



## Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/19	Monthly Fee Effective 3/1/19	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$44,470	\$ 948	\$ 28,440	\$799
Cypress	14	2	1-1/2	992	\$56,493	\$ 1,126	\$ 33,780	\$1,013
Cypress I	5	2	1-3/4	992	\$57,224	\$ 1,136	\$ 34,080	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$58,628	\$ 1,174	\$ 35,220	\$1,054
Cypress III	2	2	1-3/4	1,042	\$59,774	\$ 1,183	\$ 35,490	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$59,611	\$ 1,183	\$ 35,490	\$1,075
Laurel	12	2	2	1,064	\$60,139	\$ 1,186	\$ 35,580	\$1,086
Hawthorne	6	2	2	1,094	\$62,143	\$ 1,225	\$ 36,750	\$1,117
Willow	10	2	2	1,237	\$67,918	\$ 1,297	\$ 38,910	\$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:

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

\* 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.**