

You're not getting old, you're just getting focused ...

on your future,

on what matters

and on all of the details that make your
quality of living meet your quality of life

Unlock the door to worry-free living:

- A modern mixed-use community that has been thoughtfully designed to offer residential, office and retail services at a fair and competitive price
- Conveniently located near lifestyle amenities such as transportation, shopping and healthcare services
- Thoughtfully planned to help Fort Collins proactively meet the needs of our growing senior population
- Designed to provide the highest level of comfort, quality and lifestyle convenience for unparalleled value



OAKRIDGE
CROSSING

Affordable senior living is on the horizon at
McMurry Avenue and Oakridge Drive

Contact admin@mcdermottproperties.com
for more information

Where quality of living is designed for quality of life



Quality and affordability should not be opposing forces, and at Oakridge Crossing, they are coupled to exceed expectations and redefine quality of life.

Fort Collins is changing and growing at a rapid pace. At Oakridge Crossing, addressing the needs of a rapidly evolving northern Colorado is the foundation of our strength. We focus on providing our residents and families a thoughtfully designed, mixed-use community that promises excellent quality for superior value.

The Oakridge Crossing Community:

Oakridge Crossing is a new, mixed-use community located on McMurry Avenue & Oakridge Drive, just south of Harmony Road in Fort Collins, Colorado. Affordable senior apartments and ground floor professional office space will be contained in a beautiful and sustainable three-story building.

Commercial Space:

To meet the need for new professional office space, Oakridge Crossing will feature 5,000 square feet of ground floor commercial space with prominent frontage on McMurry Avenue. Potential tenants could include senior, business and health services.

Neighborhood:

Oakridge Crossing is a thoughtfully planned community that has been carefully positioned to maximize resident convenience. Our location invites residents to take advantage of easy access to public transportation, bike and pedestrian trails, grocery stores, hotels, restaurants, fitness centers, healthcare and many entertainment opportunities, such as movies, golf and shopping.

Affordable Apartment Living:

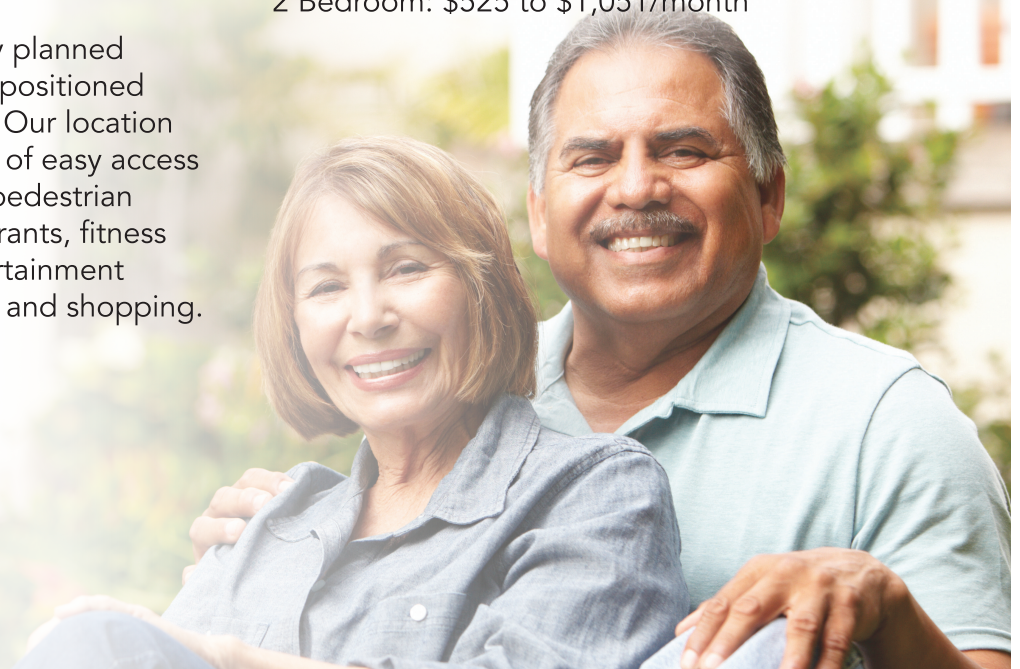
Oakridge Crossing will provide quality apartment homes for independent seniors, **not assisted living**, whose incomes range from \$16,350 for a single person to \$37,380 for a family of 2. Oakridge Crossing caters to qualifying residents that are looking to maximize their active lifestyle with a convenient and welcoming living community.

Apartment Mix:

Well-designed one- and two-bedroom apartments with affordable monthly rents to meet the needs of those on a limited income.

Average Apartment Estimated Rental Fees:

- 1 Bedroom: \$438 to \$876/month
- 2 Bedroom: \$525 to \$1,051/month



Apartment Features Summary:

- Walk-in closets
- Air conditioning
- Energy-saving appliances, to include dishwashers
- Ceiling fans
- Ample storage space
- Comfortable, livable floor plans
- Private patio or balcony
- Fireplaces
- Bike Storage

Oakridge Crossing Community Amenities:

- "Great Room" for lounging and community activities
- Large screen TV
- Fitness center
- Computer room
- Community kitchen
- Additional storage in secure, temperature-controlled storage units
- Ample parking and bike storage
- Arts and crafts room
- Billiard room

Oakridge Crossing is designed to meet the Enterprise Green Community Criteria, which will result in significant operating efficiencies and greater affordability for residents.



Make the most out of life at Oakridge Crossing ...

Conceived with the mature resident in mind, Oakridge Crossing is a strategically designed community that makes daily living and personal comfort a priority.

The focus is to provide our residents an enjoyable lifestyle at an equitable price while staying at the leading edge of delivering a livable, comfortable, affordable environment for independent seniors. Our properties offer spacious, low-maintenance living and access to a full suite of features designed to provide the highest level of comfort and lifestyle convenience.

- Thoughtfully planned to help Fort Collins proactively meet the needs of a growing senior population and provide the infrastructure to support vibrant, engaged older residents
- Conveniently located near lifestyle amenities such as transportation, recreation, shopping and healthcare services, Oakridge Crossing brings home worry-free living for our community's senior residents and peace of mind to their families
- Dedicated to empowering a legacy of compassion by demonstrating the importance of constructing livable communities that meet the evolving needs of all residents, particularly those looking to enjoy their retirement years with comfort and grace

Development and Management:

McDermott Properties, LLC, one of Colorado's leading developers of affordable housing, is the developer of Oakridge Crossing.

McDermott Properties has developed over 3,000 affordable apartments and concentrates its activity on Colorado's Front Range, with projects ranging from Brighton to Colorado Springs, with major concentration in the Denver metropolitan area.

ComCap Management, LLC, a property management company affiliated with McDermott Properties, will manage Oakridge Crossing. The company currently manages 6 Senior Communities in the Denver Metro and surrounding areas.



**Construction planned to begin in October, 2016;
completed in November 2017**

**For more information, contact 303-773-1551 or
admin@mcdermottproperties.com**

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