



Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/21	Monthly Fee Effective 3/1/21	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$46,068	\$ 982	\$ 29,460	\$799
Cypress	14	2	1-1/2	992	\$58,519	\$ 1,160	\$ 34,800	\$1,013
Cypress I	5	2	1-3/4	992	\$59,288	\$ 1,170	\$ 35,100	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$60,736	\$ 1,208	\$ 36,240	\$1,054
Cypress III	2	2	1-3/4	1,042	\$61,920	\$ 1,217	\$ 36,510	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$61,761	\$ 1,217	\$ 36,510	\$1,075
Laurel	12	2	2	1,064	\$62,311	\$ 1,220	\$ 36,600	\$1,086
Hawthorne	6	2	2	1,094	\$64,377	\$ 1,259	\$ 37,770	\$1,117
Willow	10	2	2	1,237	\$70,348	\$ 1,331	\$ 39,930	\$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.**