

Development



## Village Cooperative of Cedar Falls

**Type:** Senior Cooperative    **Address:** 3630 University Ave., Suite B Cedar Falls, IA 50701    **Number of Units:** 50    **Completion Date:** 2012



### Project Type:

New Construction - Senior Cooperative

### Target Market:

55 and over

### Project Narrative:

This Project consists of the acquisition, development and construction of a 50 unit 3-story building built over underground parking located on a 3.00 acre site on the heart of Cedar Falls. This concept provides the residents with the pride and control of ownership combined with a maintenance free lifestyle in a community of friendly neighbors. Standard features include: great room, lobby/reading area, pub, workshop, guest room, garden plots, while you're away service, underground heated parking with car wash, full security building. The units have all appliances including washer and dryer, in-unit storage, walk-in closets and individually controlled HVAC systems.

### Services Provided:

Property Acquisition  
Project Administration  
Design / Construction Supervision  
Project Marketing / Unit Sales

### Project Data:

Total Project Cost: \$9,790,000  
Type of Unit: 3-Story over underground parking  
Number of Units: 50  
Number of Buildings: 1  
Total Site Area: 3.00 Acres

### Unit Information:

Unit Type:	1 Bedroom	2 Bedroom
Number of Units:	4	46
Average Size:	874 sq. ft.	1,282 sq. ft.