

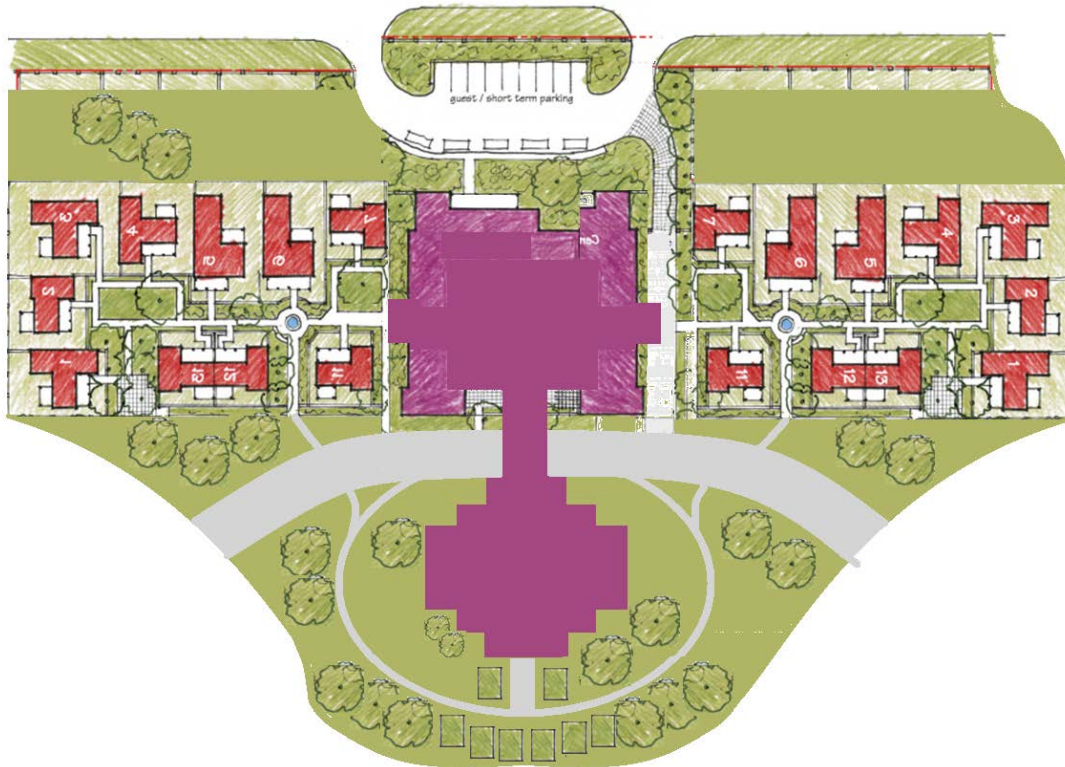


WELCOME TO Keystone Village

Keystone Village is a planned residential community in Cumming, Georgia focused on supporting individuals with intellectual and developmental differences - where hopes and dreams come true.

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ABOUT US



Keystone Village is a not-for-profit corporation which was formed by a group of families and community members to develop a residential community focused on quality housing, services and supports and participation and engagement in the broader Cumming Georgia area.

Keystone Village has engaged the services of special needs housing consultants to guide the process, design and financing. Keystone Village will partner with an experienced service provider organization to deliver individual supports and services needed by each resident.

OUR MISSION

To create a residential community that serves intellectually and developmentally disabled adults for a lifetime.

HOUSING OPTIONS



Two types of housing options will be available at Keystone Village, which will include homeownership and affordable rentals. Approximately 60-70 residents will call the Keystone Village home.

1.) HOMEOWNERSHIP

One, two, three and four bedroom homes will be available for purchase by residents and families. Homeowners will have the option to lease a bedroom(s) to another individual.

Estimated Sales Price:

- Two-bedroom \$ 249,000 - 299,000 1400 SF
- Three-bedroom \$ 334,000 – 384,000 1900 SF
- Four-bedroom \$ 430,000 - 480,000 2500 SF
- Estimated Monthly HOA Fees – To be determined

Each home is separately metered.

2.) AFFORDABLE RENTALS

One- and two-bedroom apartment units with private bathrooms and shared kitchen, dining and living area. Apartments can be shared or can be single occupancy. Rents will be competitive with local market.

Estimated Monthly Rent:

- One-bedroom \$ 1,300 / mo 890 SF
- Two-bedroom \$ 1,800 / mo 1250 SF
 - Shared two-bedroom \$900 /mo
- Three-bedroom \$2,250 /mo
 - Shared three-bedroom \$750 / mo

Rental rates include utilities.



THE RESIDENT SERVICES PROVIDER ORGANIZATION



Keystone Village heralds a new era in community living for persons with IDD. The Provider Partner will provide or manage the day to day services and supports for each resident.

The design of the Village encourages each individual to live independently in their own home, enjoy the safety of a secured neighborhood, socialize and share with other villagers AND venture beyond the property to enjoy the educational, employment and recreation opportunities found in the thriving Forsyth County and surrounding communities.

Each resident MUST have authorized services and supports in place while living at Keystone Village. Private-Pay and Georgia Medicaid Waiver (to be determined) options will be available based on a resident's eligibility. The Provider Partner will provide all private-pay services, auxiliary services and will also offer Medicaid Waiver services for individuals who have selected them as their provider.



THE VILLAGE SERVICES AND AMENITIES



The Village lifestyle will include assistance and support to residents according to their unique needs.

Included Private Pay Services:

- Supported Housing Coaching
- Personal Assistance
- Community Recreation On-Off site
- Transportation
- Service Coordination (Information and Referral)
- Live-In-Staff

Service Fees:

- Private Pay Estimated Monthly \$1,200 – TBD (high level staff support)
(Auxiliary Services Included)
- Auxiliary Services: Estimated Monthly \$400 – (Residents on Medicaid Waiver can participate in all staff lead activities on and off site, transportation, and access to live-in-staff for emergencies and assistance)
- Medicaid Waiver: Services determined by individual support plan
- Personal Expenses: Food, utilities, personal needs, entertainment estimated \$600-\$900 monthly



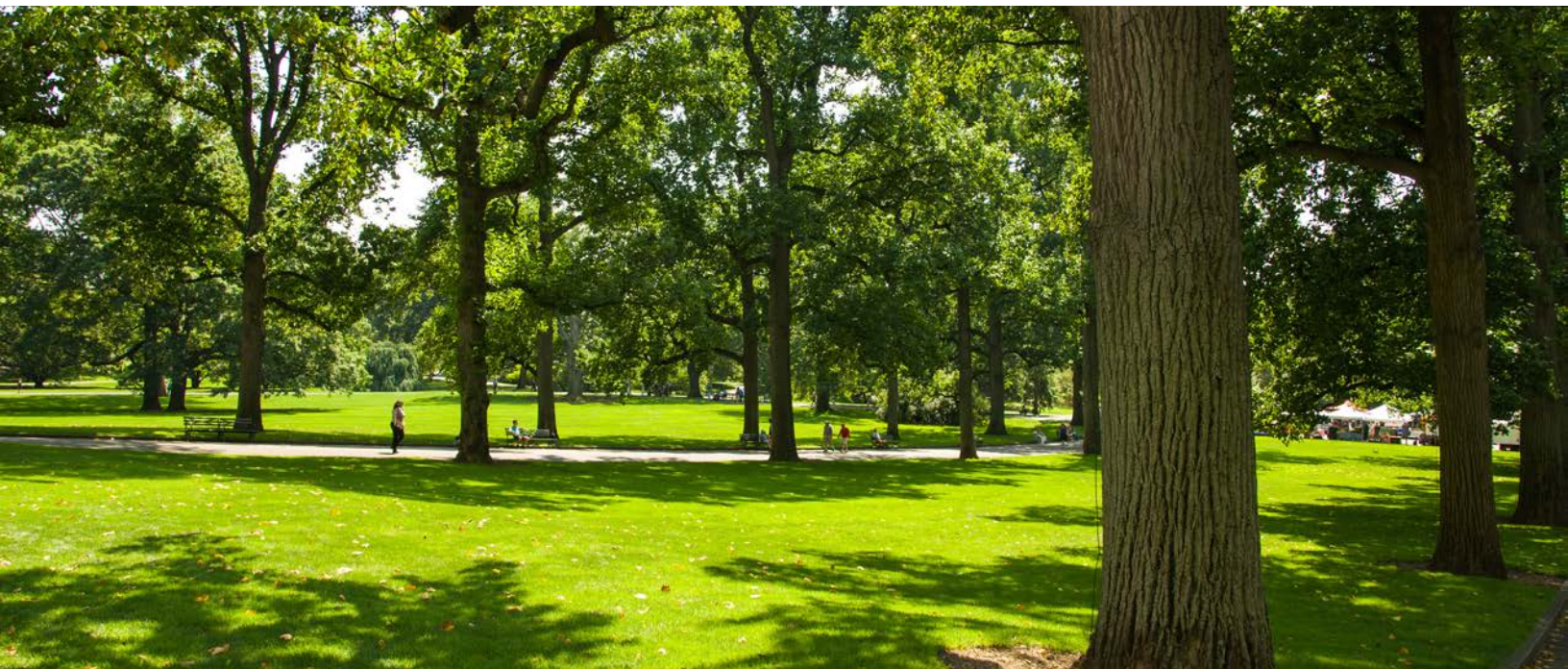
AMENITIES AND HOUSING MANAGEMENT



Keystone Village will contract with a Housing Management Company to provide the housing management services for all homeownership properties and rental apartments. Resident owned homes will pay a monthly HOA fee. Management fees will be included in monthly apartment rents.

Included Amenities:

- Onsite Property Management
- Property and grounds care
- Swimming Pool
- Green Space
- Community Center
- Emergency Call Systems in each home or apartment
- Community security cameras and gated community



The Village is Coming!

Good Friends,
Good Home,
Good Job,
Good Life!



For more information please contact:

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Get Social With Us:
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