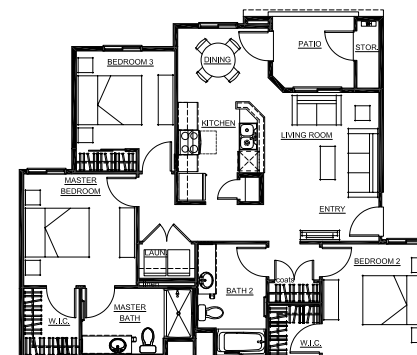
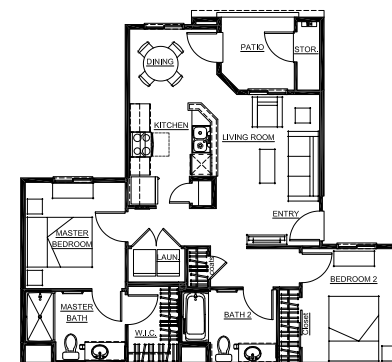
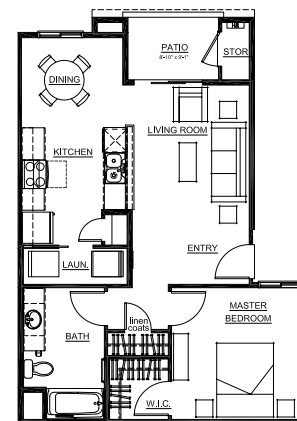
\*Minimum income requirement  
does not apply to Section 8 holders.

1 BED / 1 BATH • 739 Sq. Ft.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
\$499	1	\$17,910	1-Person	\$21,420
			2-Person	\$24,480
\$882	1	\$27,410	1-Person	\$35,700
			2-Person	\$40,800
\$1,456	1	\$47,660	1-Person	\$57,120
			2-Person	\$65,280

2 BED   2 BATH • 924 SQ. FT.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
\$1,062	1	\$13,860	2-Person	\$40,800
			4-Person	\$51,000
\$1,751	1	\$47,500	2-Person	\$65,280
			4-Person	\$81,600

3 BED   2 BATH • 1165 SQ. FT.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
\$1,222	1	\$33,660	3-Person	\$45,900
			5-Person	\$55,100
\$2,018	6	\$60,540	3-Person	\$73,440
			5-Person	\$88,160

## RENT AND INCOME REQUIREMENTS + FLOOR PLANS







UPDATED:  
12/10/2025

**ALL UTILITIES INCLUDED (INCLUDES GAS AND ELECTRIC)**

# SOUTHERN PINES II

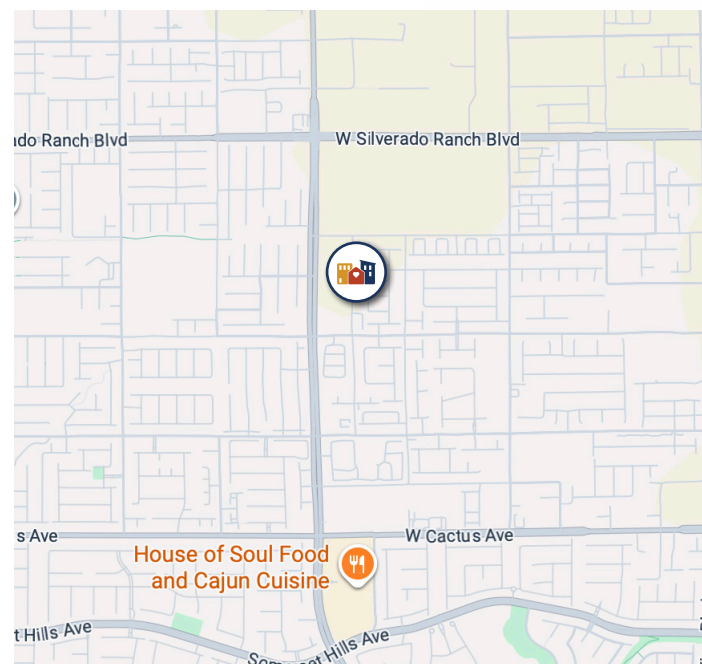
FAMILY APARTMENTS

NEVADA HAND



## PROPERTY FEATURES

- 24-Hour Emergency Maintenance
- On-Site Resident Services
- Water, Trash and Sewer Included
- Online Payments
- All Utilities Included (incl. gas and electric)
- Smoke-Free Community
- In-Unit Washer and Dryer
- Gated Community
- Courtyard/Picnic Area
- Computer Lab
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- Dog Park



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Las Vegas, NV 89141**



## RENT AND INCOME REQUIREMENTS + FLOOR PLANS

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\$26 per Adult HH Member  
\$17 for Live-in-Aide

#### Holding Deposit:

\$250

#### Security Deposit:

\$600 or up to 1 Month Rent  
on Conditional Credit

#### Pet Fee:

\$250 per pet

*Weight & Breed Restrictions Apply*

*Section 8 Vouchers Accepted\*\**

*\*Minimum income requirement  
does not apply to Section 8 holders.*

1 BED / 1 BATH • 739 Sq. Ft.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
<b>\$573</b>			1-Person	\$21,420
			2-Person	\$24,480
<b>\$1,147</b>	32	\$30,969	1-Person	\$42,840
			2-Person	\$48,960

2 BED   2 BATH • 924 SQ. FT.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
<b>\$688</b>			2-Person	\$24,480
			4-Person	\$30,600
<b>\$1,377</b>	97	\$37,179	2-Person	\$48,960
			4-Person	\$61,200

3 BED   2 BATH • 1165 SQ. FT.				
Annual Gross Income Limits*				
MONTHLY RENT	TOTAL # OF UNITS	MINIMUM	MAXIMUM	
<b>\$795</b>			3-Person	\$27,540
			5-Person	\$33,060
<b>\$1,591</b>	32	\$42,957	3-Person	\$55,080
			5-Person	\$66,120

