



## Chandler Pointe

*801 W. 5<sup>th</sup> Avenue, Wilton, IA*

Woda Cooper Companies, Inc. has a vision for the acreage identified as Chandler Pointe to develop 35 affordable apartments designed for senior households 55 years of age and older.

Chandler Pointe will be a rental community providing affordable and market rate apartments. Our concept includes one two-story elevator building. The exterior facade will be 50% brick and hardie siding, attractive eaves and roof lines. The building will be constructed in accordance with current Green Build standards and will be highly energy efficient.

Chandler Pointe will consist of a mixture of one and two bedroom units with approximately 650 and 850 square feet of living space each. All the units will have central air conditioning, dishwashers, garbage disposals, refrigerators, stoves, mini blinds, ample storage space, in-unit washers/dryers, and attractive open designs. The development will include a community room featuring spaces that can be used by residents for recreation, health care, education, etc. Security features will include secured building entrances, as well as security cameras and typical building and unit security features.

The rents at Chandler Pointe will (as of today) will average \$555 for a 1-bedroom, and \$597 for a two. Thirty-one apartments will be rented to households with incomes no greater than 80% of the average median income. Another four apartments will be market rate units and have no income restrictions.

Construction of Chandler Pointe could begin as early as the spring of 2021, and the first units could be available the spring of 2022.

Woda Cooper Companies, Inc. (i.e. Woda Construction, Inc, Woda Management and Real Estate) will develop, build (General Contractor), and manage Chandler Pointe. Woda Cooper maintains “long-term” ownership in virtually all the 300+ affordable communities in the portfolio.

We encourage anyone interested in learning more about Woda Cooper Companies to visit our website at [www.wodagroup.com](http://www.wodagroup.com).