



Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/23	Monthly Fee Effective 3/1/23	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$47,666	\$1,125.50	\$33,765	\$799
Cypress	14	2	1-1/2	992	\$60,365	\$1,303.50	\$39,105	\$1,013
Cypress I	5	2	1-3/4	992	\$61,838	\$1,313.50	\$39,405	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$62,844	\$1,351.50	\$40,545	\$1,054
Cypress III	2	2	1-3/4	1,042	\$64,036	\$1,360.50	\$40,815	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$64,417	\$1,360.50	\$40,815	\$1,075
Laurel	12	2	2	1,064	\$64,733	\$1,363.50	\$40,905	\$1,086
Hawthorne	6	2	2	1,094	\$66,611	\$1,402.50	\$42,075	\$1,117
Willow	10	2	2	1,237	\$72,778	\$1,474.50	\$44,235	\$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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