
Tontitown Active Lifestyle Living



City of Tontitown

EXECUTIVE SUMMARY

Objective

The Project will be an Active Lifestyle Living Community offering its residents a high end living accommodations that foster a sense of community by offering amenities such as a club house social gatherings. Community gardens, organic walking trail, pickle ball court, bocce ball courts promoting active lifestyle and fitness opportunities. Our community will be conveniently located in close proximity to healthcare providers, shopping, and dining choices.

The Property will have 94 Active Lifestyle Living duplex units and four-plex, totaling 94 units. Single-story duplex buildings w/attached garage, clubhouse and activity center, outdoor cabana, pool pickle ball court, bocce ball courts, and organic walking trail. The following will be the breakdown of units within the entire development:

Active Lifestyle Living

- There will be 28 buildings of 2- Bedroom/ 2-Bath/2- Car units, totaling 47 units
- There will be 28 buildings of 1-Bedroom /1- Bath/1-Car units, totaling 47 units

Attractive Site Components

The planned amenity package for the Active Lifestyle Living Community will include a community clubhouse, clubhouse and activity center, outdoor cabana, pool pickle ball court, bocce ball courts, and organic walking trail. The **Community Clubhouse** will house the administrative management offices and provide several income producing components:

- **Tenant Lounge** will consist high-end furnishings, with electronic media-access to allow tenants to meet and gather for events and/or social functions.
- **The Fitness Center** will provide space for low impact activities that will be open to all current tenants.
- **Outdoor Cabana and Pool** will provide tenants with the opportunity to enjoy the outdoor space to relax or entertain.
- **Indoor Pickle Ball and Bocce Ball Courts** will allow tenants to participate in low impact exciting sporting events.
- **Community Gardens and Organic Walking Trails** will allow tenants to traverse the entire development while connecting the activity centers with their homes.

Duplex/Four-Plex Specifications

EXTERIOR:

60% of building exterior will consist of masonry products (Brick, Natural Stone, etc.), the first floor will be covered in this type of material.

The color scheme for non-masonry products (Trim, soffits and accents) will consist of Blues, Grays and Whites. Beautifully landscaped grounds.

Well-lit parking and walking areas.

24-hour maintenance.

The color scheme for moldings, trim and exterior accents will consist of Blues, Grays and Whites.

INTERIOR:

8' Ceilings
Designer Lighting and Hardware (LED)
Vinyl Plank flooring
Paint Grade Cabinets
Solid Surface (Granite, Quartz) counter-tops.
Appliances-Stainless Steel
Laundry Room
Ceiling Fans w/light kits
Wi-Fi, water, sewer and garbage.

Market Overview:

The area apartment market and the local submarket are exhibiting great occupancy levels and upward trending rental rates, while maintaining favorable absorption in recent years. Considering the recent trends in absorption and the prospects for new construction, the local market area should maintain a stabilized occupancy position. North West Arkansas MSAs continues to perform with other areas in the state of Arkansas and the nation. The North West Arkansas benefits from the presence of several corporate leaders, such as Wal Mart, Tyson, JB Hunt. The area is forecasted to experience continued increases in population as well as households and will remain an above-average performer.

Sense of Community:

The Tontitown Community is an excellent area for an Active Lifestyle Living development, or otherwise known as "55+". The main elements that the 55+ community is looking for is convenient locations, sense of community, variety of amenities, social activities and zero maintenance homes.

Overall, the Active Lifestyle Community is an opportunity to stay active and social, while living in a development that is connected to the surrounding community.



One Bedroom-One Car Unit



The Lovey Plan-1000 S.F.



Two Bedroom-Two Bathroom-Two Car Garage Unit.



The Thurston Plan-1200 S.F.



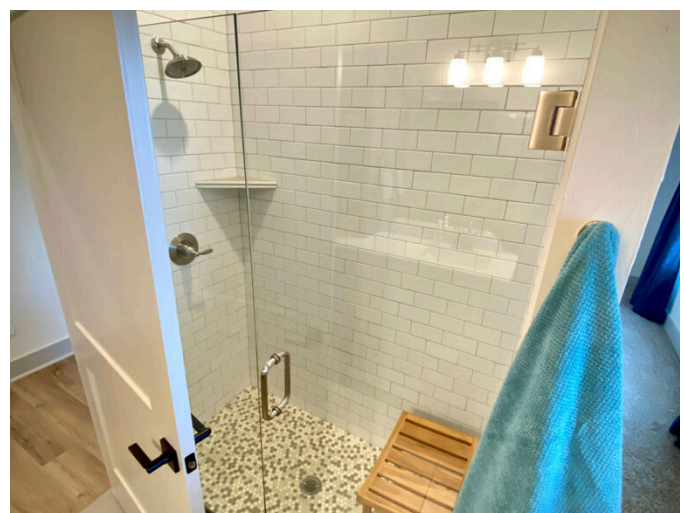
Active Living Lifestyle Kitchen Design



Active Lifestyle Living -Open Concept Design



Active Lifestyle Living-Bedroom Design



Active Lifestyle Living-Zero Entry Shower-Bathroom Design



Active Living Lifestyle Activity Center Design



Active Living Lifestyle Workout Room Design



Indoor Pickle Ball Court



Active Living Lifestyle Pool



Indoor Bocce Ball Courts

