

A-16-016-HE
R-16-017-HE
D-16-139-HE

Operational Statement

The Vintage will be a market rate gated community. The project will have upscale amenities that will encourage residents to be socially and physically active. The property will consist of 120 residences, a Community Building and outdoor recreation facilities. The Community Building will include an exercise room, public restrooms, activity and meeting areas, and full kitchen. The outdoor recreation facilities will feature a covered patio, sun deck, pool, and picnic area. The 15 eight-plexes will have detached garages contained within fifteen single level buildings.

Location

The proposed site for the Vintage is an ideal location for a market rate community. It is in an area with both single family and multifamily units. We feel that this site will be better suited for multifamily housing. Surveys show that, when relocating, many people prefer to stay close to existing family, friends, doctors, and services. This location will allow residents to live near family members that reside in the area. Additionally, The Vintage will attract residents who are already living in the neighborhood, but want to adopt the more carefree lifestyle of condominium living.

Downsizing

Many baby-boomers are staying away from the typical single-family detached homes. By renting rather than buying a home, baby-boomers are able to have greater disposable income invest and enjoy a more carefree lifestyle than the costs and responsibilities of home ownership allow. Residents at The Vintage will have more free time to pursue personal interests because they'll never have to worry about taking care of a big yard or about "who's watching the house" while they are traveling.

Sense of Community

Residents of The Vintage will value the opportunity to interact with other residents of the apartment community. Seasonal social events hosted in the Community Meeting Room, such as informational seminars, flu clinics and cookie exchanges, will allow the residents to meet and get to know each other.

Security

Our residents hold security high on their list of priorities when looking for a new home. The Vintage features a gated entrance, enclosed detached parking garages, keyed common areas, direct access entries, and close proximity of neighbors, which all play a vital role in creating a sense of safety and well being for the residents of the community.

Amenities

Each unit features many luxury amenities, including:

- ◆ Covered Porch
- ◆ Luxury Vinyl Planks throughout
- ◆ Smart Thermostats
- ◆ Nine Foot Ceilings
- ◆ Chef's Kitchen: Granite Counters, Dishwasher, Garbage Disposal, Self Cleaning Electric Range and Refrigerator with Ice Maker
- ◆ Abundant Storage Space: Coat Closet, Pantry and Walk-in Bedroom Closets
- ◆ Oversized Showers and "Comfort Height" Elongated Bowl Toilets
- ◆ Interior Laundry Room
- ◆ Private Patio and Yard Area
- ◆ 15% above title 24
- ◆ Garages
- ◆ Energy Efficient Design: Dual Pane Windows, High SEER Air Conditioning
- ◆ Prewired for Cable and Internet

The Site boasts many opulent elements for the residents' enjoyment, including:

- ◆ Gated Access
- ◆ Clubhouse: Meeting/Activities Area, Business Center with Computer & Internet Access, Fitness Center, Full Kitchen and Large Covered Patio
- ◆ Swimming Pool with Sun Deck
- ◆ "Green Area" with Picnic Benches and Gated Dog Run
- ◆ Extensive Landscaping & Walking Paths Throughout the Property
- ◆ Open Guest Parking to Complement Resident's Garage Parking

Neighborhood Impact

- ◆ Traffic: multifamily units generate 7.5 trips per day for vs 10 trips per day for single family homes.
- ◆ Schools: This project will generate over \$400,000.00 in additional school revenue
- ◆ Sewer and Water: multifamily units historically use less water than similarly sized single family homes, But this project will also include a self sustained gray water system which will be used to irrigate 100% of our landscaped areas.
- ◆ Property Values: This type of development enhances the area by creating choices and convenience for families. Our projects are typically appraised at a higher per square foot value than the surrounding homes.