



Penobscot C Model

Level one: Two bedrooms, two full baths, kitchen, dining room, living room, expanded solarium, laundry room, two-car garage

Level two: Finished loft, cold storage

Price includes these extras:

- ▶ Gas fireplace with hearth and mantle
- ▶ Expanded 4 season solarium
- ▶ Additional laminate flooring
- ▶ Expanded deck area
- ▶ Sola-tube in kitchen
- ▶ Ceramic tile in bathrooms

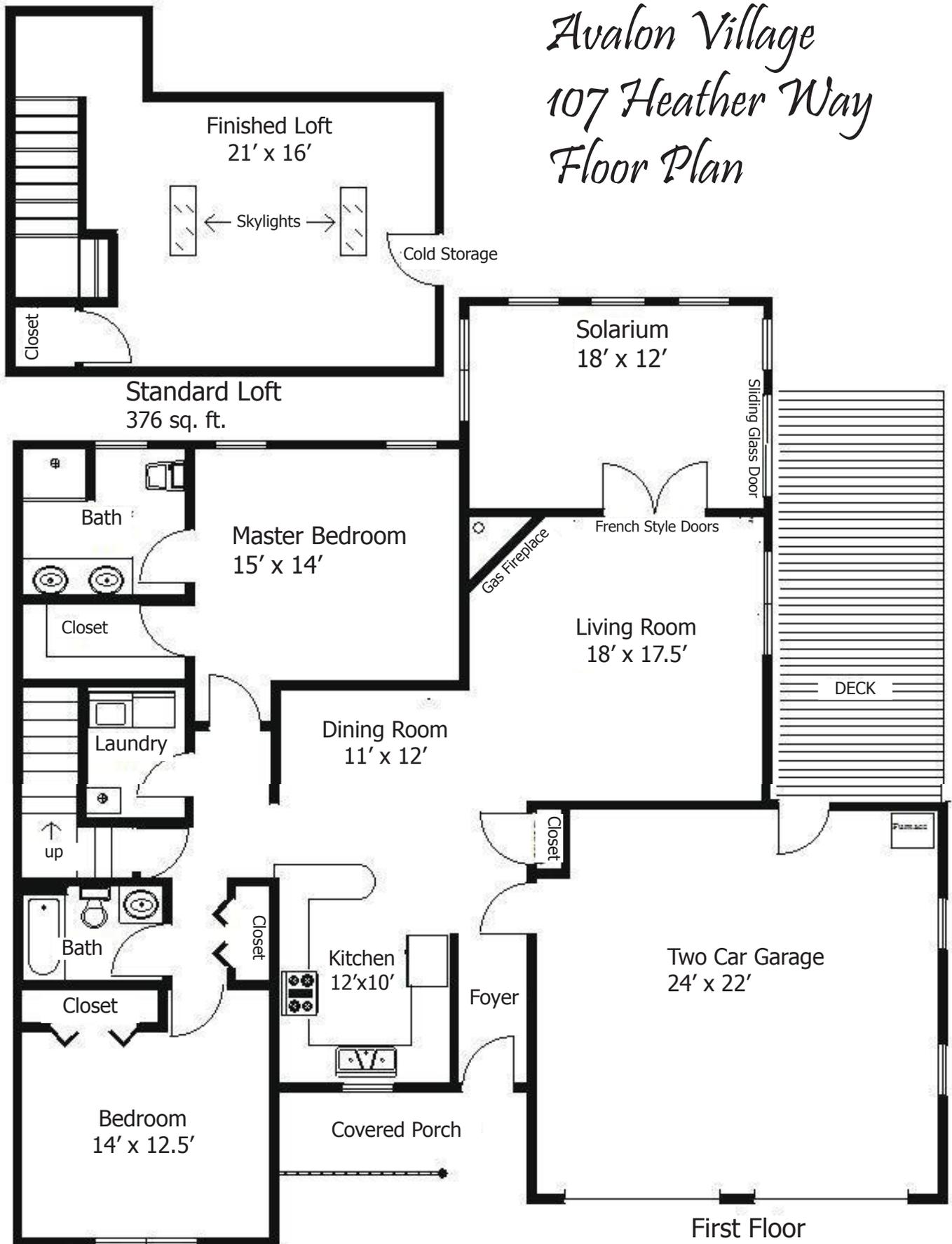


Cottage Amenities

- ▶ Plentiful sunlight
- ▶ Lot back ups to pond with abundant wildlife, bird watching
- ▶ Spacious floor plan

SHARE PRICE **\$278,700**

Avalon Village 107 Heather Way Floor Plan



DIMENSIONS AND WINDOW LOCATIONS MAY VARY SLIGHTLY



Don't let the fact that our cottages are at near full capacity prevent you from coming to tour our beautiful community! Come, see what we have to offer.



Private showings of any size cottage can be arranged, with single and double-car garages, fireplaces, solariums, large decks, sunny or shady lots ... *you name it!*

Now is the time to plan for the best years of your life - at Avalon Village!

Consider this: THREE double-car cottages recently sold without any marketing effort whatsoever. Why? Because the buyers made a no-risk **Priority Reservation Deposit** and were the first in line when the cottage model they wanted became available to purchase. Will you be next?

Call us to schedule a private showing by appointment. (207) 862-5100 / (800) 950-0037 ext.202





Consider what you are currently paying for the following:

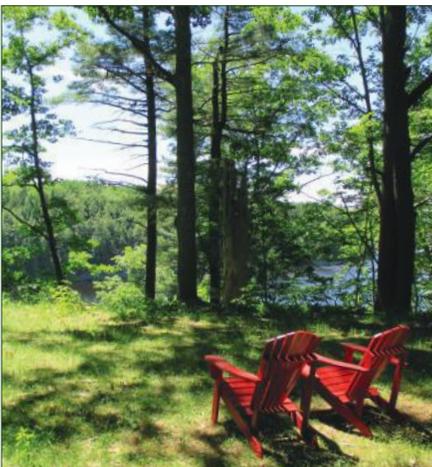
- ▶ Home and property insurance
- ▶ Property taxes
- ▶ Yard maintenance and lawn mowing
- ▶ Snow and/or trash removal



- ▶ Major and minor home repairs
- ▶ Appliance repairs and replacements

Avalon's fee structure is thoughtfully constructed in a way that takes full advantage of the economies of scale that come from combining 58 households. While fees at Avalon are among the most reasonable in the retirement community industry, Avalon Management recognizes the serious obligation it has to each shareholder to uphold high maintenance standards. Consequently, the management company is dedicated to consistently finding or providing the best quality services at the most reasonable cost.

Avalon Village fees include a small monthly contribution to a reserve fund for future home expenses, something that individual homeowners often neglect. The well funded and thought out reserve is one of the biggest benefits to moving to Avalon. The reserve establishes a "useful life" for all components of cottages, such as roofs, appliances, flooring, painting, etc. The contribution rate ensures replacement or repair of these components as necessary. Never worry about leaks, drafts, clinks or clanks again!



Financial benefits extend far beyond monthly fees. The management company annually purchases propane for home heating in bulk at a rate well below the price paid by individual homeowners. And, at Avalon there is always a staff member available to address any urgent concerns, night and day.

We want you to concentrate on enjoying your life at Avalon to its fullest!

50 Foxglove Drive, Ste. 11, Hampden, ME 04444

(207) 862-5100 / (800) 950-0037 / avalonvillage.com

Our Cottages

Avalon Village cottage living provides residents with the best of neighborhood living options in a maintenance free environment. Our cottage designs are a blend of innovative and traditional living options. Spacious floor plans are provided to accommodate individual furnishing choices. The neighborhood is designed along traditional lines to create a classic, inviting neighborhood feel with cottage entrances placed close to the street, while preserving maximum privacy. Additionally, each cottage is sited so that residents may enjoy the unique natural features of Avalon's extraordinary location. All cottages have a full array of standard features selected to make life most comfortable, with options galore, such as two-car garages and expanded storage areas, not typically found in other retirement communities.

Avalon Village offers six floor plans, each of which may have been modified and customized to suit the individual preferences of our residents. Each floor plan includes generous layouts and uncommon attention to detail, with living spaces ranging from 1,300 sq. ft. to over 2,300 sq. ft. All cottages have spacious living rooms, modern kitchens, separate dining areas, full laundry rooms, and two full baths. The master bedroom suite in each includes a private bath and walk-in closet. A full sized garage and private deck are also features of each model.

The basic models consist of the unique features found below. Available cottages will more than likely have been modified during construction. Future modifications may be possible. We will gladly provide specific listings for all available cottages.

Kennebec: starts at \$195,000
1,295 Sq. Ft. (1,495 with loft option)
Den/Guest Room, Single Garage

Penobscot A: starts at \$216,000
1,457 to 1,833 Sq. Ft. (Up to 2,009 Sq. Ft. with loft options & full dormer)
Guest Bedroom, Single Garage

Penobscot C: starts at \$237,000
1,457 to 1,833 Sq. Ft. (Up to 2,009 Sq. Ft. with loft options & full dormer)
Guest Bedroom, Double Garage

Penobscot C-Modified: starts at \$255,000
1,566 to 1,942 Sq. Ft. (Up to 2,118 Sq. Ft. with loft options & full dormer)
Guest Bedroom, Den, Double Garage

Allagash A: starts at \$264,000
1,632 to 2,008 Sq. Ft. (Up to 2,184 Sq. Ft. with loft options & full dormer)
Guest Bedroom, Den, Double Garage

Allagash B: starts at \$282,000
1,776 to 2,152 Sq. Ft. (Up to 2,328 Sq. Ft. with loft options & full dormer)
Guest Bedroom, Den, Solarium, Double Garage

50 Foxglove Drive, Ste. 11, Hampden, ME 04444

(207) 862-5100 / (800) 950-0037 / avalonvillage.com

Avalon Village Priority Reservation Agreement

Avalon Village LLC acknowledges receipt of One Thousand Dollars (\$1,000) from _____ (Prospective Resident) which shall reserve a priority status on the Priority Reservation List for purchase of a share of cooperative stock in Avalon Village Owner's Association and occupancy in a residential cottage unit within Avalon Village for the Prospective Resident.

In consideration of the deposit, Avalon Village LLC hereby assigns the Prospective Resident a Priority Reservation Number. This number, which is assigned in order of deposit receipt, places the Prospective Resident in a position on the Priority Reservation List. Numbers are sequential and permanent and the number assigned will not be reassigned to another, even should Prospective Resident terminate this agreement or complete a purchase of a share of stock in the cooperative.

Prospective Resident and Avalon Village LLC agree that the Prospective Resident may at any time enter into an agreement to purchase an available share of cooperative stock relative to a specific residential cottage unit within Avalon Village. Avalon Village's Cooperative Cottage development has been completed but turnover will regularly offer opportunities for cottage share re-sale. When a cottage share becomes available, Priority Reservation List Members will be notified. Upon such notification, Priority Reservation List Members shall have limited time, specified in a written notice to all Priority Reservation List Members, within which to reserve the cottage share and enter into a purchase and sale agreement with Avalon Village LLC. First priority on any given available unit shall be given to the lowest numbered list member, except in instances where a first option has been retained.

In the event Prospective Resident would like to retain a first option on any cottage within Avalon Village but not currently available for sale, Prospective Resident shall indicate his/her preference herein, or subsequently, in writing to Avalon Village LLC. Avalon Village LLC agrees, upon notification, to grant Prospective Resident a first option within Priority Reservation List Members to enter into a Purchase and Sale Agreement for the specified share of stock for the cottage unit at the time it becomes available. Only one first option can be given on any particular share.

Prospective Resident shall have the right to terminate this agreement at any time for any reason by written notice to Avalon Village LLC. Upon notification of termination, Avalon Village LLC shall refund the \$1,000 reservation fee within fourteen (14) working days. Once termination is requested Prospective Resident shall lose priority status and first option rights.

Prospective Resident Information

Name _____ DOB ___ / ___ / ___

Name _____ DOB ___ / ___ / ___

Address _____ City/State/Zip _____

Phone _____ day _____ eve _____ cell _____

Model of Cottage desired (preference only)

___ Kennebec (1,271 sq. ft.) ___ Penobscot A (1,457-1,833 sq. ft. 1-garage) ___ Penobscot C (1,457 sq. ft. 2-garage)

___ Penobscot C modified (1,566-1,942 sq. ft.) ___ Allagash A (2,008 sq. ft.) ___ Allagash B (2,152 sq. ft.)

First Refusal Location (optional) Street _____ Unit # _____

Signature of prospective resident

Signature of prospective resident

Check # _____

PRIORITY RESERVATION NUMBER _____

Signature for Avalon Village LLC

Date



Manor House at Avalon

The Manor House at Avalon provides maintenance free independent living in a congregate setting, with full coordination of services. Included in the monthly rent for all rental suites are breakfast and an evening meal seven days a week; all utilities; cable TV; telephone and internet; weekly housekeeping; rubbish removal; snow removal; scheduled transportation to the shopping malls and downtown Bangor; transportation to and from appointments; free access to a washing machine and dryer; and many other personalized services on an individual need basis. Staff is available to help coordinate additional services as needed.

The Manor House at Avalon operates, above all else, around a single important core concept: "independence and freedom of choice for all residents." We are not institutionalized in any way. Residents who choose the Manor House as their home regard it as just that – their home. The common areas are designed to be lived in and used. There are five very spacious and comfortable common rooms, including two dining areas. These rooms may be used for relaxation or for social entertaining. The ratio of residents to common rooms is exceptionally low so that any resident should be able to entertain friends as desired. Guests are always welcomed.

The Manor House at Avalon is the focal point of the community. All residents – those who rent apartment suites and those who own cottages - enjoy each other's company for many social occasions. The Manor House is just one more reason why Avalon Village is the natural choice in retirement living!

For more information or to schedule a tour, please contact:
Tish Munson, Administrative Assistant
(207) 862-5100 / (800) 950-0037 ext. 202

First Floor Rental

Includes: Kitchen, full bath, large walk-in closet with built in storage, spacious living area, master bedroom

Unique Features:

- ▶ Bay window with exceptional, commanding views
- ▶ Beautiful bay windows overlook Penobscot River



Manor House Amenities included with rent

- ▶ Breakfast and evening meal, seven days weekly
- ▶ All utilities, cable TV
- ▶ Weekly housekeeping
- ▶ Washer and dryer access
- ▶ Personalized services according to individual needs
- ▶ Transportation for shopping, appointments and more

MONTHLY RENT

\$2,100



Second Floor Studio Rental

Includes: Kitchenette, full bath, large walk-in closet with built in storage, spacious living area, custom fireplace

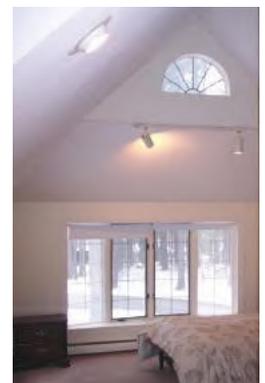
Unique Features:

- ▶ Bay window with exceptional, commanding views
- ▶ Private balcony entrance overlooks Penobscot River



Manor House Amenities included with rent

- ▶ Breakfast and evening meal, seven days weekly
- ▶ All utilities, cable TV
- ▶ Weekly housekeeping
- ▶ Washer and dryer access
- ▶ Personalized services according to individual needs
- ▶ Transportation for shopping, appointments and more



MONTHLY RENT

\$2,400

Manor House at Avalon

The Manor House at Avalon provides maintenance free independent living in a congregate setting, with full coordination of services. Included in the monthly rent for all rental suites are breakfast and an evening meal seven days a week; all utilities; cable TV; weekly housekeeping; rubbish removal; snow removal; scheduled transportation to the shopping malls and downtown Bangor; transportation to and from doctor's appointments; access to a washing machine and dryer; and many other personalized services on an individual need basis. On site service coordinators are available on a daily basis to help coordinate additional required services.

The Manor House at Avalon operates, above all else, around a single important core concept: "independence and freedom of choice for all residents." We are not institutionalized in any way. Residents who choose the Manor House as their home regard it as just that -- their home. The common areas are designed to be lived in and used. There are five very spacious and comfortable common rooms, including two dining areas. These rooms may be used for relaxation or for social entertaining. The ratio of residents to common rooms is exceptionally low so that any resident should be able to entertain friends as desired, whether it be for a holiday meal or any other social occasion.

The Manor House at Avalon is the focal point of the community, and one of the many services it offers is the opportunity for its residents to dine with friends in an elegant dining room overlooking the Penobscot River. Dinner at the Manor House is an experience to be anticipated and savored. The Manor House at Avalon Village is the natural choice in retirement rental living.

Avalon Manor House Priority Reservation List Agreement

Avalon Management LLC hereby acknowledges receipt of one hundred dollars (\$100) from _____ (Future Resident) which shall reserve for the Future Resident a number on the Priority Reservation List of the Avalon Village Manor House, Hampden, Maine. The deposit shall be non-interest bearing and the priority list number assigned to the Future Resident cannot be assigned or transferred.

In consideration of the deposit, the Avalon Village Management agrees to record the date on which the deposit is received, thus establishing a Numbered Priority Reservation List. Future Residents will be given an opportunity to reserve their residence in order of their Priority Number position.

Upon notification that Future Resident may select a residential unit at the Manor House, Future Resident shall have a limited time, specified in a written notice from the Avalon Village Management, within which to select a unit, review the proposed lease and list of services provided and execute the same.

A decision by Future Resident not to exercise their right to select a unit will not affect their position and/or number held nor their right to be asked to exercise their option to select when additional units become available.

Future Resident shall be able to terminate the Priority Reservation List Agreement at any time, for any reason. Upon receipt of written notice to the Avalon Village Management of Future Resident's desire to terminate, the Avalon Village Owner's Association shall refund the deposit within fourteen (14) working days.

Future Resident Information

Name _____ DOB ___ / ___ / ___

Name _____ DOB ___ / ___ / ___

Address _____ City/State/Zip _____

Phone _____ day _____ eve _____ cell _____

Preference: Full Kitchen ___ / Kitchenette ___ / No preference ___

Signature of Future Resident

Signature of Future Resident

Check # _____

PRIORITY RESERVATION NUMBER _____