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Overview

Cedar Commons has been designed to be much more than just another apartment project. With all of the surrounding single-family homes and a distinct lack of commercial spaces within a mile of the site, our goal is to develop a project that will be a community asset. With the incorporation of the **food court** and resident common areas in the **clubhouse**, we have designed a place where all residents (existing single-family and new multi-family) can meet for a relaxing end-of-the-day meal, enjoy a drink with neighbors, or host meetings and events in the clubhouse. These features are detailed further in the Commercial Spaces and Multi-Family Spaces sections of this package.

Cedar Commons is a mixed-use development that has been designed to architecturally blend with the neighboring residential community. The development's five buildings are located along the adjacent street frontages to reinforce and engage the active walking pathways along the perimeter of the property and to conceal the extensive internal parking provided on the site. Abundant landscaping throughout the site provides a variety of shared outdoor community areas surrounding each of the buildings, along with a central **water feature** at the main entrance to the site. Additional site features include available **covered parking**, electric vehicle **charging stations** for high-efficiency vehicles, **bicycle parking**, and a beautifully appointed **community center** (clubhouse) with access to the **pool** and **hot tub**.

Neighboring amenities include Cedar Links Park within walking distance, which features a playground, dog park, and cycling and walking pathways connecting to miles of additional pathways throughout the community and nature areas.

Cedar Commons includes ground floor **commercial spaces** along both Cedar Links Drive and Farmington Avenue frontages. A large community-oriented **food court** is located near the active intersection and will include up to (8) small scale restaurants along with a central **bar & taproom**. Indoor and outdoor dining spaces meander throughout the food court area and within the shared open covered **beer garden** space. Outdoor dining and gathering areas include a park-like gathering space with a central water feature directly adjacent to the food court and primary entryway to the development.

The efficient and open floor plans of the **residential units** within the five buildings in Cedar Commons are configured to provide generous square footages throughout, with interior amenities beyond those typically found in comparable developments. Residences each include modern and efficient kitchens, washer and dryer in every unit, common Wi-Fi, ample storage, and private outdoor decks. Additional information can be found in the **unit amenity** section.

Project Data

Leasing Fall of 2022

One Bedroom Units	(663 SF - 884 SF)	45
Two Bedroom Units	(861 SF - 1,228 SF)	65
Total Residential Units		110
Community / Fitness Room Amenities		2,317 SF
Commercial Lease Areas		13,214 SF
Vehicle Parking		223 Stalls
<ul style="list-style-type: none"> • Includes 2 electric vehicle charging stations • Includes 28 covered parking stalls 		
Bicycle Parking		116 Bikes

Developer Biography

Joe Westerman and the Team at:
JMW Properties, Evergreen Builders & Rose City Food Park
7420 SW Hunziker Rd., Suite A
Tigard, OR 97223

Joe Westerman under the names of Westerman Developments, Evergreen Builders and JMW Properties has built and managed over 1,000 units of multi-family housing in the Portland/Vancouver area. Our Project Manager, Daryl Retzlaff has built over 2,000 units with expertise in garden walk-up units as well as 5-story elevator buildings. Daryl has worked as a valued Project Manager with our company for 20 years.

Our business model for our multi-family properties is to purchase bare land and be very involved in the site design and unit layouts (i.e., number and type of units of 1 and 2 bedrooms, unit size, location, kitchen layouts and community amenities). We establish most, if not all, of the design parameters, so the architect is not guessing what we want in our design. Our objective in any of our multi-family projects is to do the best job for the site unit design so our units are easy to rent and manage over the long haul. We look at each project as a unique opportunity to make the design and function of our finished property the best they can be.

Once the project is built, our professional management team at JMW Properties LLC takes over the rent-up and the ongoing management of the completed project. Our Director of Operations is Jennifer Steadman, who brings many years of residential and commercial management expertise to our team. Jennifer has a staff of professional on-site managers, property accountants and maintenance staff to maintain the brand-new look of our finished projects.

During the downturn of 2008, our company started building food courts in the Portland area so we could stay active while waiting for the economy to heal. We purchased apartment land in good locations and built food courts on them so that we could get bare land to cashflow while we waited for the building cycle to improve. We have learned how to build and manage food courts and still have a large food court in Portland on apartment land called Rose City Food Park (RCFP). RCFP was built in 2012 and is still thriving today. We own and run the beer garden at RCFP and it is called Adda Beer-Portland. We have added an experienced brewmeister, Chris McLaughlin to our team that does an amazing job of managing our beer garden as well as the overall food court. Chris has nurtured a good following of people that enjoy his beer, wine, and cider selections. Chris will be actively involved in our projects in Medford.

Cedar Commons brings all of our management and development talents together to make this project the best it can be. We have all of the in-house talent to build, manage and run Cedar Commons Apartment Community as well as Cedar Commons Food Court. We are excited to have a project that uses our company expertise and experience at one location.

Cedar Links Drive



Farmington Avenue

Overall Site Plan



Unit Sizes and Locations

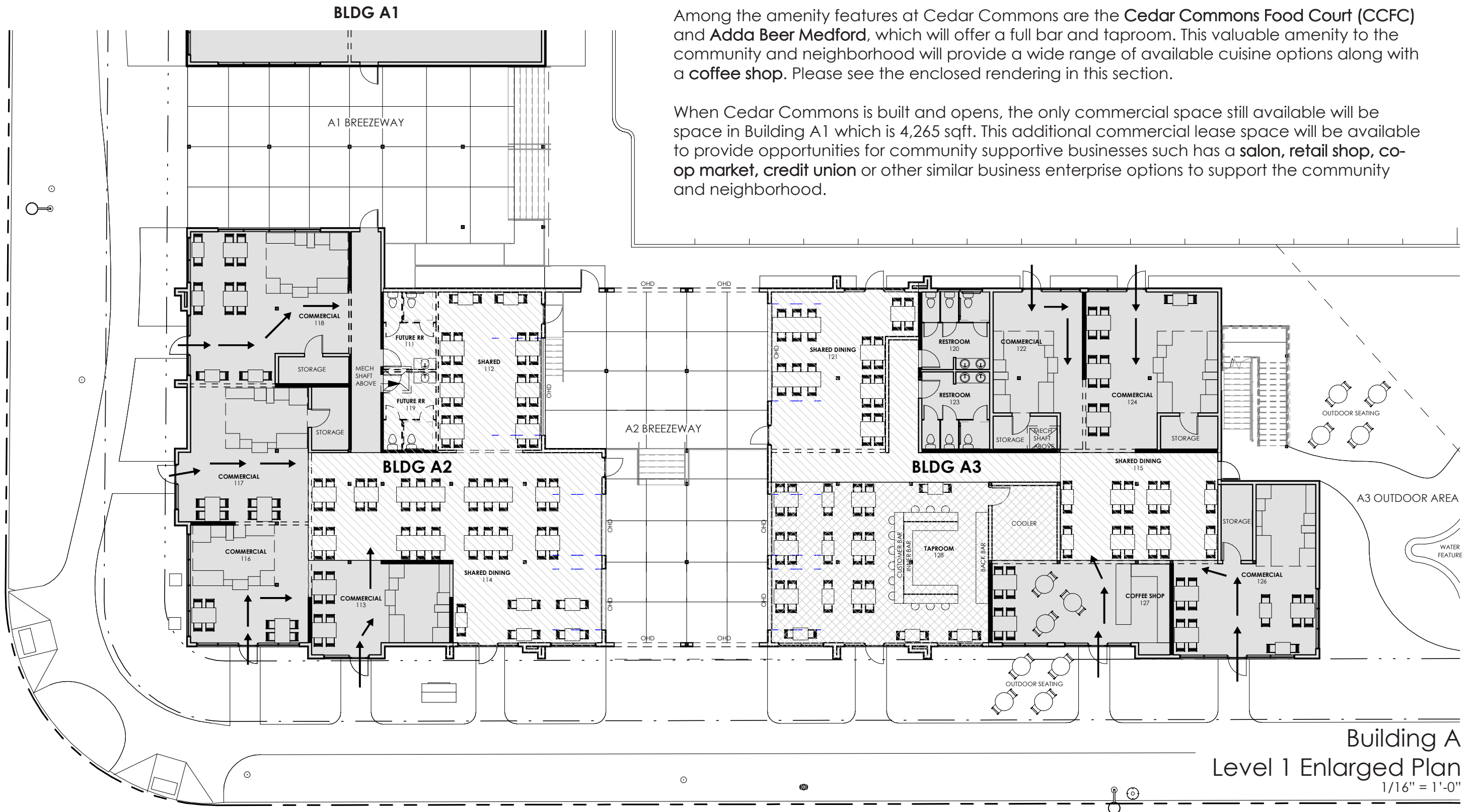
Unit Types and Locations:			1st Fl	2nd Fl	3rd Fl	Total	Sqft	Total Sqft
Building A	Bdrms	Baths						
1	2	2		2		2	970	1,940
2	2	2		2		2	942	1,884
3	1	1		2		2	702	1,404
4	2	2		1		1	1,059	1,059
5	2	2		6		6	965	5,790
6	1	1		2		2	731	1,462
7	1	1		2		2	801	1,602
Total				17		17		15,141
Building B								
8	2	2		1		1	1,228	1,228
9	2	2		1		1	1,092	1,092
10	2	2		1		1	1,124	1,124
Total				3		3		3,444
Building C								
11	1	1	1			1	731	731
12	2	2	1	1	1	3	1,017	3,051
13	1	1	4	4	4	12	696	8,352
14	2	2	2	2	2	6	990	5,940
15	1	1	1	1	1	3	726	2,178
16	2	2	1	1	1	3	966	2,898
17	2	1		1	1	2	906	1,812
TOTAL			10	10	10	30		24,962

Unit Types and Locations:			1st Fl	2nd Fl	3rd Fl	Total	Sqft	Total Sqft
Building D								
18	2	1	1	1	1	3	941	2,823
19	2	2	1	1	1	3	1,035	3,105
20	2	2	4	4	4	12	987	11,844
21	1	1	2	2	2	6	663	3,978
22	2	2	1	1	1	3	861	2,583
23	1	1	1	1	1	3	884	2,652
TOTAL			10	10	10	30		26,985
Building E								
24	2	2	1	1	1	3	1,004	3,012
25	1	1	1			1	852	852
26	1	1	4	4	4	12	668	8,016
27	2	2	2	2	2	6	1,026	6,156
28	2	2	1	1	1	3	1,004	3,012
29	1	1	1			1	752	752
30	2	2		1	1	2	1,020	2,040
31	2	2		1	1	2	921	1,842
TOTAL			10	10	10	30		25,682
Total Units						110		96,214

Food Court - Building A

Among the amenity features at Cedar Commons are the **Cedar Commons Food Court (CCFC)** and **Adda Beer Medford**, which will offer a full bar and taproom. This valuable amenity to the community and neighborhood will provide a wide range of available cuisine options along with a **coffee shop**. Please see the enclosed rendering in this section.

When Cedar Commons is built and opens, the only commercial space still available will be space in Building A1 which is 4,265 sqft. This additional commercial lease space will be available to provide opportunities for community supportive businesses such as a **salon, retail shop, co-op market, credit union** or other similar business enterprise options to support the community and neighborhood.



Building A
Level 1 Enlarged Plan
1/16" = 1'-0"



Food Court

Unit Amenities and Neighborhood Features

Units

- 1 and 2 bedroom units
- Vaulted Ceiling*
- Corner Units Available*
- Fireplaces*
- Split Floor Plans*
- Private Entry*
- Open Floor Plans
- Washer and Dryers in all units
- Large closets*
- Quartz Counter Tops

Property

- Food Court- Tap Room, Coffee Shop
- Cedar Links Park Near by
- Covered Parking available *
- Additional Storage available
- Bike Parking
- Gym
- Pool
- Hot Tub
- Community Center
- Water Feature
- Friendly Onsite Staff
- 24 hour Emergency Maintenance

Points of Interest

Parks and Recreation

Cedar Links Park is with less than .25 miles from Cedar Commons with a dog park, walking paths, bike paths and a playground.

Bear Creek Park is a short drive from Cedar Commons with an amphitheater, dog park, picnic pavilions, tennis and pickleball courts and so much more.

Shopping

- Larson Creek Center 4 miles
- Southgate Retail Center 4 miles
- The Village at Medford Center 3.2 miles

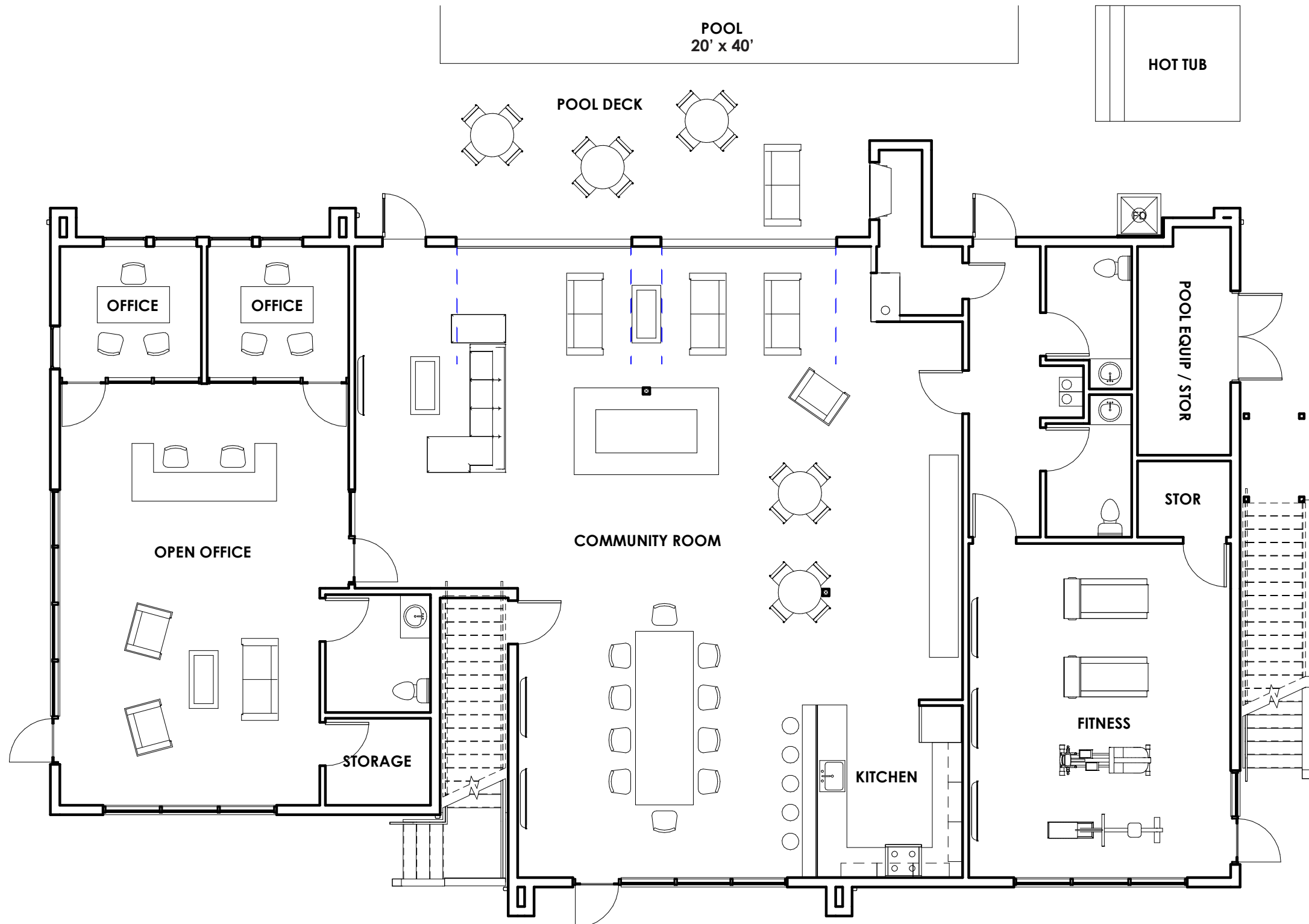
Other Points of interest

- Medical Rogue Regional Medical 3 miles

Schools

- Lone Pine Elementary School .8 miles
- Kennedy Elementary 1.6 miles
- Hedrick Middle School 2.5 miles
- North Medford High school 1.3 miles

*Available in select units or at an additional charge.



Building B - Level 1 Floor Plan
 Site Office / Community Room / Fitness Center (Clubhouse)
 1/8" = 1'-0"



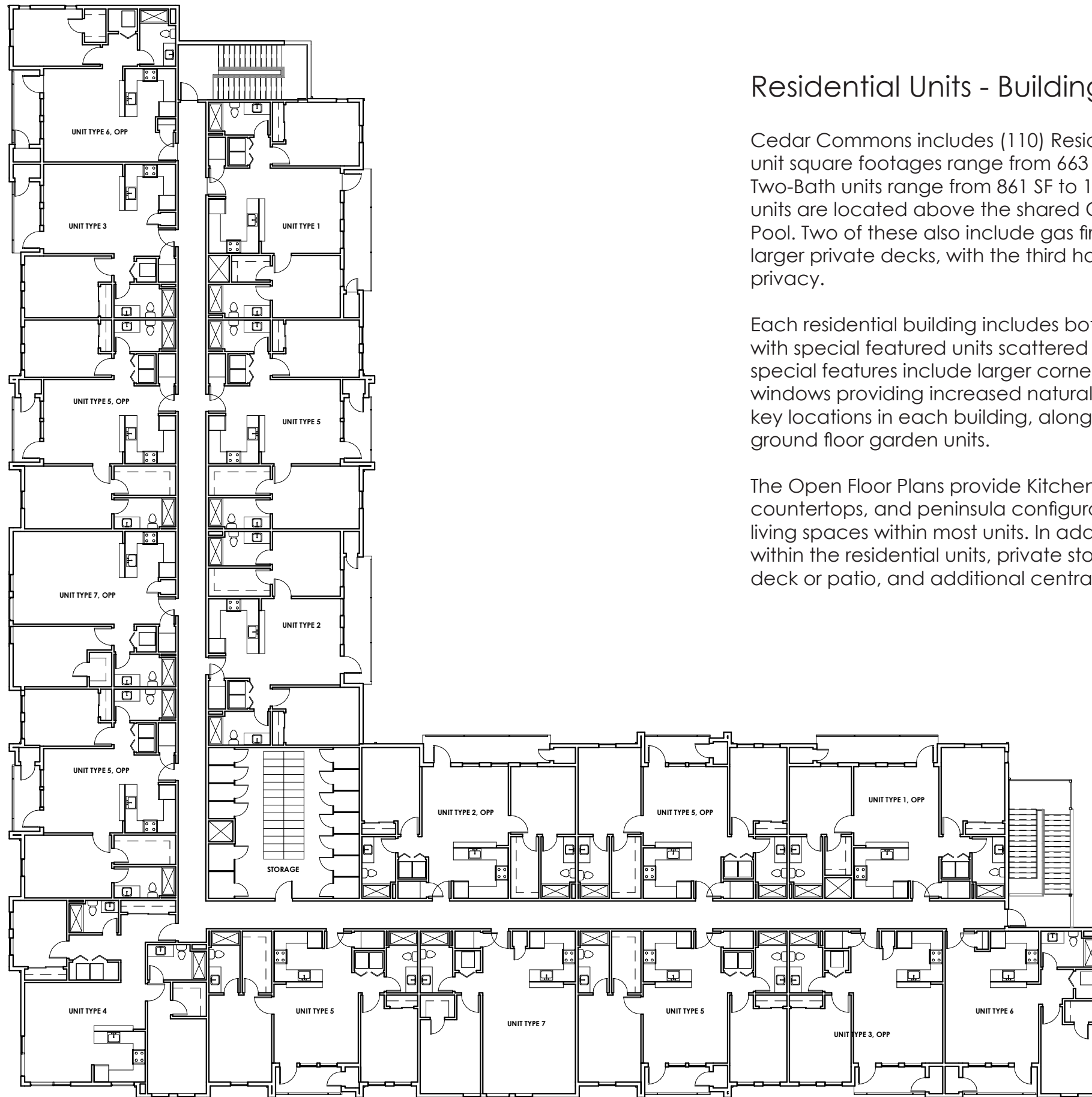
Community Room (Clubhouse)



Building A
East Elevation - Farmington Avenue
1/16" = 1'-0"



Building A
South Elevation - Cedar Links Drive
1/16" = 1'-0"



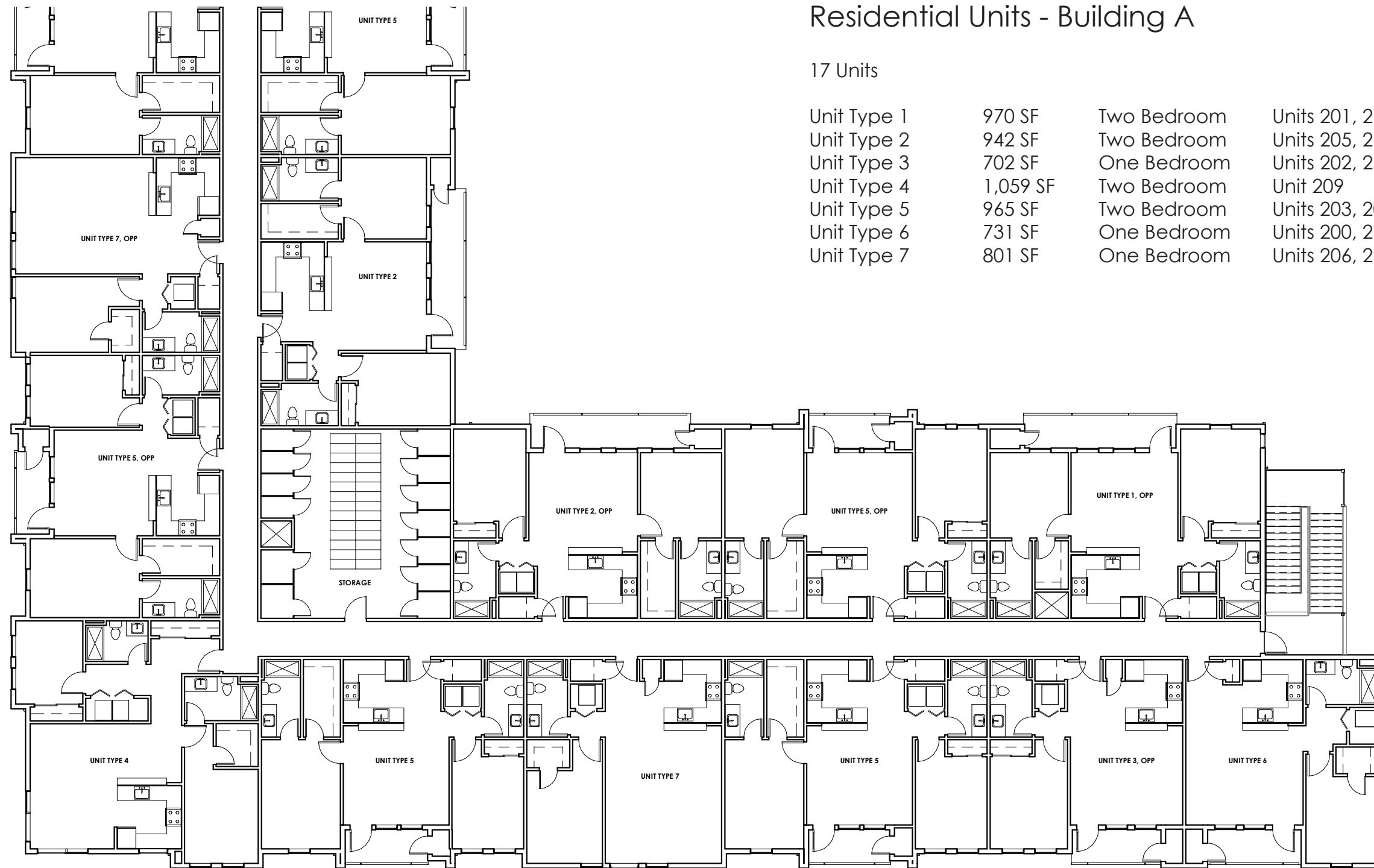
Residential Units - Buildings A, B, C, D & E

Cedar Commons includes (110) Residential Dwelling Units. One-Bedroom unit square footages range from 663 SF to 884 SF, while Two-Bedroom/Two-Bath units range from 861 SF to 1,228 SF. Additionally (3) special larger units are located above the shared Community Room overlooking the Pool. Two of these also include gas fireplaces, private entrances and larger private decks, with the third having a split floor plan for acoustic privacy.

Each residential building includes both One- and Two-Bedroom floorplans, with special featured units scattered throughout the project. These special features include larger corner units, available with extensive windows providing increased natural light, upper-level vaulted units at key locations in each building, along with private entries at many of the ground floor garden units.

The Open Floor Plans provide Kitchens that include Solid-Surface countertops, and peninsula configurations with bar seating open to the living spaces within most units. In addition to the large closets provided within the residential units, private storage rooms are located on each deck or patio, and additional centralized secure storage is available.

Building A
Level 2 Floor Plan

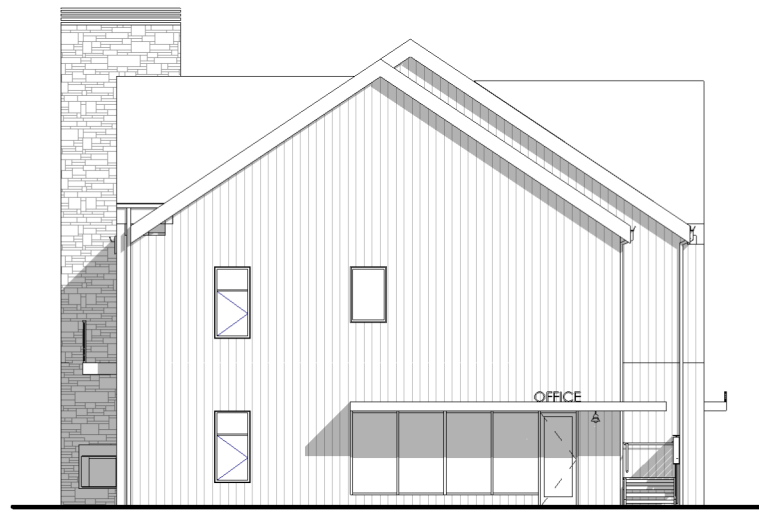


Residential Units - Building A

17 Units

Unit Type 1	970 SF	Two Bedroom	Units 201, 215
Unit Type 2	942 SF	Two Bedroom	Units 205, 211
Unit Type 3	702 SF	One Bedroom	Units 202, 216
Unit Type 4	1,059 SF	Two Bedroom	Unit 209
Unit Type 5	965 SF	Two Bedroom	Units 203, 204, 208, 210, 213, 214
Unit Type 6	731 SF	One Bedroom	Units 200, 218
Unit Type 7	801 SF	One Bedroom	Units 206, 212

Building A
Level 2 Enlarged Unit Plans
1/16" = 1'-0"



Building B
South Elevation
1/16" = 1'-0"

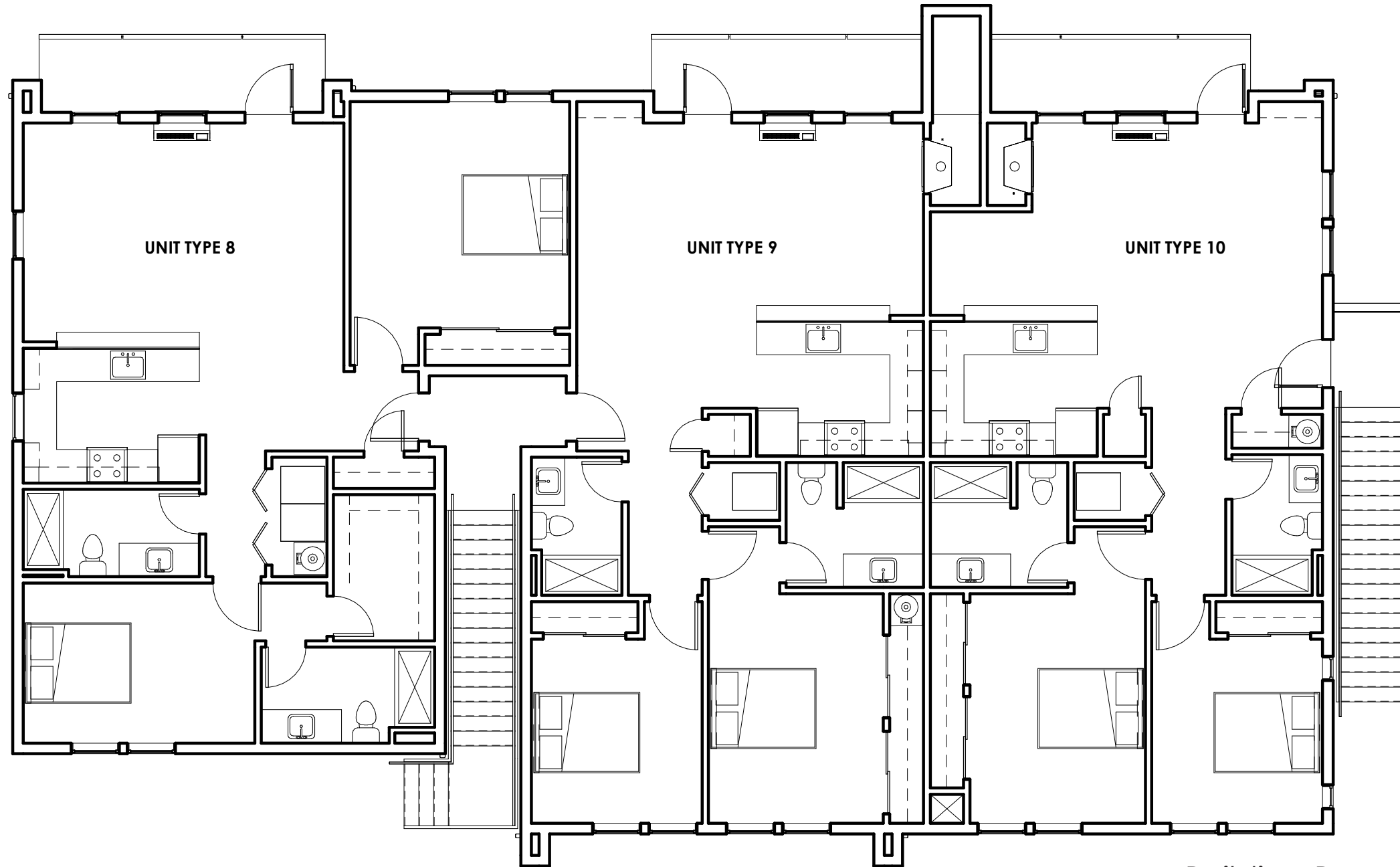


Building B
East Elevation - Farmington Avenue
1/16" = 1'-0"

Residential Units - Building B

3 Units

Unit Type 8	1,228 SF	Two Bedroom	Unit 202
Unit Type 9	1,092 SF	Two Bedroom	Unit 201
Unit Type 10	1,124 SF	Two Bedroom	Unit 200



Building B
Level 2 Floor Plan
1/8" = 1'-0"



Building C
East Elevation
1/16" = 1'-0"

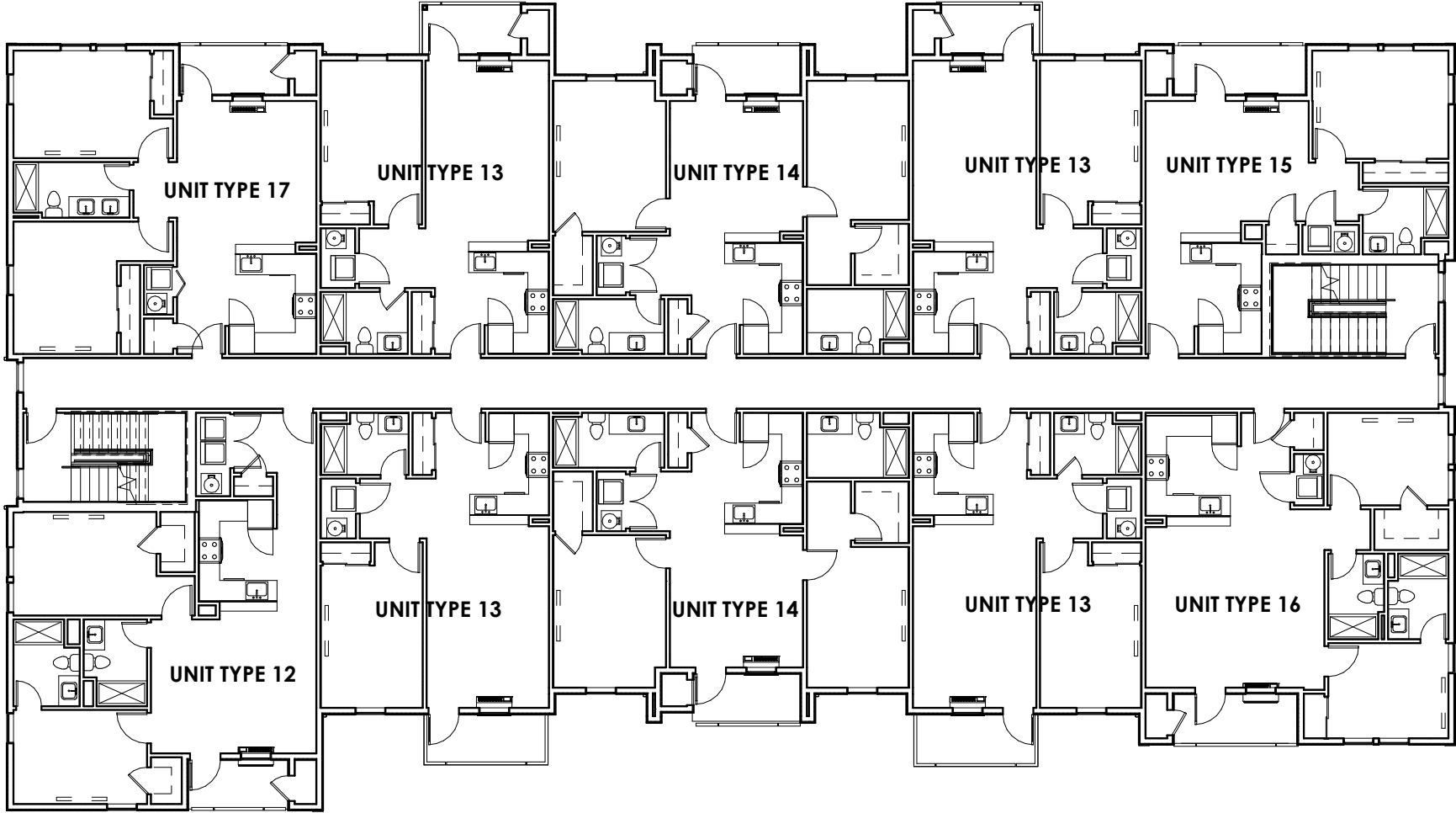


Building C
North Elevation - Mount Thielson Drive
1/16" = 1'-0"

Residential Units - Building C

30 Units

Unit Type 11	731 SF	One Bedroom	Unit 100
Unit Type 12	1,017 SF	Two Bedroom	Units 101, 201, 301
Unit Type 13	696 SF	One Bedroom	Units 102, 103, 106, 107, 202, 203, 206, 207, 302, 303, 306, 307
Unit Type 14	990 SF	Two Bedroom	Units 104, 105, 204, 205, 304, 305
Unit Type 15	726 SF	One Bedroom	Units 108, 208, 308
Unit Type 16	966 SF	Two Bedroom	Units 109, 209, 309
Unit Type 17	906 SF	Two Bedroom	Units 200, 300



Building C
 Typical Plan Levels 1-3
 1/16" = 1'-0"



Building D
East Elevation
1/16" = 1'-0"

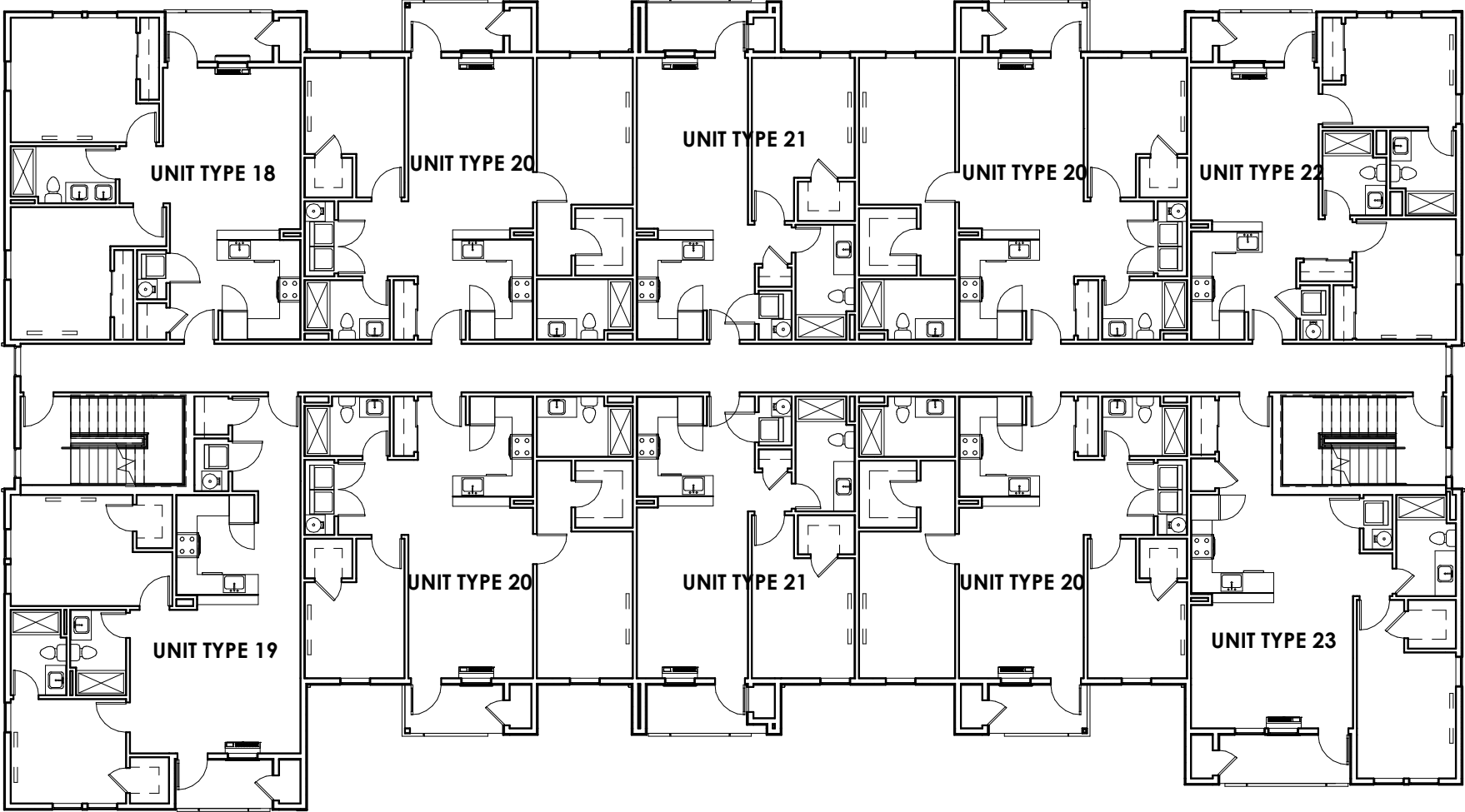


Building D
North Elevation - Mount Thielson Drive
1/16" = 1'-0"

Residential Units - Building D

30 Units

Unit Type 18	941 SF	Two Bedroom	Units 100, 200, 300
Unit Type 19	1,035 SF	Two Bedroom	Units 101, 201, 301
Unit Type 20	987 SF	Two Bedroom	Units 102, 103, 106, 107, 202, 203, 206, 207, 302, 303, 306, 307
Unit Type 21	663 SF	One Bedroom	Units 104, 105, 204, 205, 304, 305
Unit Type 22	861 SF	Two Bedroom	Units 108, 208, 308
Unit Type 23	884 SF	One Bedroom	Units 109, 209, 309



Building D
 Typical Plan Levels 1-3
 1/16" = 1'-0"



Building E
South Elevation
1/16" = 1'-0"

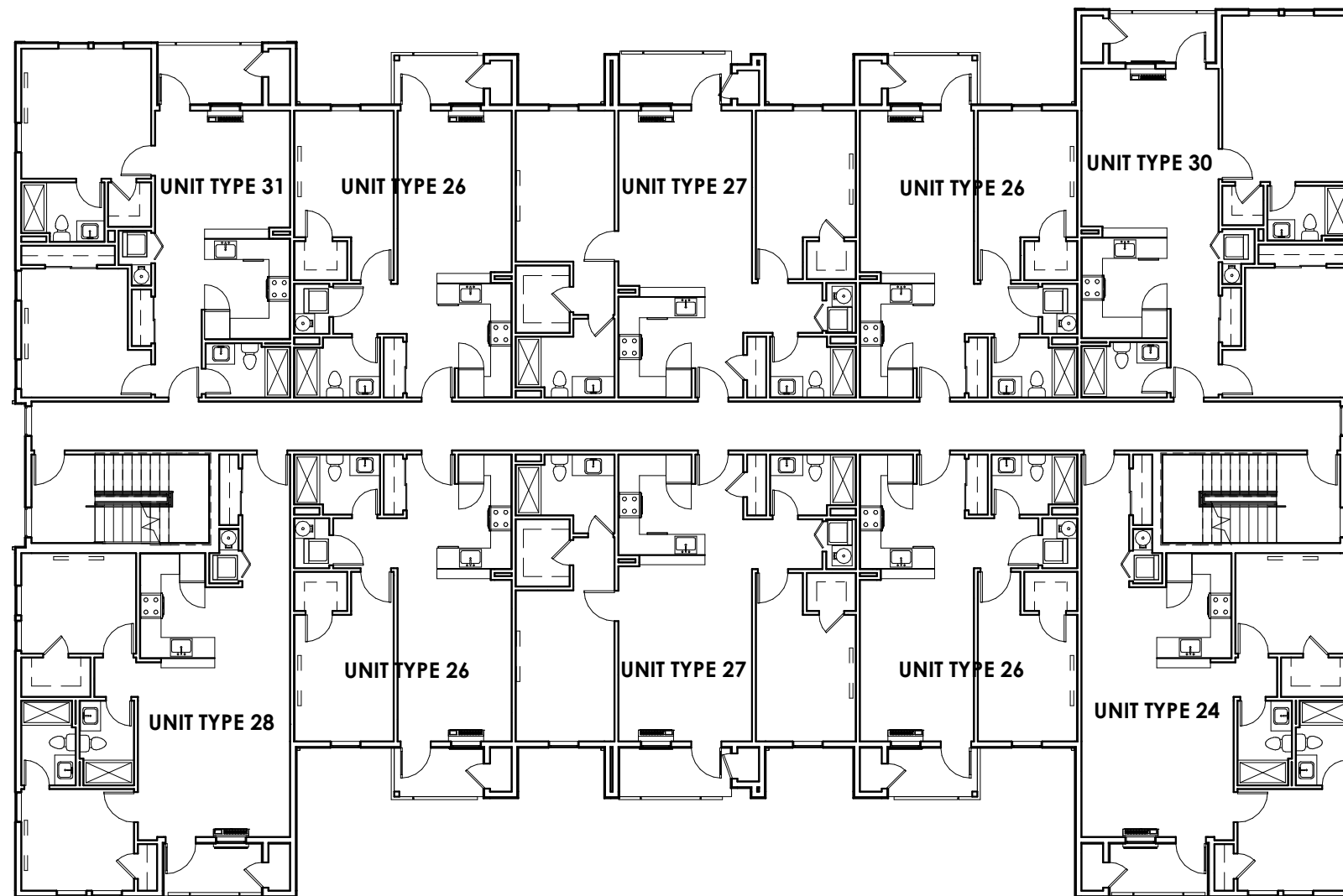


Building E
West Elevation
1/16" = 1'-0"

Residential Units - Building E

30 Units

Unit Type 24	1,004 SF	Two Bedroom	Units 100, 200, 300
Unit Type 25	852 SF	One Bedroom	Unit 101
Unit Type 26	668 SF	One Bedroom	Units 102, 103, 106, 107, 202, 203, 206, 207, 302, 303, 306, 307
Unit Type 27	1,026 SF	Two Bedroom	Units 104, 105, 204, 205, 304, 305
Unit Type 28	1,004 SF	Two Bedroom	Units 108, 208, 308
Unit Type 29	752 SF	One Bedroom	Unit 109
Unit Type 30	1,020 SF	Two Bedroom	Units 201, 301
Unit Type 31	921 SF	Two Bedroom	Units 209, 309



Building E
 Typical Plan Levels 1-3
 1/16" = 1'-0"