

Normandy Square

6509 Normandy Lane

Madison WI 53719

MSP COMPANIES

REAL ESTATE

CONSTRUCTION

DEVELOPMENT

PROPERTY MANAGEMENT

HERITAGE SENIOR LIVING



Tax Credit Elderly (Section 42) Apartments

- ▶ 15 Senior Tax Credit Projects completed since 1991
- ▶ 985 Total Units of Senior Housing
- ▶ Using a wide range of financing
- ▶ Average Occupancy of this portfolio > 96% last 3 years

Project	# of Units
Middleton Senior	56
New Berlin Senior II	34
Chippewa Senior II	24
West Allis Senior	122
Monona Senior	88
Lincoln Village	49
Homestead Village	48
Deer Creek Village	145
Silver Creek Village	65
Lexington Village	120
Silver Lake Pointe	83
Courtyard	63
Mill View	24
Station House	40
Village Plaza	24
Total	985



Monona Senior Campus Main Entrance

Middleton Senior Independent Tax Credit



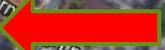


North

Mineral Point Road

Gammon Road

The Site 6509 Normandy Lane



Project Site

East

West

Odana Road

South

W Beltline Hwy

Panera Bread

Chuck E. Cheese's

Market Square Shopping Center

Silver Cinemas Market Square Theatre

Madison Odana Renewal Center

Jo-Ann Fabrics and Crafts

St. Vincent de Paul Society

Odana Shoppes Shopping Center

Social Security Administration

Smart Motors



Floor Plan



1 FIRST FLOOR
18' x 10'

Site Attributes (Linkages):



- ▶ Strong location to the surrounding community
 - ▶ Public Transportation
 - ▶ Grocery Store(s)
 - ▶ Clinic(s)
 - ▶ Pharmacy(s)
 - ▶ Banking
 - ▶ West Towne Mall
 - ▶ Restaurants
 - ▶ Bike Paths
 - ▶ Retail/Shopping
- ▶ Strong marketing program will be able to attract residents from market rate to 30% county median income levels

Normandy Square



- ▶ 57 Total Units (48 Tax Credit)
 - ▶ 30% CMI 12 Units
 - ▶ 50% CMI 22 Units
 - ▶ 60% CMI 14 Units
 - ▶ Market Rate 9 Units

- ▶ 1 bedroom 28 Units
- ▶ 2 bedroom 29 Units

Project Amenities

- ▶ Community Amenities
 - ▶ Expansive Community Room
 - ▶ Underground Parking
 - ▶ Secured Entry
 - ▶ Fitness Center
 - ▶ On-Site Leasing Office
 - ▶ Storage Lockers
- ▶ Apartment amenities
 - ▶ Heat and Hot Water included in rent
 - ▶ In Unit Washer and Dryer
 - ▶ Stainless Steel Appliances
 - ▶ Private Patio/Balconies
 - ▶ Free In-Unit Internet
- ▶ Resident Activities/Community Outreach
- ▶ Resident Committees/Volunteers

- ▶ Partnerships with Other Service Providers
 - ▶ MOM - Middleton Outreach Ministry
 - ▶ Homeless/Nearly Homeless
 - ▶ Active Case Management
 - ▶ Monetary Housing Assistance
 - ▶ Food Pantry and Free clothing assistance
 - ▶ Transportation services for seniors
 - ▶ MUM - Madison Urban Ministry
 - ▶ Prison Reentry/Homeless/Nearly Homeless
 - ▶ Active Case Management
 - ▶ Circles of Support Program volunteers
 - ▶ Just Bakery Program - Job Training
 - ▶ CAC - Community Action Coalition
 - ▶ Veterans/Homeless Referrals
- ▶ Other Nearby Service Providers - Jewish Family Services