

# Essex Place – Development Overview

- **Unit Mix:**

<u>Number</u>	<u>Unit type</u>	<u>Average Size</u>	<u>Bathrooms</u>	<u>Rent*</u>	<u>Rent Level</u>
6	1 br	712	1	\$642	60% AMI
8	2 br	958	2	\$351	30% AMI
24	2 br	958	2	\$770	60% AMI
2	3 br	1,165	2	\$405	30% AMI
6	3 br	1,165	2	\$888	60% AMI

\*landlord pays for trash, water and sewer

- **Unit Amenities:** range, range hood with range queen fire suppresser, dishwasher, frost free refrigerator, central cooling/heating, mini blinds, lvp-strip flooring, storage, washer/dryer hookups.
- **On Site Amenities:** In addition to these local amenities tenants will have access to onsite amenities including a playground, fitness center and computer room giving them many choices for activity and entertainment.
- **Tenant Target:** The property is open to tenants of any age with no age restrictions. We have found our complexes to be attractive living spaces for aging empty nesters, as well as tenants right out of school. The positive side of not having age restrictions is it opens the complex to tenants of various combinations of household configurations from a grandparent living with a grandchild, two unrelated roommates, to a working child with an elderly parent. At the same time, we are seeing households as a whole getting smaller which is why we are focusing on unit sizes which are lacking in the market.

# Neighborhood



# Parcel



