



Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/18	Monthly Fee Effective 3/1/18	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$43,671	\$ 934	\$ 28,020	\$799
Cypress	14	2	1-1/2	992	\$55,480	\$ 1,112	\$ 33,360	\$1,013
Cypress I	5	2	1-3/4	992	\$56,192	\$ 1,122	\$ 33,660	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$57,574	\$ 1,160	\$ 34,800	\$1,054
Cypress III	2	2	1-3/4	1,042	\$58,671	\$ 1,169	\$ 35,070	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$58,536	\$ 1,169	\$ 35,070	\$1,075
Laurel	12	2	2	1,064	\$59,053	\$ 1,172	\$ 35,160	\$1,086
Hawthorne	6	2	2	1,094	\$61,026	\$ 1,211	\$ 36,330	\$1,117
Willow	10	2	2	1,237	\$66,703	\$ 1,283	\$ 38,490	\$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.**