

GRACEWIN *living*

MAY 2021



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GRACEWIN LIVING
COOPERATIVES

www.gracewinliving.com

(855) 472-2396
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MAKE YOUR MARK AT GRACEWIN

WE WELCOME YOU TO CREATE A LIVING, DYNAMIC COMMUNITY THAT REFLECTS YOU!

By Kari Warren

One of the beautiful things about housing cooperatives is that no two will ever be the same. There could be two identical buildings right next to each other that have all of the same amenities, but I would be willing to bet that if you toured each one of them, one would stand out to you more than the other. Why? Quite simply, it is because different people live in them. That may seem silly, since you may not even meet the residents on your tour. However, it is the members of the cooperative that create the character of the premises!

FOUNDING MEMBERS

Founding Members (the first, original residents of each residence who have made their investment prior to the start of construction) have an enormous influence and ability to truly shape the culture, community and character of the cooperative to make it their own.

GIVING SPACES UNIQUE PURPOSE

Community spaces within the building are designated for a wide variety of interests, but how you use them will be unique. The building



MAKE YOUR MARK AT GRACEWIN *continued...*

itself is just the framework from which you build upon. Will the Creator's Space or Hobby Room be used for quilting, painting, pottery, recycling greeting cards, putting puzzles together, something else entirely, or a little bit of everything? Is there a purpose not yet provided for in the building, such as a library, space for puzzles or model trains, that perhaps would find a home in the third floor social room?

Give it a shape and a purpose - the choices are yours!

ALL YOUR FAVORITE TOYS TO WORK WITH

Are you a wood worker? What kind of equipment will you want in your wood shop? If you already have tools you love, you don't have to give them up in an effort to downsize. We welcome you to bring them with you to store in the wood shop (within reason and as space is available). In the February issue of *Gracewin Living*, Lisa walked us through a visit to a cooperative in Roseville, MN where



their members built beautifully constructed book shelves for their library. Once in place, other members filled those shelves with books they contributed for the enjoyment of all residents. What a beautiful idea and sense of community teamwork and pride.

ENJOY DIGGING IN THE DIRT

Perhaps you have a green thumb and are wondering how you can utilize it in a multi-family housing setting. There will be raised community gardens available on the site to use, and the Founding Members with the Board of Directors will get to decide how to allocate them to the members. Will each residence be allocated a designated garden space, or will the cooperative work together and plant and care for the gardens as a team?

Want something growing closer to home? Don't forget your large balcony or patio is a great place to grow flowers, herbs, strawberries, or

my personal favorite, a few tomato plants. And on a balcony, the rabbits definitely can't reach them!

A GYM YOU ARE PASSIONATE ABOUT

The fitness center is another space that varies a fair amount from one cooperative to another based on how the residents want to use it and what type of equipment they prefer to use. Maybe your cooperative will organize classes or group activities to make fitness more social, or maybe some residents recovering from medical procedures just want some quiet space to do some physical rehabilitation on their own. Either way, the fitness center can accommodate your needs, whatever they may be.

As part of the building construction, there is a budget set aside for equipment in this space. As a Founding Member, you get to choose what your fitness center looks like, what type of equipment is in it, and how it operates.



BRINGING A BIT OF HOME WITH YOU

For all of Gracewin's community spaces, we understand that individuals may have personal equipment they may like to bring with them to their new residence. We would like to accommodate this when possible, so once a Board of Directors is elected, we will consult with them during the construction stage to determine what might be planned for the spaces and what

still needs to be purchased to fulfill the anticipated needs for all the residents.

RECOGNIZING YOUR MARK AT GRACEWIN

As you can see, Founding Members have the opportunity to make many decisions to help shape the community lifestyle and make their mark in the cooperative. Gracewin recognizes the importance of these founding members and will

commemorate them on a permanent Founder's Stone, placed prominently at the entrance of the building. This monument will recognize your contributions for many years to come.

So, what is important to you?

How do you plan to make your mark?

Each member has equal voting rights in the cooperative, so speak up, share your passions, and your ideas!



GRACEWIN LIVING

REMEMBERS AND HONORS

THOSE WHO SERVED AND DIED

IN THE WORK OF AMERICA'S MILITARY.

MEMORIAL DAY 2021

ENTER to
WIN!



IT'S TIME FOR A GIVEAWAY!

\$50 GIFT CARD TO CIDER MILL GARDEN CENTER

Subscribe to Gracewin's monthly newsletter in June and you will automatically be entered into our gift card drawing! Spread the word and help friends win at www.gracewinliving.com/newsletter.

Already a subscriber? Then like or follow our Facebook page and comment on one of our posts. Find our page easily at www.facebook.com/gracewinliving.

MODEL FEATURE: THE STARLING

By Christine Zrust

Every home we inhabit shapes the way we live, supporting our family, and the lifestyle we desire while giving context to our memories. Home is where we prepare to meet the world, and where we retreat when the world overwhelms us. It is the place where we are free to be ourselves. Yet, when disability is a factor, that same home can feel like a prison presenting barriers, frustrations, and perils.

Well-planned accessible homes support independence and enhance dignity. It creates a home where the space supports one's lifestyle, not dictates it.

This month, we are highlighting our Starling residence, uniquely designed to meet the needs of those who require handicap accessibility to continue living independently.

A HOME DESIGNED FOR ACCESSIBILITY

The Starling is a wheelchair accessible residence offering a two bedroom, two bath layout with 1,354 sq. ft. of space. This plan closely mirrors the wide open space of our largest unit, the Warbler - adapted where necessary to accommodate wheelchair access. While the current building floor plan shows only one Starling layout available, the similarity in design to the Warbler allows us to modify it during construction to offer more accessible residences if the need arises.

At unit entrance, the door frame is 36 inches wide to ensure to ensure comfortable access.

The residence plan is an open concept layout with the living room, kitchen, and dining areas seamlessly

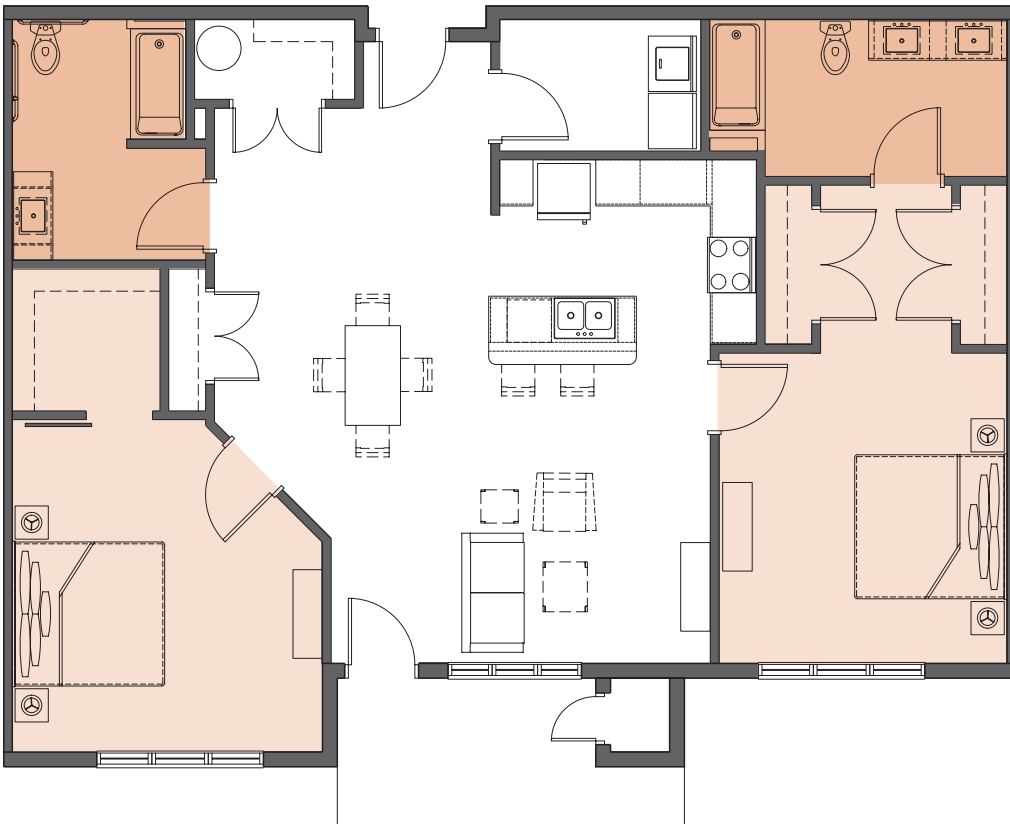
flowing between them with views looking out over the balcony/patio. The flooring throughout the unit is luxury vinyl plank with tile in the bathrooms to ensure easy wheelchair or walker movement throughout the residence.

The kitchen offers an island and breakfast counter, common to all residences at Gracewin. The space between counters is 40 inches wide to accommodate wheelchair pass-through with roll under space beneath the sink. Movable shelving and adapted cabinetry will ensure that cooking will always be easy and enjoyable.

All appliances are provided including refrigerator, stove, dishwasher and microwave. There is also a separate laundry room with full size washer and dryer in your residence so there isn't the hassle of hauling your washing into common areas.

Both bedrooms are similarly sized. The master bedroom offers an en suite bath with appropriate turning radius for a wheelchair and a roll under space at the vanity sink. For residents who commit prior to construction, you will have the opportunity to choose between a standard bathtub and shower combination, a roll-in shower, or a walk-in tub. Appropriate grab bars will be installed for safety. Outside the bathroom are two reach-in closets with lower rods and shelving to allow easy use.

The second bedroom offers a walk in closet, with a bathroom accessible from the common area. There is added reach-in closet space in the residence, as well as in the lower level



parking garage. A handicap parking stall is provided in the heated garage with elevator access to all floors.

PLAN YOUR MOVE

To see how Gracewin's Starling spaces compare:

ROOM	SIZE
Master Bedroom	12'0" x 14'0"
Master Bathroom	13'5" x 7'0"
Second Bedroom	14'0" x 15'4"
Living Room	17'1" x 13'3"
Laundry Room	9'0" x 6'0"
Deck	11'7" x 6'8"

YOUR UNIQUE STYLE

Commit to your home prior to construction start and you will be able to personalize your residence! Choose from three finishing packages and capture your unique style for flooring, kitchen and bathroom cabinets, counter tops, lighting, and fixtures. To make this even more appealing, the cost of finishing personalization is already included in your cooperative share price!

HOW DOES CO-OP LIVING WORK?

At Gracewin, you are not a real estate holder, but rather a share owner in the Gracewin Living Cooperative. Members of the cooperative share everything equally: the building and property, the master mortgage, and equal voting rights. To join Gracewin, you will pay a down payment on your share price, which includes the residence you will live in, as well as all-inclusive monthly fees which includes your share of the mortgage, property taxes, utilities, and expenses.

With three down payment options available, share owners can choose between a lower down payment or a lower monthly fee.

STARLING	DOWN PAYMENT	MONTHLY FEE
OPTION A	\$ 127,276	\$ 1,489
OPTION B	\$ 203,642	\$ 1,131
OPTION C	\$ 254,552	\$ 838

Costs shown are estimates and are subject to change.

RESERVE YOUR NEW HOME TODAY!

When you are ready to move forward, complete the form on page 7 and return to us with the \$500 deposit. This will place you on the priority reservation list. We now also accept reservations on line! Simply go to www.gracewinliving.com/reserve. When construction is ready to start, you will be among the first in line to select your home model and complete the process to becoming a cooperative shareholder.

HAVE QUESTIONS

Give us a call at (855) 472-2396 to speak with our sales staff or schedule an appointment in our Thief River Falls office. (We also welcome walk-ins on Tuesdays from 9 a.m. - 5 p.m. at 102 Main Ave N, Suite 115, Thief River Falls, MN 56701)

Want to see other models available or learn more about cooperative living? Go to www.gracewinliving.com.



THE BEAUTIFUL BALLET OF STARLINGS

Birds capture our hearts and imagination with their airborne dances and freedom. Whether they are in full regalia or simply bouncing softly on our windows, their beauty inspires us to spread our wings and allow our true selves to show.

Symbolically, Starlings teach us about mindfulness and introduce a sense of hope and protection. Starlings have the reputation for being gregarious garden birds. They flock in very large numbers (sometimes thousands

in a flock) and can mesmerize bird watchers with complex and mysterious murmurations that seem to defy the laws of nature. Their mesmerizing flight patterns and beautiful aerial acrobatics display how important unity is in the world with the elegance of a ballet.

If you have never seen the aerial dance of a Starling flock, we invite you to go to:

www.vimeo.com/58291553

RESERVATION AGREEMENT

Name _____ Phone _____

Street _____

City _____ State _____ Zip _____

Email _____

Desired Floor Plan: ● Warbler [1,354 SF] ● Cardinal [1,285 SF] ● Bluebird [1,145 SF]
 ● Starling & [1,354 SF] ● Sparrow [1,240 SF] ● Chickadee [990 SF]

I/we hereby deposit \$500.00 to be placed on the priority list, based on the date of receipt, for the selection of a cooperative unit and membership in Gracewin Cooperative Living of Thief River Falls, MN. This amount will be applied to the required down payment at the time of purchase. I/we understand and agree that in the event I/we are not ready to purchase shares when they are made available, I/we will have an option to keep the priority reservation in place while allowing others to select a home before me. In the event all available shares are sold out, I/we would then have the opportunity to join the Gracewin Cooperative waiting list.

This is not an agreement to complete further membership requirements, and I/we understand that further qualifications will be required before shareholder membership is fully approved. This reservation agreement can be canceled by either party in writing, upon which the deposit will be fully refunded and priority reservation will be relinquished.

Signature _____ Date _____

Signature _____ Date _____

MAKE CHECKS PAYABLE TO:

Gracewin Cooperative Living
 C/O Nile, Inc.
 700 Main Avenue | Fargo, ND 58103

HAVE QUESTIONS?

Lisa Anteau, Head of Sales & Marketing
 lisa@gracewinliving.com • (855) 472-2396

OFFICE USE ONLY

Reservation # _____

Date Received _____

Received by _____

Check # _____



STAFF SPOTLIGHT

Kindness Matters. Grace Wins.

Those are the words that launched the brand of a new company. They rested on the fireplace mantle of a marketing staffer tasked with creating a name. Gracewin Living was born out of inspiration to live a good life and each day that brand continues to evolve at the hands of:

CHRISTINE ZRUST MARKETING & SOCIAL MEDIA

Christine began her college career at Minnesota State University, Mankato pursuing a degree in medicine. But, they say life is what happens when you are making other plans. After five years of course work, it became clear her path was moving her in another direction. In the 23 years since, she has served as a marketing professional in real estate, architecture, and development industries.



IN HER OWN WORDS FAMILY LIFE

I am an empty nester with three grown children - son Sean (31) and daughters Ariadne (27) and Caroline

(24). I delight that I am now also called grandma by my favorite little bug, Everleigh, who is brilliant at age two, with a baby sister on the way!

BEST PART OF HER JOB

What is better than being paid to be creative in a creative firm? I love that there are no limits to our work and that as a team we are encouraged to explore the periphery of our ideas. There is great diversity in my work and meeting prospective residents to learn about their lives affords me rich narratives to shape the work I do. It is like a woven tapestry of characters, styles, and experiences.

BEST THING CREATED WITH TIME AND OWN TALENTS?

I have been a freelance professional photographer for many, many years. While my subjects have varied over the years, I have been fortunate to be published in several books and magazines, capture unique subjects, and find myself in places I could never imagine. Favorite moments:

- Photographing the Minnesota Vikings from within a field huddle.
- Serving as an official photographer for Women's March Minnesota.
- Photographing runways of fashion week and beautiful couture dresses that took months to construct.
- Capturing hurricane recovery and rebuilding efforts in Puerto Rico.

THE BEST PART OF A WEEKEND IN THE SUMMER?

That is easy. A slow walk through the Minneapolis Farmer's Market, brunch on the riverfront of Saint Anthony Main, a pit stop at Trader Joe's for fresh flowers, a vibrant church service, and naps on a lazy Sunday afternoon.



HOBBIES

I love doing concept photography, specifically on my series 'Wanderlust Traveler' which takes children and puts them as miniatures in nature.

WHAT TALENT DO YOU POSSESS THAT YOU ARE MOST PROUD OF?

Talking faster than the speed of light. Actually, not proud of this. But, if I ever get on a roll, watch out! One day, I will learn to slow down.

WHAT MOST PEOPLE DON'T KNOW ABOUT HER?

I have a heart for adoption and have photographed 43 children over the years meeting their forever families. And, when I need to find my center, I photograph flowers and allow the simple details to take me out of the noise and chaos of daily life.





GRACEWIN LIVING

COOPERATIVES

381 East Kellogg Boulevard
Saint Paul, MN 55101

ADDRESS SERVICE REQUESTED

Simplify your life!



64%

TO THE RESERVATION
GOAL NEEDED TO START
CONSTRUCTION!

- 36 units for full occupancy
- 25 units to start construction
- 16 units reserved to date

HELP US SPREAD THE WORD

We are past the midpoint, but still have a few spots to go before we can get shovels in the ground. If you know of a community group or organization who may benefit from hearing a presentation on Gracewin and its many benefits, give us a call at (855) 472-2396.

WHAT A GREAT EVENING!

Thank you to all who were able to join us at our first of many events for our future shareholders. Many great conversations were had and we delight in watching the community of new neighbors grow.

We look forward to seeing you again soon!

