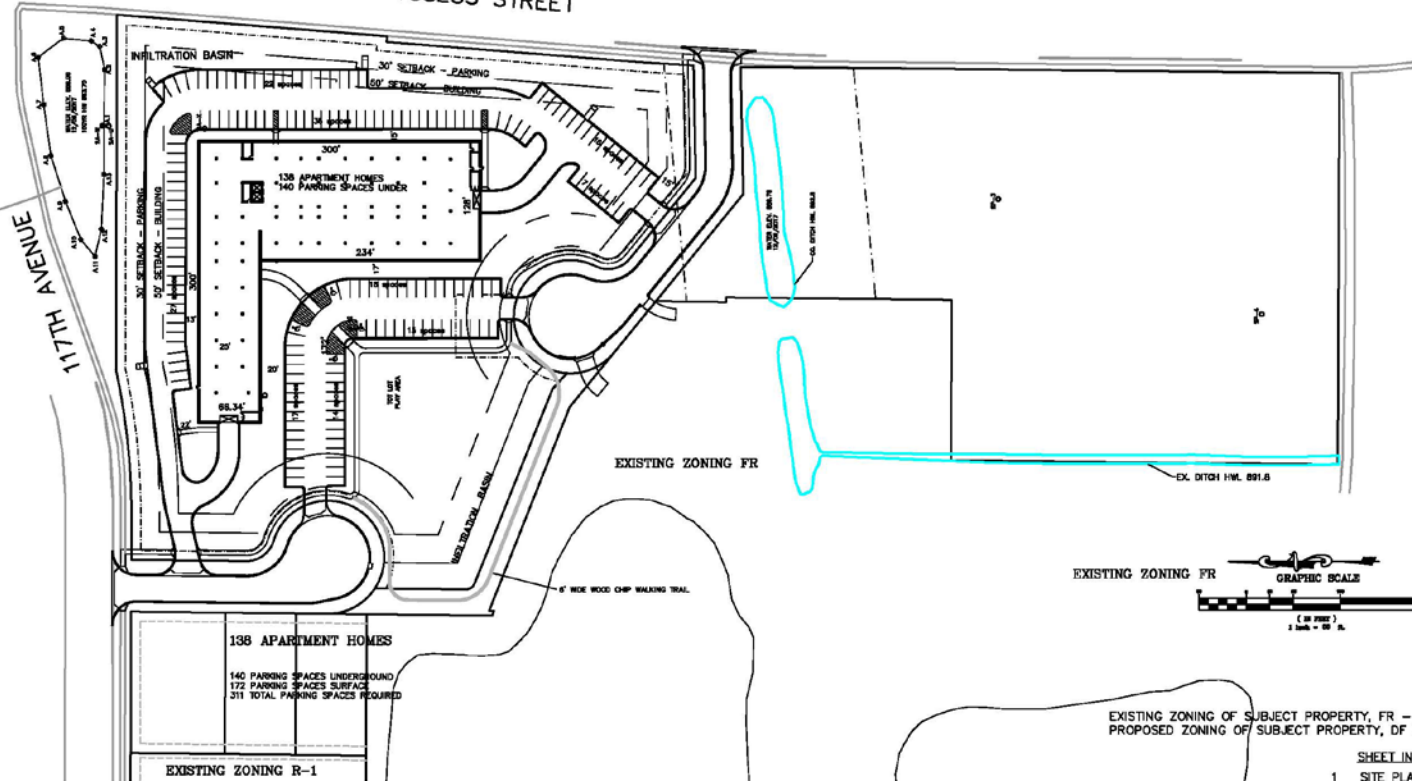


EXISTING ZONING PBD

EXISTING ZONING B-3

ULYSSESS STREET



138 APARTMENT HOMES
140 PARKING SPACES UNDERGROUND
172 PARKING SPACES SURFACE
311 TOTAL PARKING SPACES REQUIRED

EXISTING ZONING R-1

Cedar Point Apartment Homes



EXISTING ZONING R-1AA



AERIAL PHOTOMONTAGE

Cedar Point Apartment Homes



Upper scale, market rate rental apartments

138 Upper scale, spacious market rate rental apartments:

18 Studio	560 sf
57 One Bedroom	814 sf
63 Two bedroom & Two plus den	1030 - 1152 sf

Oversized, covered decks

Common area amenities to include:

- Large Patio and exterior recreation area
- Main floor common space
- Secure mail and Package units
- Fitness area
- Upper floor event room with panoramic view of lake



Status:

Underground, heated parking garage; one stall per apartment unit

- Total parking ratio is 2.4 spaces per 1 unit

Four and five story building with step down roof lines

- Rents anticipated to range from \$1,000 to \$2,200
- Extensive landscaping surrounding the natural setting
- Views from common area out through a view corridor to the pond to the west- open common area at each floor landing

Exterior materials

- Precast base – Stone finish
- Masonry lower levels / Upper levels prefinished composite siding
- Upgraded interior finishes
 - ✓ Solid / surface and stone countertops
 - ✓ Carpet at bedrooms
 - ✓ ceramic baths
 - ✓ Wood tone floors

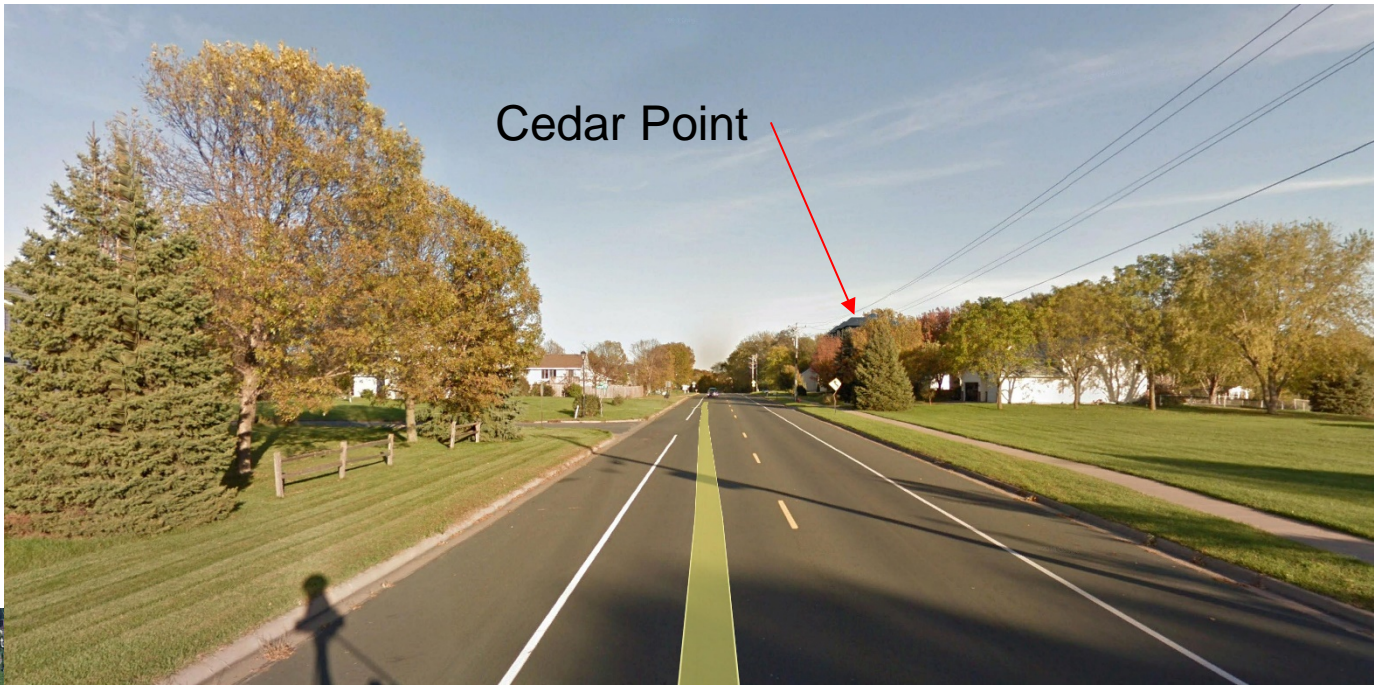




AERIAL PHOTOMONTAGE

Cedar Point Apartment Homes





Cedar Point



View from 117th Ave
600' from property

Cedar Point Apartment Homes





Cedar Point



View from Ulysses
600' from Property

Cedar Point Apartment Homes





ENTRY VIEW 1

Cedar Point Apartment Homes

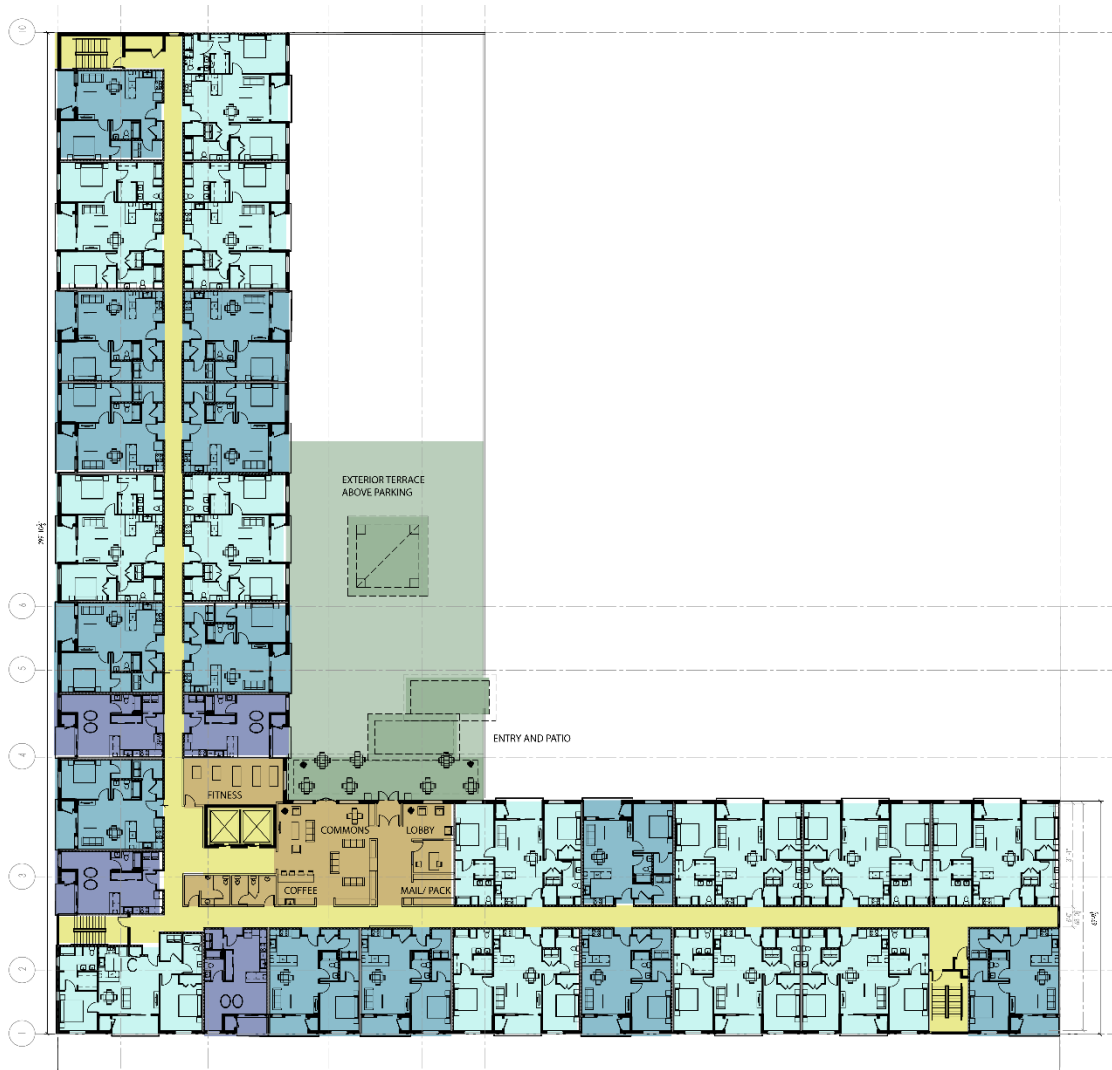




EXTERIOR COMMON AREA

Cedar Point Apartment Homes





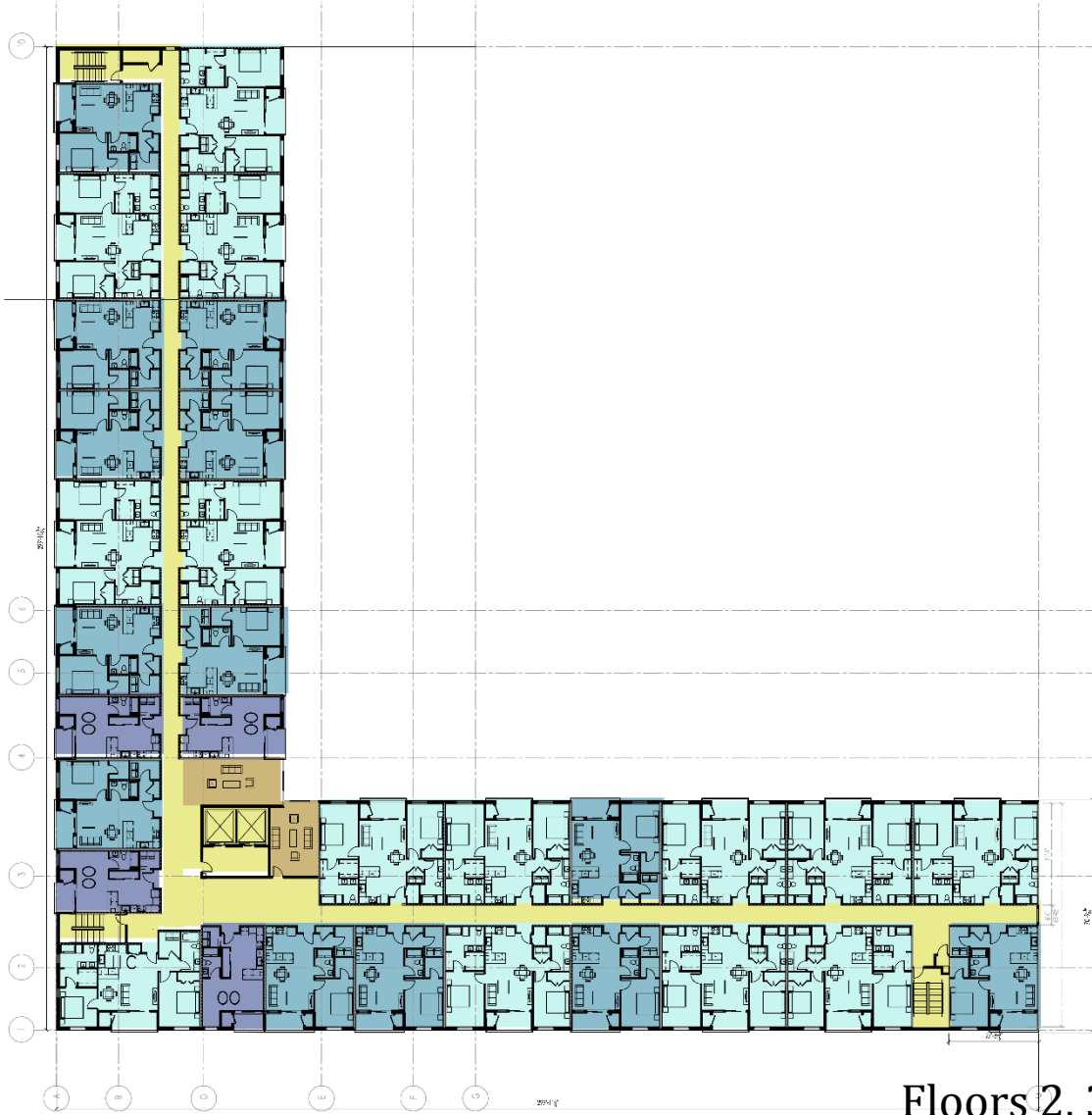
Main Floor





Main Floor Common Area





Floors 2, 3, & 4



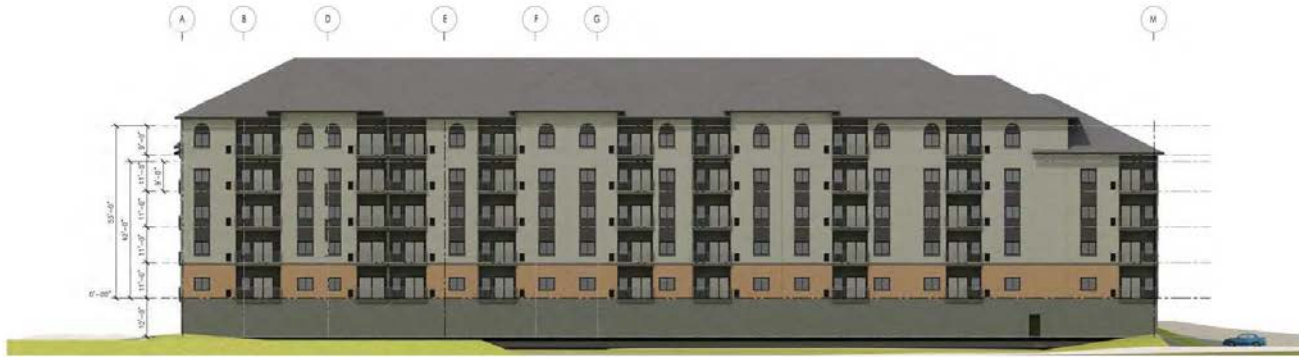
Cedar Point Apartment Homes

Skyview Common Space

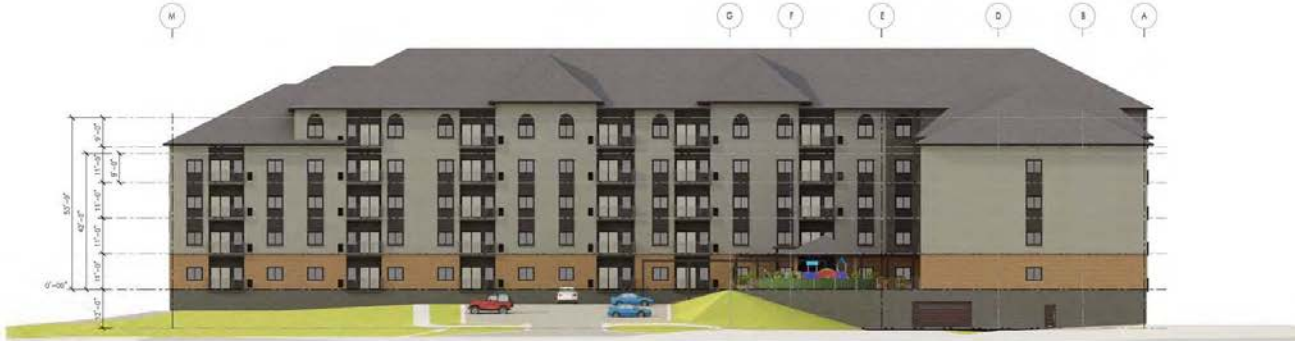


Floor 5





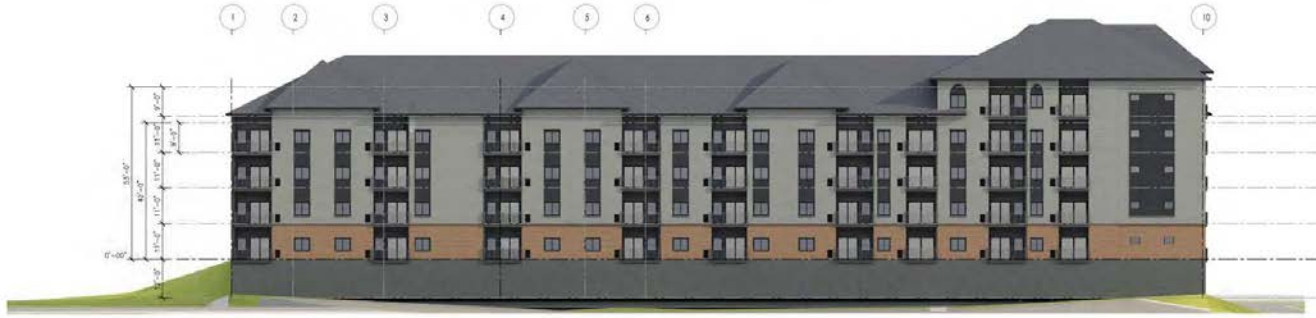
1 NORTH ELEVATION
ORIGINAL SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
ORIGINAL SCALE 1/8" = 1'-0"

Cedar Point Apartment Homes





1 EAST ELEVATION
ORIGINAL SCALE 1/4" = 1'-0"



2 WEST ELEVATION
ORIGINAL SCALE 1/4" = 1'-0"

Cedar Point Apartment Homes





Heavy- weight
Roofing



Stone Base
Brick



Prefinished
Siding and Trims

