

MEMO-Letter

amber properties co.
amber apartments
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160804-0500

average rents for amber apartments as of August 2016***

ROYAL OAK

			GAS BILL GUARANTEE
(1)	amber's The Vines * #	- 0 Bedroom Studio (7)	\$715 - 785
		- 1 Bedroom (3)	\$825 - 975
		- 1 Bedroom Townlet (1)	\$865 - 955
(2)	Amber Green Apartments * (heat not included)** (central A/C)	- 1 Bedroom (8)	\$795 - 865 \$45/mo**
		- 2 Bedroom (12)	\$895 - 965 \$55/mo**
		- 2 Bedroom + 1½ bath Townhouse (3)	\$1,195 - 1,295 \$75/mo**
		- 3 Bedroom + 1½ bath Townhouse (3)	\$1,315 - 1,365 \$85/mo**
(3)	Amber Grove Apartments *	- 2 Bedroom (16)	\$855 - 925
(4)	amber's Woodside Townhouses * (heat not included)** (central A/C)	- 2 Bedroom + 1½ bath Townhouse (8)	\$1,235 - 1,335 \$75/mo**
(5)	Amber Townhouses * (heat not included)** (central A/C)	- 2 Bedroom Townhouse (6)	\$1,215 - 1,315 \$75/mo**
	Amber Townhomes * (2008) (heat not included)** (central A/C)	- Master Suite + den + 1½ bath Townhome (4) ^Y	\$1,695 - 1,795 \$75/mo**
		- 2 Bedroom + den + 2½ bath Townhome (4) ^Y	\$1,775 - 1,845 \$85/mo**
(6)	amber's Red Run Apartments * #	- 1 Bedroom (34)	\$935 - 995
		- 1 Bedroom plus (4) ⁺	\$1,075 - 1,115
		- 2 Bedroom (10) ⁺	\$1,195 - 1,345
	amber's Red Run North Apartments * #	- 1 Bedroom (19)	\$925 - 985
		- 2 Bedroom (1)	\$1,115 - 1,215
	amber's Red Run North Townhouses * #	- 2 Bedroom + 1½ bath Townhouse (4)	\$1,415 - 1,515 \$85/mo**
		- 3 Bedroom + 1½ bath Townhouse (1)	\$1,475 - 1,575 \$85/mo**
(7)	amber's Town-Dwellings *	- 1 Bedroom Townhouse (6)	\$1,195 - 1,295
		- 2 Bedroom Townhouse (6)	\$1,225 - 1,325
(8)	Amber Oak Apartments *	- 1 Bedroom (10)	\$785 - 855
		- 2 Bedroom (6)	\$885 - 955
	Amber Oak Townhomes * # (2006) (heat not included)** (central A/C)	- 2 Bedroom + den + 2½ bath Townhome (42) ^Y	\$1,795 - 2,075 \$75/mo**
		- 2 Bedroom + den + 3½ bath Townhome (18) ^Y	\$1,815 - 2,095 \$75/mo**
		- 2 Bedroom + den + 3½ bath Townhome (12) ^Y (end units)	\$1,915 - 2,195 \$85/mo**
(9)	Amber Court Apartments * (heat not included on some units)** (central A/C)	- 1 Bedroom (32)	\$785 - 855 \$45/mo**
		- 2 Bedroom (60)	\$865 - 955 \$55/mo**
		- 2 Bedroom + basement (1)	\$1,095 - 1,125
(10)	amber's Mansfield Apartments * (heat not included)** (central A/C)	- 1 Bedroom (48) ⁺	\$865 - 915 \$45/mo**
		- 2 Bedroom (48) ⁺	\$965 - 1,015 \$55/mo**
(11)	amber's Starr Apartments *	- 1 Bedroom (24) ⁺	\$835 - 895
		- 1 Bedroom + den (8) ⁺	\$875 - 935
		- 2 Bedroom (12) ⁺	\$915 - 975
		- 2 Bedroom + den (4) ⁺	\$935 - 995
	amber's Starr Townhouses * #	- 2 Bedroom + 1½ bath Townhouse (31)	\$1,415 - 1,515 \$85/mo**
(12)	Amber Crossing Townhomes & Lofts * # (2010) (heat not included)** (central A/C)	- 0 Bedroom Studio (8)	\$1,115 - 1,245 \$55/mo**
		- 1 Bedroom Loft-Style (6)	\$1,225 - 1,345 \$55/mo**
		- 1 Bedroom Loft Terrace (4)	\$1,525 - 1,645 \$65/mo**
		- 1 Bedroom + den Loft Terrace (9)	\$1,625 - 1,765 \$65/mo**
		- 2 Bedroom + 2 bath Loft Terrace (1)	\$1,895 - 1,995 \$75/mo**
		- 2 Bedroom + 2½ bath Townhome (12) [™]	\$1,985 - 2,245 \$85/mo**
		- 3 Bedroom + 2½ bath Townhome (2) [™]	\$2,175 - 2,445 \$85/mo**
		- 2 Bedroom + den Private Residence (1)	\$1,445 - 1,525 \$85/mo**
	Amber Crossing West Apartments * (1 bedrooms cooking gas not included)	- 1 Bedroom (4)	\$915 - \$975
		- 2 Bedroom (2)	\$1,295 - \$1,395
		- 2 Bedroom + 1½ bath + basement (1)	\$1,425 - \$1,495
		- 3 Bedroom + 2 bath (1)	\$1,475 - \$1,525
	Amber Crossing East Apartments	- 1 Bedroom (20)	\$1,075 - \$1,175
		- 2 Bedroom (2)	\$1,175 - \$1,275
(13)	Amber Corners Apartments & Lofts * # (2012) (heat not included)** (central A/C)	- 0 Bedroom Studio (12)	\$845 - 945 \$45/mo**
		- 1 Bedroom Loft-Style (11)	\$1,275 - 1,375 \$55/mo**
		- Master Suite + den + 2 bath Loft Townhouse Terrace (7)	\$1,525 - 1,775 \$75/mo**
		- 2 Bedroom + 2½ bath Townhouse (3)	\$1,475 - 1,645 \$75/mo**
		- 2 Bedroom + 3 bath Loft Townhouse Terrace (4)	\$1,825 - 2,075 \$85/mo**
		- 3 Bedroom + 3 bath Loft Townhouse Terrace (2)	\$2,025 - 2,275 \$85/mo**
	Amber Corners South Apartments *	- 1 Bedroom (19)	\$975 - \$1,025
		- 1 Bedroom + den (1)	\$1,015 - \$1,065
	Amber Corners West Apartments *	- 1 Bedroom (8)	\$995 - \$1,095
		- 2 Bedroom (8)	\$1,225 - \$1,325
(14)	Amber Landing Townhouses & Lofts * # (2013) (heat not included)** (central A/C)	- 0 Bedroom Studio (1)	\$895 - 985 \$55/mo**
		- 1 Bedroom Loft Terrace (11)	\$1,275 - 1,375 \$65/mo**
		- 2 Bedroom + 2½ bath Townhouse (11)	\$1,495 - 1,695 \$75/mo**
		- 3 Bedroom + 3 bath Loft Townhouse Terrace (1)	\$1,825 - 1,925 \$85/mo**
	Amber Landing Townhomes * # ~~Under Development/Construction (2017)~~ (heat not included)** (central A/C)	- 2 Bedroom + den Townhomes (11) [™]	\$1,895 - 1,995 \$85/mo**
(15)	Amber on 11 Studios and Lofts * # ~~Under Development/Construction (2017)~~ (heat not included)** (central A/C)	- 0 Bedroom Studio (24)	\$845 - 945
		- 0 Bedroom Studio Loft (12)	\$1,045 - 1,145

(See reverse for Clawson, Berkley, Ferndale, Troy properties and footnotes)

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CLAWSON

(16) amber's Timber Lodges *

- 0 Bedroom Studio (12)	\$705 - 765
- 1 Bedroom Loftlet (4)	\$825 - 925
- 1 Bedroom Apt/Townhouse (24)	\$855 - 1,065
- 1 Bedroom + Loft Apt/Townhouse (42)	\$955 - 1,175
- 2 Bedroom + Loft (6)*	\$1,025 - 1,125
- 2 Bedroom + 2 bath Pentapartment (8)*	\$1,195 - 1,325

\$75/mo**

amber's Timber Lodges - south *

(17) Amber House Apartments *

(heat not included)** (central A/C)

Amber House Townhomes* (2002)

(heat not included)** (central A/C)

Amber Houselets *

Amber House West Apartments

(heat not included at 425)** (central A/C at 425)

- 0 Bedroom Studio (1)	\$755 - 785
- 1 Bedroom (34)*	\$825 - 875
- 1 Bedroom (2)	\$775 - 825
- 2 Bedroom (10)*	\$865 - 965
- 2 Bedroom + 2 bath Townhome (8)†	\$1,525 - 1,645
- Loft Townhome + 2 bath (1)†	\$1,425 - 1,525
- 1 bedroom (5)	\$795 - 875
- 1 bedroom (10)	\$945 - 1,035
- 1 bedroom (16)*	\$945 - 1,035
- 2 Bedroom (4)	\$1,095 - 1,195
- 2 Bedroom + 1½ bath Townhouse (16)	\$1,345 - 1,465
- 1 bedroom (8)	\$815 - 865

\$45/mo**

\$55/mo**

\$75/mo**

\$75/mo**

\$45/mo**

\$85/mo**

\$45/mo**

(18) Amber Elm Apartments *

(heat not included, apts. only)**

(central A/C, apts. only)

Amber Elm Townhomes * (2004)

(heat not included)** (central A/C)

Amber Elm East Apartments

(heat not included at 550)** (central A/C at 550)

(19) amber's Broadacre Apartments *

(heat not included)** (central A/C)

(20) Amber Abodements * # (2007)

(heat not included)** (central A/C)

- 1 Bedroom (6)	\$875 - 965
- 1 Bedroom + den/study (2)	\$895 - 995
- 2 Bedroom + 1½ bath Townhouse (7)*	\$1,095 - 1,195
- 2 Bedroom + den + 2 bath Townhome (6)†	\$1,525 - 1,645

\$45/mo**

\$45/mo**

\$75/mo**

\$45/mo**

\$55/mo**

\$45/mo**

\$55/mo**

\$45/mo**

\$65/mo**

\$65/mo**

\$75/mo**

\$75/mo**

\$85/mo**

(21) Amber Square Townhomes * (2009)

(heat not included)** (central A/C)

- 1 Bedroom (40)	\$795 - 895
- 2 Bedroom (2)	\$995 - 1,095
- 0 Bedroom Studio (1)	\$735 - 765
- 1 Bedroom (41)	\$795 - 895*
- 2 Bedroom (34)	\$845 - 945*
- 0 Bedroom Studio (25)	\$865 - 965
- 1 Bedroom Loft (16)	\$1,245 - 1,395
- 1 Bedroom + 1½ bath Townhouse (1)	\$1,315 - 1,415
- 2 Bedroom + 2½ bath Townhouse (3)	\$1,445 - 1,525
- 2 Bedroom + den + 2½ bath Townhome (10)†	\$1,695 - 1,845
- 2 Bedroom + den + 2½ bath Townhome (4)†	\$1,745 - 1,895

BERKLEY

(22) amber's Woodfire Lodges *

(heat not included)**

- 0 Bedroom Studio (6) 1st Floor	\$725 - 775
- 1 Bedroom Loft (6) 2nd Floor	\$875 - 945

\$45/mo**

\$55/mo**

FERNDAL

(23) Amber on Nine Apartments *

- 1 Bedroom Studio (12)	\$945 - 1,045
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TROY

(24) Amber Creek Apartments *

- 0 Bedroom Studio (7)	\$715 - 885
- 1 Bedroom (30)	\$865 - 935
- 2 Bedroom (15)	\$915 - 975
- 2 Bedroom + 1½ bath (29)	\$945 - 995
- 2 Bedroom + den (8)	\$955 - 995
- 2 Bedroom + den + 1½ bath (2)	\$965 - 1,015
- 3 Bedroom + 1½ bath Private Residence (1)	\$1,325 - 1,425
- 1 Bedroom (12)	\$815 - 875
- 2 Bedroom (12)*	\$915 - 995
- 0 Bedroom Studio (4)	\$715 - 755
- 1 Bedroom (30)	\$835 - 895
- 1 Bedroom + 1½ bath (1)	\$865 - 925
- 2 Bedroom (13)	\$915 - 995
- 2 Bedroom + 1½ bath (4)	\$915 - 1,015
- 2 Bedroom + 1½ bath Townhouse (2)	\$1,245 - 1,345
- 2 Bedroom Private Residence (1)	\$1,265 - 1,325
- 3 Bedroom + 3½ bath (12)††	\$1,895 - 2,295

\$85/mo**

Amber Creek East Apartments *

Amber Creek Village Apartments *

(heat not included at 1035, 1043)

(central A/C at 1035, 1039, 1043)

(25) Amberwood Townhomes * # (2008)

(heat not included) (central A/C)

(26) Amber Town Center Townhomes and Lofts *

~~Under Development/Construction (2016)~~

(heat not included)** (central A/C)

- 0 Bedroom Studio (1)	\$995 - 1,095
- 1 Bedroom Loft Terrace (22)	\$1,395 - 1,525
- 2 Bedroom + den + 2½ bath Townhome (20) †††	\$1,995 - 2,175
- 2 Bedroom + 3 bath Loft Townhouse Terrace (1)	\$1,995 - 2,175
- 3 Bedroom + den + 3½ bath Townhouse (1)	\$2,095 - 2,225
- 3 Bedroom + den + 3½ bath Townhome (1) †††	\$2,195 - 2,395
- 0 Bedroom Studio (21)	\$895 - 995
- 0 Bedroom Studio Loft (14) *	\$1,175 - 1,275

\$55/mo**

\$65/mo**

\$75/mo**

\$75/mo**

\$85/mo**

\$85/mo**

\$55/mo**

\$65/mo**

(27) Amber Studios and Lofts *

~~Under Development/Construction (2018)~~

(heat not included)** (central A/C)

* CAT PERMITTED

DOG PERMITTED

* Includes carport

† 1 car / †† 1½ car / ††† 2 car inside garage

***Rates may vary from those quoted based on market trends and availability.

**GAS BILL/HEAT GUARANTEE for first year when heat not included; averaged over 12 months.

All Amber Apartments include refrigerator, stove, dishwasher, garbage disposal, central A/C or A/C unit(s), blinds, and hardwood floors or carpeting.

Most Amber Apartments include cold water.

Many Amber Apartments include heat, hot water, cooking gas, microwave, patio/balcony/terrace, wood-burning fireplace, carport, garage, loft, storage locker, skylight, garden window, ceiling fan, timber beams, oak shelves, spiral stair, in-unit washer/dryer or washer/dryer hook-up.

(See reverse for Royal Oak properties)