



MAGNOLIA COURT

A P A R T M E N T S

RESTORATION

MAGNOLIA COURT

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Magnolia Court was built in the 1970s and was formally known as Westchester Apartments. Typical of its era, buildings were constructed with flat Mansard roofs. This roof design was prone to chronic water infiltration and resulted in aesthetic and structural damage to the apartment buildings. Over time, the complex declined due to its dated design, general age and poor condition of the units.

A substantial rehabilitation was required to preserve and reposition the property as a desirable affordable housing community. Total rehabilitation cost exceeded \$11 million or over \$47,000 per unit. Significant replacements and improvements included:

- Removed Mansards and pitched roofs**
- 100% sheetrock replacement**
- New HVAC systems**
- New doors and windows**
- New cabinets**
- New plumbing fixtures**
- New carpet**
- Electrical systems brought to code**
- Vinyl replaced by brick veneer and hardy plank cement siding**
- New landscaping**
- New clubhouse and pool**
- Added exercise room**
- Fenced and gated community**
- Added complete video surveillance system**

Magnolia Court's rehabilitation was made possible with equity raised through the IRS Section 42 Tax Credit program. Without this financial support, the property would have continued to deteriorate to the demise of the surrounding neighborhood. The rehabilitation and preservation of Magnolia Court not only improved the quality of life of the residents but also was a major contributor toward community revitalization.

Magnolia Court Apartment Homes

Spacious 1, 2, and 3 Bedroom Apartment Homes

Apartment Features

- Lighted Ceiling Fans
- Mini-Blinds
- Cable Ready
- Central A/C and Heat
- Full Size Washer/
Dryer Included
- Generous Closet Space
- Ice Maker
- Kitchen Features
 - Frost-Free Refrigerator
 - Full-Size Range
 - Digital Dishwasher
 - Double Stainless Steel Sink with Disposal

Community Features

- Sparkling Pool
- Security Gate
- Gazebos
- Luxurious Clubhouse
- Clothes Care Center
- Playground
- Professionally
Landscaped Grounds
- Pets are Welcome
(some restrictions apply)



Restoration by

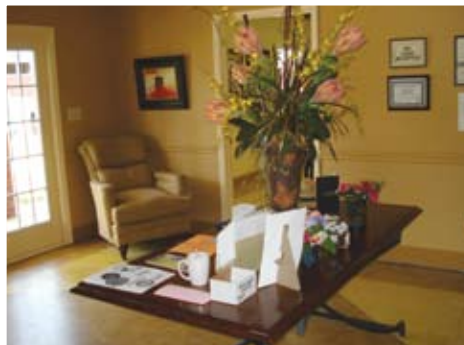


BEFORE



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