



PREMIERE RESIDENCES



New Brunswick, New Jersey

Studio, One- & Two-Bedroom Apartment Homes

Premiere Residences is a 207-unit rental apartment community located in the heart of New Brunswick, New Jersey. The new tower contains 42 income-restricted and 165 market rate apartment homes. The contemporary studio, one- and two-bedroom residences have stainless steel, ENERGY STAR® appliances, movable kitchen island in select homes, washer and dryer, spacious closets, and panoramic views of New Brunswick. The building is also home to the New Brunswick Performing Arts Center (NBPAC). We are accepting applications for our affordable waitlist. A preference is given to those employed or actively involved in the arts.

COMMUNITY AMENITIES:

- Rooftop pool, deck, Penthouse Sky Lounge
- Outdoor fire pit
- Demonstration kitchen
- Karaoke room, billiard room & residents lounge
- State of the art fitness center with yoga studio
- Co-working and private meeting rooms
- Package lockers and bike storage
- Pet friendly (restrictions apply)

RESIDENCE FEATURES:

- Stainless steel, ENERGY STAR® appliances
- Movable kitchen islands in select homes
- Washer & dryer
- Spacious closets
- Panoramic views of New Brunswick
- Smoke-free building
- Resident is responsible for gas, electric, and cable.

Income-Restricted Website:



Contact Us:

7 Livingston Avenue | New Brunswick, NJ 08901
T: 732.963.4447 | F: 732.626.6585 | TTY: 711
E: Premiere@Pennrose.com

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. Premiere Residences offers the following rent program(s) for 42 affordable apartments: Low-Income Housing Tax Credit

HOW TO JOIN THE WAITLIST

To join the income-restricted waitlist, please complete the property Pre-application, available online (<https://pennrose-reslisting.securecafe.com/onlineleasing/premiere-residences-affordable/guestlogin.aspx>) or in person. You can scan the QR code on the first page of this flyer to access the income-restricted website and online application. A non-refundable \$25 application fee per adult household member is required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Application Fee of \$25.00 per adult household member (if application was not processed online).
- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available. Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 9/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	\$25,783 - \$32,220	30%	\$752
	2 people	\$25,783 - \$36,840		
	1 person	\$44,194 - \$53,700	50%	\$1,289
	2 people	\$44,194 - \$61,400		
1 Bedroom	1 person	\$27,394 - \$32,220	30%	\$799
	2 people	\$27,394 - \$36,840		
	1 person	\$47,109 - \$53,700	50%	\$1,374
	2 people	\$47,109 - \$61,400		
2 Bedroom	2 people	\$32,229 - \$36,840	30%	\$940
	3 people	\$32,229 - \$41,430		
	4 people	\$32,229 - \$46,020		
	2 people	\$55,920 - \$61,400	50%	\$1,631
	3 people	\$55,920 - \$69,050		
	4 people	\$55,920 - \$76,700		