



## Model Description and Share Value Information

Model	Units	Bed-rooms	Baths	Size (sq.ft.) *Actual Dimensions May Vary	Share Price Effective 1/1/24	Monthly Fee Effective 3/1/24	Qualifying Income	Annual Share Price Increase
Deerwood	2	1	1	840	\$48,465	\$1,259.00	\$37,770	\$799
Cypress	14	2	1-1/2	992	\$61,378	\$1,437.00	\$43,110	\$1,013
Cypress I	5	2	1-3/4	992	\$63,870	\$1,427.00	\$42,810	\$1,032
Evergreen	4	1+	1-1/2	1,075	\$63,898	\$1,485.00	\$44,550	\$1,054
Cypress III	2	2	1-3/4	1,042	\$65,109	\$1,494.00	\$44,820	\$1,073
Evergreen II	1	1+	1-1/2	1,032	\$65,429	\$1,494.00	\$44,820	\$1,075
Laurel	12	2	2	1,064	\$65,819	\$1,497.00	\$44,910	\$1,086
Hawthorne	6	2	2	1,094	\$67,728	\$1,536.00	\$46,080	\$1,117
Willow	10	2	2	1,237	\$73,993	\$1,588.00	\$47,640	\$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.**

10400 45<sup>th</sup> Ave. N. • Plymouth, MN 55442 • 763.531.9424 • [www.gramercyplymouth.com](http://www.gramercyplymouth.com)