



Active Living

Active Senior Living is designed for those residents who generally lead an independent lifestyle. There are no additional specialized services provided in the active apartments, although residents will have access to home healthcare and delivered food services. Active senior buildings are provided common space for social activities and family functions. Active residents will have access to all community amenities.

Market-rate apartments are available in studios, 1-bedroom, 2-bedroom, 2-story rental duplex, and 2-story rental cottage homes. Seniors who are age 55 and older are eligible.

COTTAGES are historic waterfront houses that used to be officers' quarters back in the early 1900s when Fort Howard was a military reservation. They range from 2-bedroom to 4-bedroom residences. All cottages have porches. Each rental cottage will have an uncovered garage space located at the front of the residence.

DUPLEX RESIDENCES are 2-bedroom waterfront and Parade Ground residences. Each rental duplex will have an uncovered garage space located adjacent to the residence.

APARTMENT HOMES are located in the existing multifamily buildings as well as new buildings to be constructed. Homes vary in size from studios to 2-bedroom units. Each apartment building has its own lounge, and each resident who owns a vehicle will be assigned a space at the parking area behind each building.

Affordable-rate apartments are available only to qualified veterans who are age 62 and older and whose income level does not exceed federal guidelines. The units are located in new buildings to be constructed. Apartments vary in size from 1- to 2-bedroom units. Each apartment building has its own lounge, and each resident who owns a vehicle will be assigned a space at the parking lot behind each building.

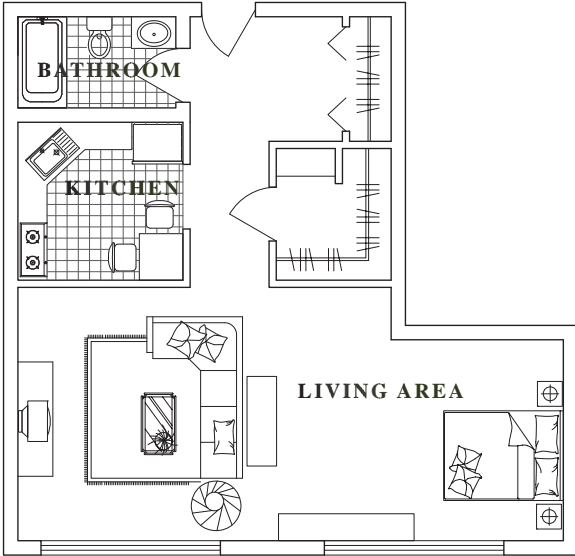
Availability of Units

Early 2008: Cottages

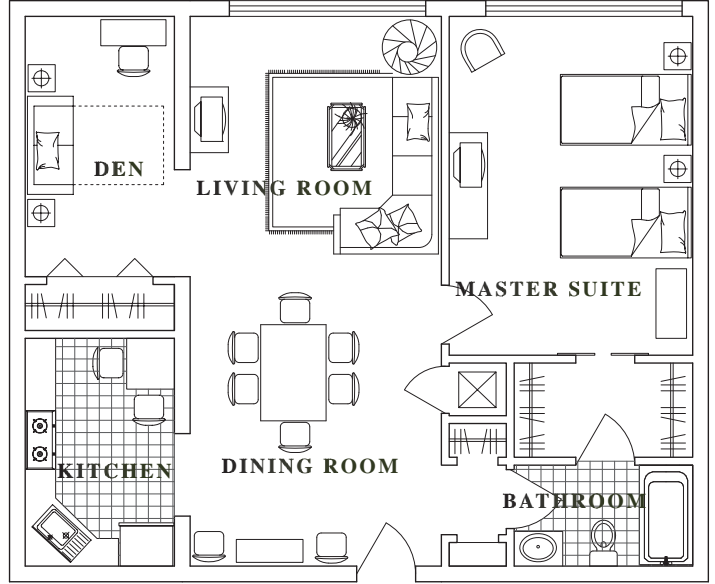
Mid 2008: Apartment Homes

Late 2008: Duplex Residences

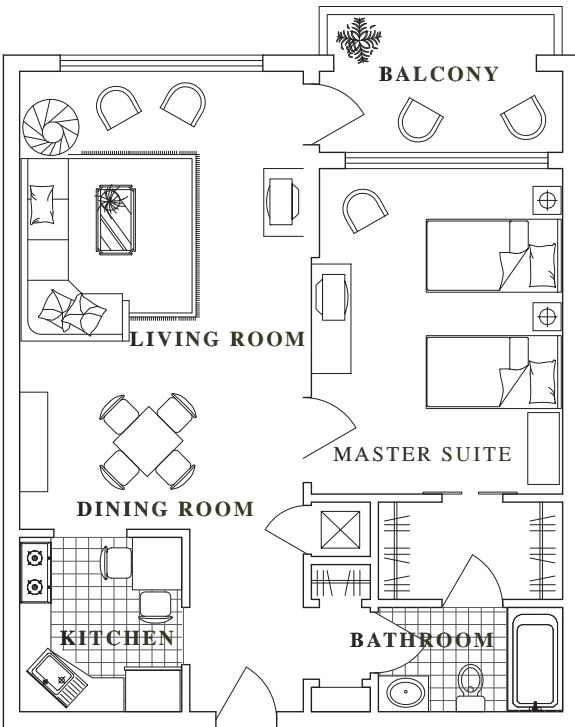
STUDIO - 510 SF



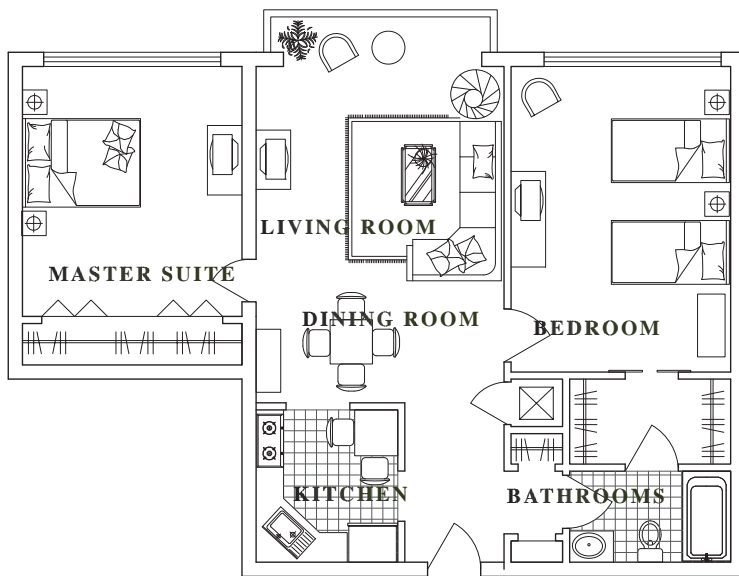
1 BEDROOM, 1 BATH
WITH DEN - 700 SF



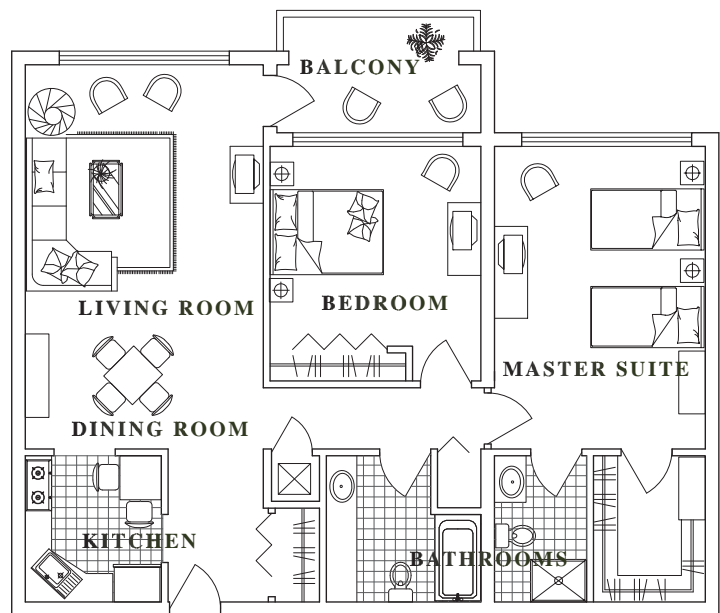
1 BEDROOM, 1 BATH
WITH BALCONY - 700 SF



2 BEDROOM, 1 BATH - 1,000 SF



2 BEDROOM, 2 BATH WITH BALCONY - 1,050 SF



Active Living Amenities:

- Spacious apartment homes
- Wall-to-wall carpeting
- Safety handrails in tubs and showers
- Individually controlled heating and air conditioning
- Emergency call response system
- Washer/dryer
- Fully-equipped kitchen
- Cable television, telephone, and internet service
- Elevators in buildings (except for duplex and cottage homes)
- Generous common areas for social activities
- Professional management
- Convenient parking space



Fee Schedule: Active Living

MONTHLY RENTAL FEE

Market Rate Apartments

<u>Type</u>	<u>Unit Size</u>	<u>Monthly Rent</u>
Studio	From 510 gsf	Starting at \$1,045
1-Bedroom	From 700 gsf	Starting at \$1,150
2-Bedroom	From 1,000 gsf	Starting at \$1,387
Cottages	From 3,400 gsf	Starting at \$3,078
Duplex	From 2,340 gsf	Starting at \$2,840

Affordable Apartments

<u>Type</u>	<u>Unit Size</u>	<u>Monthly Rent</u>
1-Bedroom	From 650 gsf	Depending on income. Average rent \$575.
2-Bedroom	From 875 gsf	Depending on income. Average rent \$770.

ONE-TIME FEES

Security Deposit:

First and last month's rent.

Community Fee:

Paid prior to move-in by residents, excluding respite stays (temporary relief for caregivers). This fee covers the cost of preparing your rental unit prior to move-in and maintaining the community

areas, including dining rooms, activity rooms, and other common areas. This is a one-time non-refundable fee.

Single: \$550

Couples: \$1,000

Pet Fee:

\$500 (non-refundable/per pet)

MONTHLY SERVICE FEE

Monthly service fee includes electricity, water, cable TV, telephone, and internet. The amount of the fee will be provided prior to final selection of unit.

Information is subject to change depending on actual date of occupancy. Floor plan layouts and square footage are approximate, and will be verified prior to lease signing.