



Shorewood Senior Residences is a new-construction project located along the banks of the scenic Milwaukee River in Shorewood, Wisconsin. The Project will consist of a 4-story building and house 100 units, underground parking, and a luxury amenity package.

On the first floor, residents will the Project’s many amenities. Located off the grand two-story lobby, a reception desk with on-site leasing staff will be able to assist residents on a daily basis. The clubroom and adjacent library lend itself to comfort and sophistication with a large fireplace and warm furnishings. A business center will allow residents to use free Wi-Fi, computers and equipment.

Additionally, a set of locker rooms leads into a fitness center and yoga studio; a sauna and spa; and an indoor pool with views overlooking the river. The neighboring Great Room finishes off the amenity tour with a large community kitchen fit for the largest of family gatherings.

Surrounding the property will be a walking path providing connection to the 114-mile Oak Leaf Trail and Milwaukee River Greenway. Residents will enjoy the scenery as well as the close proximity to Hubbard Park to the south and Estabrook Park to the north.

## Project Amenities

### Building Amenities

- On-Site Leasing Office
- Library
- Fireside Lounge
- Business Center & Free WiFi
- Theater Room
- Game Room
- Fitness Center with Locker Rooms, Yoga Studio, Sauna, Spa and Indoor Pool
- Great Room with Community Kitchen

### Apartment Amenities

- In-Unit Washer and Dryer
- Stainless Steel Appliances including Oven, Range, Refrigerator, and Microwave
- Granite Countertops
- Private Patio or Balcony
- Views of the Milwaukee River

## Unit Mix & Targeted Rents

| <u>Unit Type</u> | <u>Quantity</u> | <u>Unit Sizes</u>         | <u>Rent</u>   |
|------------------|-----------------|---------------------------|---------------|
| One-Bedroom      | 23              | 645-740 ft <sup>2</sup>   | \$1,250-1,360 |
| Two-Bedroom      | 77              | 995-1,865 ft <sup>2</sup> | \$1,680-2,275 |