



## Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/22	Monthly Fee Effective 3/1/22	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$46,867	\$1,012	\$30,360	\$799
Cypress	14	2	1-1/2	992	\$59,352	\$1,190	\$35,700	\$1,013
Cypress I	5	2	1-3/4	992	\$60,806	\$1,200	\$36,000	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$61,790	\$1,238	\$37,140	\$1,054
Cypress III	2	2	1-3/4	1,042	\$62,963	\$1,247	\$37,410	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$63,342	\$1,247	\$37,410	\$1,075
Laurel	12	2	2	1,064	\$63,647	\$1,250	\$37,500	\$1,086
Hawthorne	6	2	2	1,094	\$65,494	\$1,289	\$38,670	\$1,117
Willow	10	2	2	1,237	\$71,563	\$1,361	\$40,830	\$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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