



Redwood

APARTMENT NEIGHBORHOODS



ABOUT
US

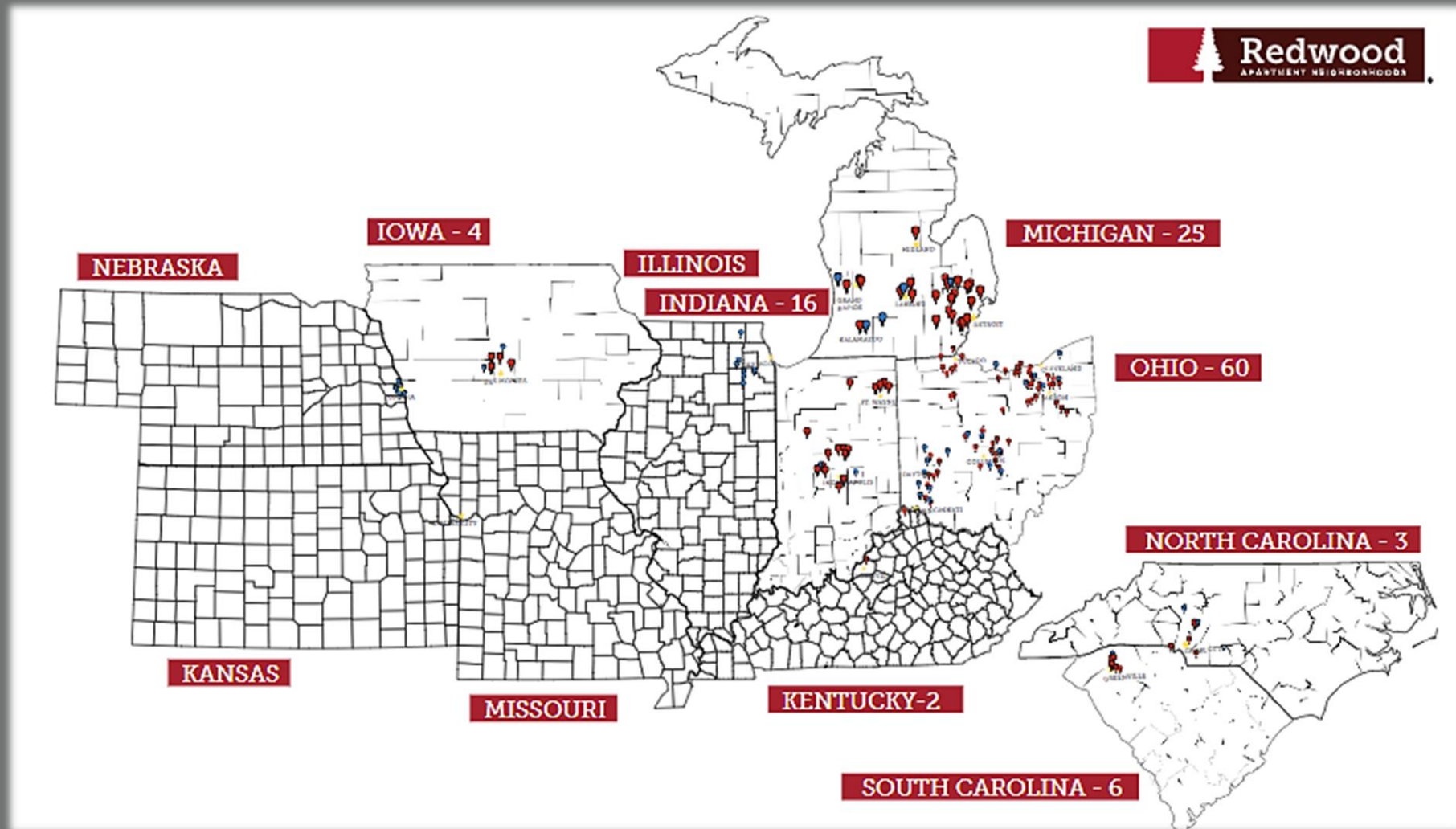
- Founded in 1991
- All of the comforts of the home, without the stresses of home ownership
- **High-quality, single-story apartment homes, with attached garages**
- Over **100** Neighborhoods
- Over **14,000** Apartment Homes
- Across **8** states, with **3** more on the way
- Redwood has **never sold** a Neighborhood we've built



Our Core Values:

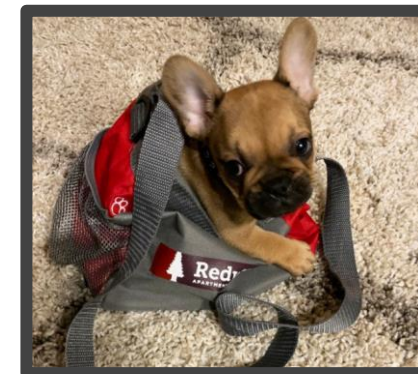
1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun

MARKET PRESENCE





- Empty Nesters
- Young Professionals
- Residents who want a single-story design
- Those who want a “peace and quiet” neighborhood
- Those who want a maintenance-free lifestyle
- Our design and features generate long-term residents



About Redwood Neighbors

50.6 Years Young
70% Empty Nesters
3-Mile Radius

1.65 Residents per Home
1.5 Cars per Home

7 School-Age Children per 100 Homes

Standard Lease Term = 1 year
Average Resident Stay = 2.39 years
12% of Residents Stay More than Five Years



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RELIABLE RENTERS & GREAT NEIGHBORS



Consistent application of rigorous background screening

Who?

- Every leaseholder living in a Redwood apartment home

What Are Those Checks?

- Credit score
- Rental history
- Civil judgment
- Criminal background checks

What Applications are Denied?

- Previous eviction
- Passed a bad check
- Felony assault conviction
- DUI/ OVI (within a certain number of years)

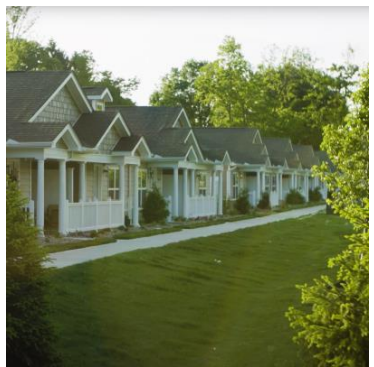
What Does This Mean?

Redwood's application screening criteria is more robust and allows us more control than most single-family subdivisions.



EXTERIORS OUR RESIDENTS DESERVE

- Single-Story Apartment Neighborhoods
- Two Car Attached Private Entrance Garage
- Personal Patios or Decks
- Stone and Shake Siding Accents
- Extensive Landscaping





INTERIORS OUR RESIDENTS DESERVE

- 1300+ Square Foot Living Spaces
- Open Floor Plans
- Granite Counter Tops
- Private Entryways
- Vaulted Ceilings
- Energy Star Certified Construction



Long Term Maintenance: Redwood Olmsted Township

- Built in 2006
- 2017: Northern Ohio Apartment Association Key Awards
 - Gold Award for Overall Community Appeal



Maintenance

- Snow Removal
 - All road & walking surfaces = 2"
 - Salting after snow removal
- Mowing
 - Maintain height of 3" – 4",
 - String trim
 - Power edge

LOCATION



LOCATION





34 Buildings
182 Units

44.7 Acres
67% Open Space
~4 Units/ Acre



RESIDENT PAVILION



FLOOR PLANS

- Attached Garage (Private Entry)
- Walk-In Closet
- Vaulted Ceilings
- Walk-In Kitchen Pantry
- Full-Size Washer & Dryer Hookups (Available for Rent)

Forestwood

1,294 SQFT



Meadowood

1,327 SQFT



Haydenwood

1,343 SQFT





Capewood
1,620 SQFT



Willowood
1,381 SQFT





Haydenwood





Forestwood/
Meadowood



Forestwood/ Capewood





Willowood



Community Benefits

- Clean-up of construction material dump site
- Needed housing alternative
- Creation of tax dollars
- Creation of jobs
- On-site walking trail
- Designed to preserve wetlands and stream areas





Thank You



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