



UPTOWN *Urbana*



Uptown Living is lifestyle living made by Baby Boomers for Boomers. Quality construction and luxury architecture are delivered through this cooperative housing that is coming to an Iowa community near you. But wait, there's more! In addition to owning a share (your home unit) you will be a part of a co-life campus with rich amenities. No more mowing, shoveling or appliance maintenance. It's like moving to a hotel and never leaving. **Boomers**, you've earned it. **Baby**, you deserve it!

Lifestyle Living

Living at Uptown is about finding your new lifestyle. Do you like to travel? If so, come and go from Uptown with ease. If you enjoy community, Uptown is for you and you can have input in the amenities at your future home. Some of these amenities may include: Parking and extra storage; Craft room; Workshop; Pub/Cafe; Technology Room; Gardens; Walking path; Fitness center; Library and Guest suites.

Maintenance Free

Your new cooperative will take care of all the maintenance, basic utilities, snow removal and improvements.

This leaves you time to socialize, travel and more.

Quality Construction

Come home to quality that surpasses other cooperatives on the market. Uptown is built by Boomers for Boomers and will meet the standards of homeowners who care about quality craftsmanship. With superior concrete construction and luxury architecture, Uptown will become the staycation you deserve!

Requirements

You must be 62 or better to join the Uptown community. Tell your millennial friends they may stay in our guest suite and we will email them about moving in when they turn 62. For now it is for Boomers only Baby.

Boomers, you've earned it!
Baby, you deserve it!

Email home@uptowniowa.com
www.uptowniowa.com

Financial Freedom

Since you have purchased a share in the cooperative, you will have a flat monthly rate that covers real estate taxes, utilities, water and sewer, garbage, property maintenance, repairs, landscaping, snow removal, exterior improvements, basic cable, internet, security system, social events and common areas. The monthly fee is based on the square footage of your new home. Your buy in price will likely be less than the amount you will get from your home sale so it allows you to use that equity for your new lifestyle. Baby, you deserve it!



How a Cooperative Works

Built to Suit

Each Cooperative will be built with input from the community members moving in. Not only will they be able to customize their individual units, but the shared amenities will be shaped by the input of the community. Maintenance Free

share payment. When you move into your new home and your current home is sold, you can repay your temporary loan and most likely have extra funds to invest as you choose.

Boomers Rule It

The majority of cooperatives are set up as non-profit or not for profit entities. Once your Uptown is built, you will be able to take part in the government that oversees the operations. By this time you will be familiar with your new neighbors and a board of directors will be elected. In addition, other committees may be formed to assist in planning, budgeting, finance or other functions as designated by members.

Ownership

Baby, you own it! Your share cost is 30% of the total unit price which is based off the total square footage (see unit chart for costs). You will be able to build equity just like owning a home as the shared price appreciates by a fixed amount each year.

Time to Sell

Uptown would be sad to see you go, however you need to know that selling your share will be much easier than selling your home. The management company will handle the transaction with a nominal transfer fee. Since no realtor will be involved, there is no commission to pay out. Uptown will use a fixed equity formula based on X% of your unit value to determine the resale value.

Financing

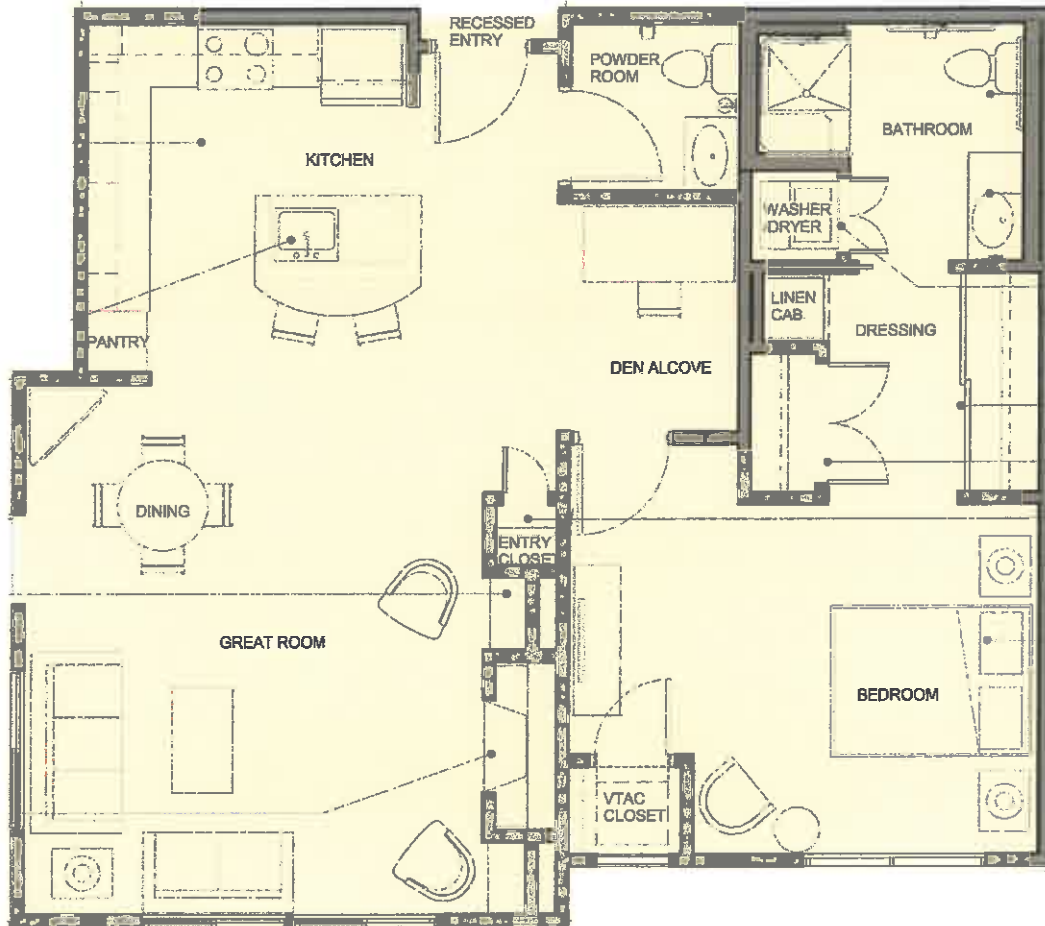
Members of Uptown hold the HUD financed, non recourse mortgage. It was secured by the project developers and therefore the cooperative members hold no personal liability for the master mortgage. However, they are bound by the subscription agreement they sign to be a member.

Most individuals look to the equity of their home to make their share payment. This generally means that while Uptown is being built, you may need to secure a home equity or bridge loan to make your



Unit D1

(1 Bedroom Unit + Den) ****Square Foot



Kitchen

- Large fully appointed Kitchen with wood cabinets, quartz countertops & full height pantry
- Full size refrigerator and range
- All stainless steel appliances
- Kitchen island with glass pendant lights above

Bathroom

- large bathroom with full tile floors & 4' shower with seat & Light above
- Quartz vanity with undermount sinks & framed mirror
- Separate entrances to the bathroom

Bedroom

- Queen or king size bed
- Attached dressing room with mirrored closet doors

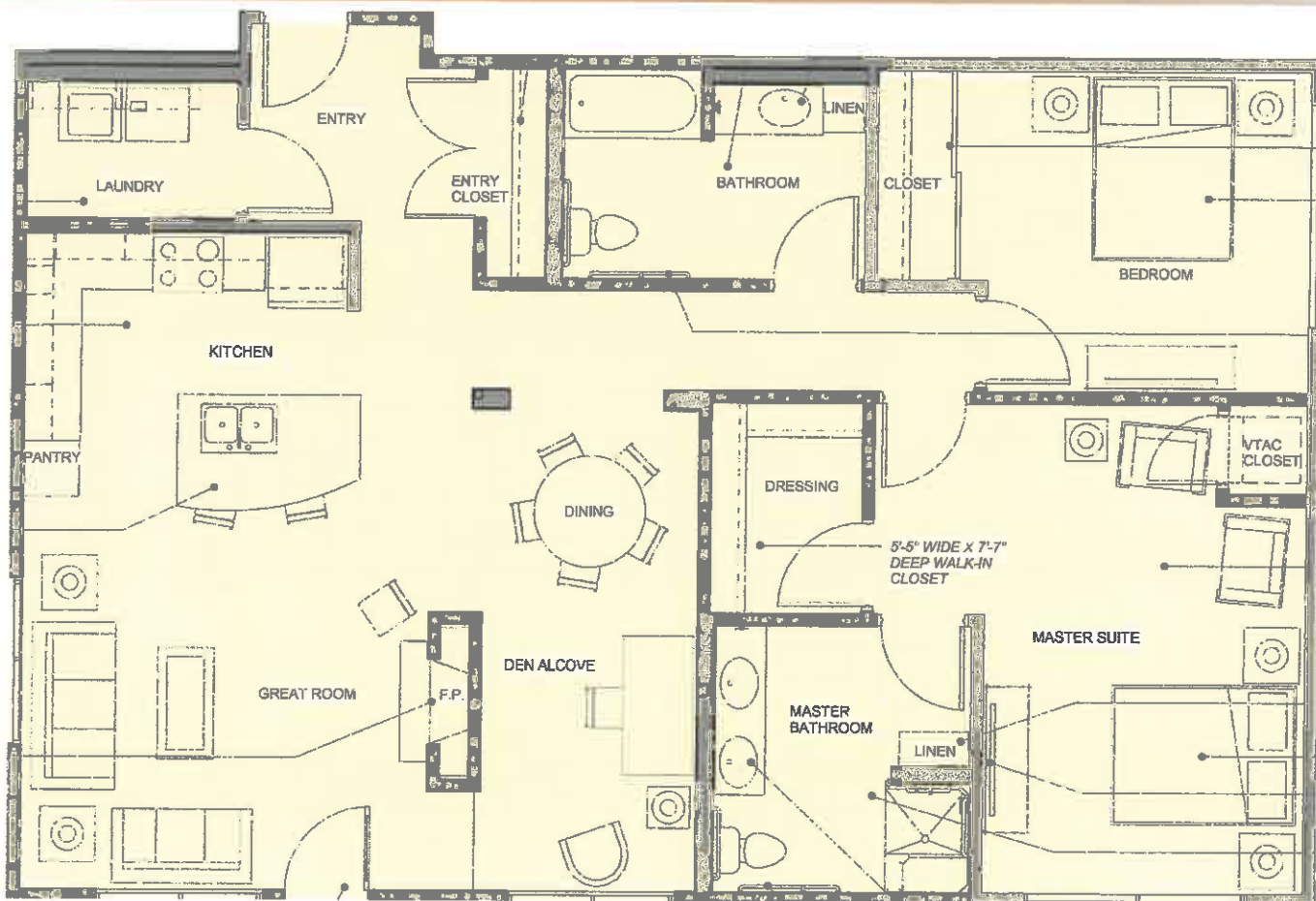
Extras

- Washer and dryer
- Full Height Linen Closet
- Entry and Storage Closet
- Energy efficient french doors to outdoor balcony
- Wrap around balcon
- Fireplace with connections above for flat-screen T.V. & quartz top base



Unit G2

(2 Bedroom Unit + Den) ****Square Foot



Kitchen

- Large fully appointed Kitchen with wood cabinets, quartz countertops & full height pantry
- Full size refrigerator and range
- All stainless steel appliances
- Kitchen island with glass pendant lights above

Master Suite with sitting area

- Queen or king size bed
- T.V. connections above dresser
- Attached master bathroom with full height linen cabinet, shower with seat & light above, quartz vanity with undermount dual sinks & framed mirrors
- Walk-in dressing room

Bedroom #2

- Queen or king size bed
- Closet with mirrored doors

Bathroom #2

- Full tile floors & 5' bathtub with light above
- Quartz vanity with undermount sink & framed mirror

Extras

- Laundry room with full size washer and dryer & storage cabinets above
- Full Height Linen Closet
- Free standing fireplace with connections for flat-screen T.V. above
- Energy efficient french doors to outdoor balcony

