



STONEFIELD
OF CLINTON TOWNSHIP

LUXURY SENIOR INDEPENDENT LIVING OPPORTUNITY

STONEFIELD OF CLINTON TOWNSHIP

42280 Garfield Road, Clinton Township, Michigan

For more information, contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com



**SIGNATURE
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

This information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 42280 Garfield Road, Clinton Township, Michigan ("Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates. The material is based in part upon information supplied by the Owner and in part upon information obtained by Signature Associates from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Signature Associates, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including the financials, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Signature Associates and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Signature Associates or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Signature Associates expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making any offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Signature Associates is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the Property of Signature Associates and may be used only by parties approved by Signature Associates and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Signature Associates immediately upon request of Signature Associates or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Signature Associates and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, Michigan 48076
(248) 948 9000

SHOWN WITH PERMISSION OF OWNERSHIP

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



THE OPPORTUNITY

Stonefield of Clinton is a BRAND NEW luxury independent senior living community. The exterior appearance of the building was designed to compliment the surrounding neighborhood. The expansive exterior features 5 stories with elegant stonework, perennial gardens, and classic modern furnishings.

The 113-unit community consists of 65 one-bedroom apartments, and 48 two-bedroom apartment homes. Amenities include patios or balconies, walk in closets, and in unit washer and dryers. Each apartment also features a complete open concept kitchen with an island, granite counter tops, and stainless-steel appliances.

Exquisite community amenities, stunning interiors, and standout features of Stonefield of Clinton.

APARTMENT & COMMUNITY FEATURES

- Impeccable Community Interior Design
- Refined Dining Room
- Chef Prepared Meals in the Stonefield Bistro
- Optional Meal Service Available
- Stonefield Market Convenience Store
- Full-Service Community Salon and Spa
- Resident Library
- Cards & Games Gallery
- Art Studio
- Modern Fitness Club
- Movie Theater with Snack Station
- Resident Focused Community Events
- Available Housekeeping and Laundry Services
- Wellness Center for Visiting Health Providers
- Pet Washing Station
- Landscaped Patio and Garden Area
- Professionally Managed with Full-Service Resident Team
- On-Site Community Maintenance
- Minutes to Shopping, Medical Centers, Dining, and Entertainment

PERSONALIZED HOME INTERIORS

- Spacious 1 & 2 Bedroom Floor Plans
- 9 Foot Ceilings
- Solid Surface Quartz Countertops
- Stainless Steel Kitchen Appliances
- Dishwasher
- In-Home Washer and Dryer
- Coastal Grey LVT Flooring
- Sculpted Carpet in Bedrooms
- Custom Backlit Bathroom Mirror
- Designer Cultured Marble Shower Surround
- Walk-In Closets with Custom Shelving
- Secure Key Fob Access
- Private Balconies
- Pets Welcome

WWW.STONEFIELDCLINTON.COM



AERIAL VIEW



19 Mile Rd

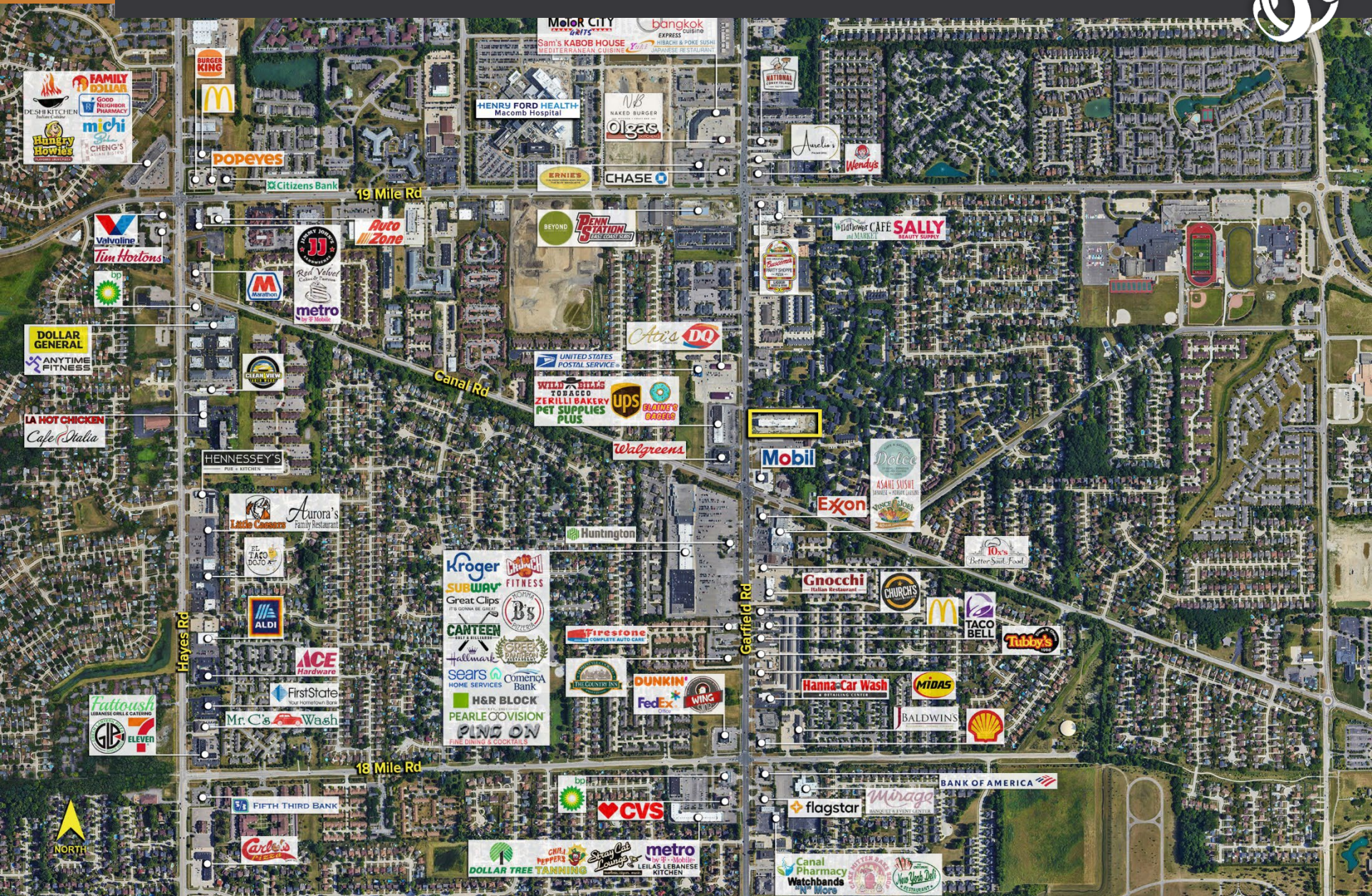
Garfield Rd

Canal Rd





AREA AMENITIES





FLOOR PLAN EXAMPLES



ONE BEDROOM

1 BED & 1 BATH - 647 SF



TWO BEDROOM

2 BED & 1 BATH - 867 SF



Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.



APARTMENT INTERIOR FINISHES





APARTMENT INTERIOR FINISHES





APARTMENT INTERIOR FINISHES





DINING & KITCHEN



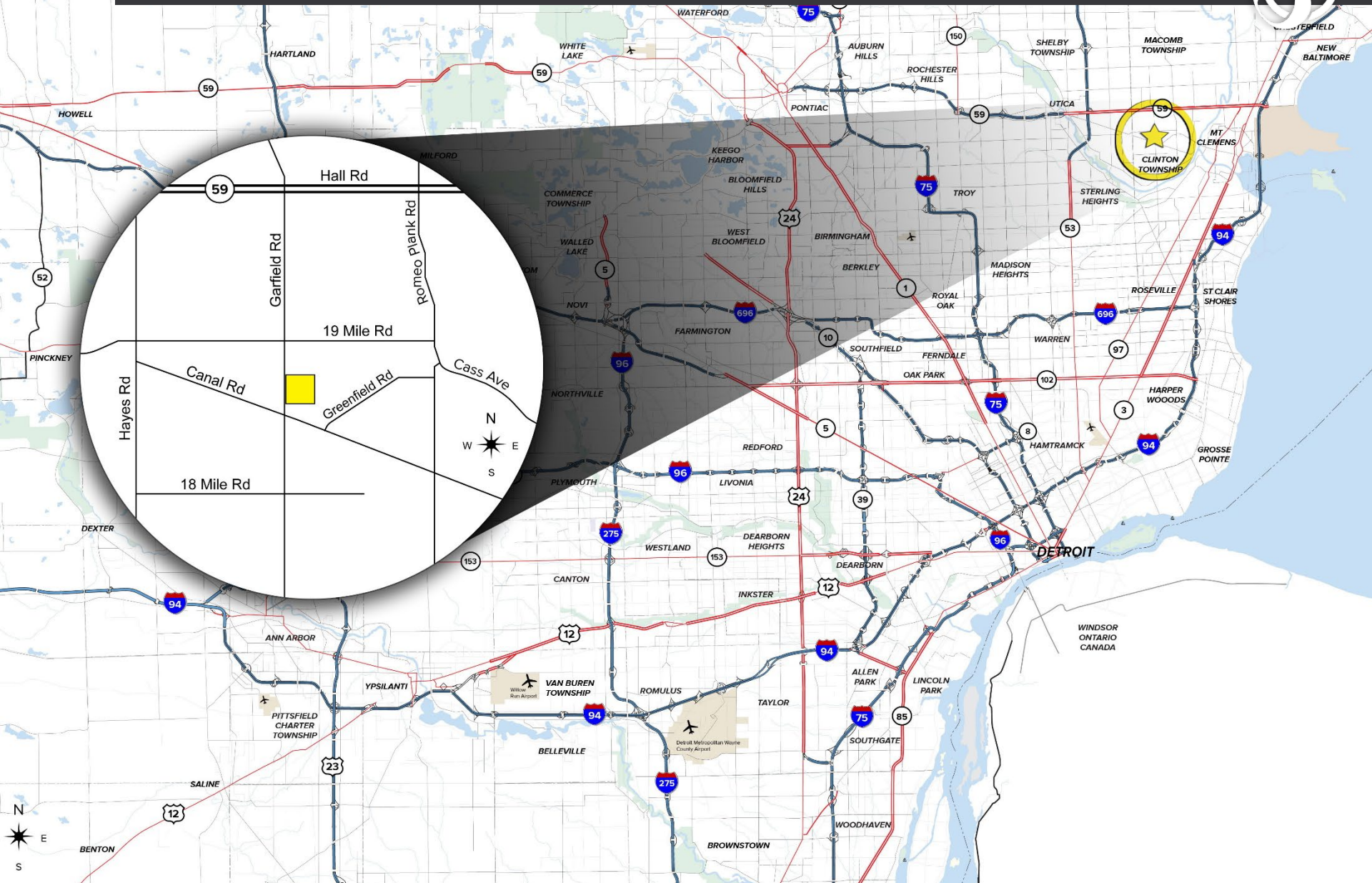


DINING & KITCHEN





AREA MAP



For more information, contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

BROKERAGE SERVICES

TENANT REPRESENTATION

INVESTMENT SALES

BUSINESS SALES

VALUATION

ADVISORY SERVICES

PROPERTY/ASSET MANAGEMENT

CONSULTING

MARKET RESEARCH

MARKETING

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com

SHOWN WITH PERMISSION OF OWNERSHIP

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

