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WODA COOPER COMPANIES

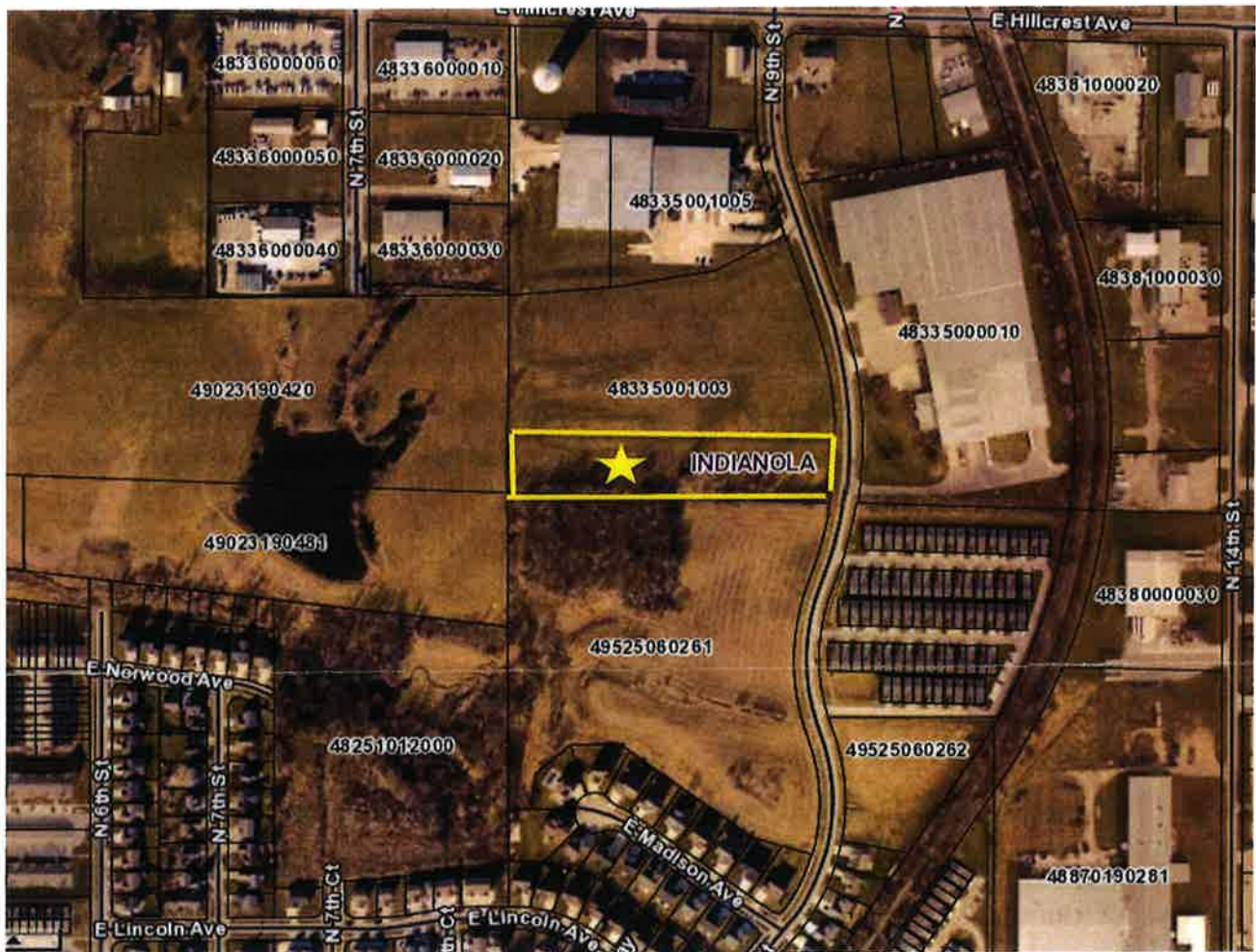
February 25, 2020

Dear Residents,

Please accept this letter as your invitation to attend a public discussion regarding a potential application to rezone approximately 3 acres along N. 9th Avenue from M-2 General Industrial to R-4 Multifamily.

Time: Monday March 9th from 6:30 to 7:30
Place: Indianola Activity Center, 2204 W 2nd Ave, Indianola

The acreage,



Williams Terrace

North 9th Street, Indianola, IA

Woda Cooper Companies, Inc. has a vision for the acreage identified as Williams Terrace to develop 50 affordable apartments designed for senior households 55 years of age and older.

Williams Terrace will be an affordable rental community. Our concept includes one two-story elevator building. The exterior facade will be 50% brick and hardy siding, attractive eaves and roof lines. The building will be constructed in accordance with current Green Build standards and will be highly energy efficient.

Williams Terrace will consist of a mixture of one-, and two-bedroom units with approximately 650 and 850 square feet of living space each. All the units will have central air conditioning, dishwashers, garbage disposals, refrigerators, stoves, mini blinds, ample storage space, and attractive open designs. The development will include a community room featuring spaces that can be used by residents for recreation, health care, education, etc. Security features will include secured building entrances, as well as security cameras and typical building and unit security features.



Capital Greene Senior Living, Wheeling WV

The rents at Williams Terrace for 45 of the apartments will range from \$400 to \$775 and the units will be rented to households with incomes no greater than 80% of the average median income. Another five apartments will be market rate units and have no income restrictions.

Construction of Williams Terrace could be beginning as early as the spring of 2021, and the first units will be available the spring of 2022.

Woda Cooper Companies, Inc. (i.e. Woda Construction, Inc, Woda Management and Real Estate) will develop, build (General Contractor), and manage Williams Terrace. Woda Cooper maintains “long-term” ownership in virtually all the 300+ affordable communities in the portfolio.

We encourage anyone interested in learning more about Woda Cooper Companies to visit our website at www.wodagroup.com.

Site Plan Concept.

