Gramercy Park COOPERATIVE Of Plymouth

Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/26	Monthly Fee Effective 3/1/26	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	$50,063	$1,432.00	$42,960	$799
Cypress	14	2	1-1/2	992	$63,404	$1,610.00	$48,300	$1,013
Cypress I	5	2	1-3/4	992	$64,934	$1,620.00	$48,600	$1,032
Evergreen	4	1+	1-1/2	1,075	$66,006	$1,658.00	$49,740	$1,054
Cypress III	2	2	1-3/4	1,042	$67,225	$1,667.00	$50,010	$1,073
Evergreen II	1	1+	1-1/2	1,032	$67,642	$1,667.00	$50,010	$1,075
Laurel	12	2	2	1,064	$67,991	$1,670.00	$50,100	$1,086
Hawthorne	6	2	2	1,094	$69,962	$1,709.00	$51,270	$1,117
Willow	10	2	2	1,237	$76,423	$1,781.00	$53,430	$1,215
Total	56							

● To become a member of Gramercy Park Cooperative of Plymouth, you buy a share. Then as a member, you pay a monthly fee. (See table above.)

● Monthly fees pay all **common expenses** including:

Mortgage
Property Insurance
Property Tax
Management
Reserves
Building Maintenance
Lawn Care and Snow Removal
Cable TV—Security System
*Common Utilities**
Trash Removal/Recycling
Fire Detection/Suppression
Water Softening and Heating

* You pay & *control* your own apartment home utilities: (Natural Gas Heat, Electricity, and Phone)

● Each unit includes **1 parking stall and 1 storage room** in the heated garage. Additional storage is available (on the living levels) for an additional nominal fee.

● Your share price **appreciates annually by 1% of the initial value of each unit** which was based on the construction cost of the unit plus a portion of the common areas. (See table above.)

● **Approximately 40% of your monthly fees are mortgage interest, mortgage insurance plus property taxes and are eligible deductions on your income taxes.**

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