



Affordable Senior Living

Carter Commons

GREAT FALLS, MONTANA

Unit Mix:

- 19: 1 Bedroom – 600 sq ft
- 6: 2 Bedroom – 782 sq ft

Monthly Rental Rates:

- 1 Bedroom - \$630 - \$925
- 2 Bedroom - \$755 - \$1,100
- Monthly rent includes all utilities!

Household Income Range:

- 1 Person - \$15,120 - \$35,280
- 2 Person - \$15,120 - \$40,320

Unit Amenities:

- Frost Free Refrigerator
- Range – Stove/Oven
- Dishwasher
- In Sink Disposal
- Microwave
- Washer & Dryer in Unit
- Air Conditioning
- Large Closets
- Blinds
- Bedroom and Living Ceiling Fan
- Neutral Paint colors
- Hardwood Cabinets

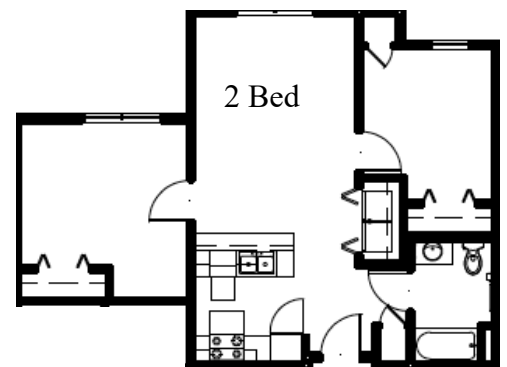
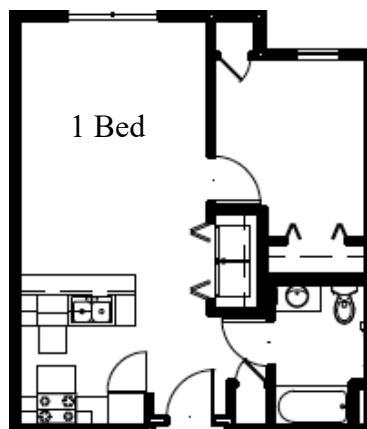
Building Amenities

- Manager's Office
- Community Room
- Patio
- Elevator
- Secure Entry

Carter Commons is designed with convenience, community and safety for today's active senior citizens at an affordable price. Our age 55 and older residents will find Carter Commons to be in a great location. Located off of 3rd St. just across from Carter Park, Carter Commons provides easy access to downtown Great Falls as well as the many amenities off of 10th Ave. just to the south. The Great Falls Transit District Southcentral route runs directly by the property and the transfer station is located less than a half mile away and will take residents to their desired location.

Carter Commons will be a mix of 25 one- and two-bedroom apartment homes. The large community room and patio can be enjoyed with both old and new friends. In addition to all essential appliances, each apartment home will include a washer/dryer, the convenience of an elevator and the security of a controlled entry building.

Floor Plans:



	Conventional Loan & Paying Property Taxes (\$1,000/home)	Conventional Loan & Property Tax Exemption	Coal Trust Loan & Paying Property Taxes (\$1,000/home)	Coal Trust Loan & Property Tax Exemption*
	\$982,000	\$1,231,000	\$1,719,000	\$2,164,000
Increase over Conventional		\$249,000	\$737,000	\$1,182,000
Increase over Conventional (%)		25%	75%	120%

