

UPDATE



A Project Update from
The Douglas Company



Preston Gardens at Levis Commons

Perrysburg, Ohio

Owner	Levis Luxury Community LLC.
Project Type	Multi Family Luxury Living
Completion	May 2006
Total Square Ft.	298,000 sq. ft. of livable space
Contract Amount	\$19 million
Square Foot Cost	\$63.75
Challenges	The tight labor force for a project of this magnitude was an ongoing challenge. The demand for units in a sporadic fashion required extremely creative sequencing. An extremely late fall start in a far colder than usual winter made for a difficult start.

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With amenities designed around today's modern lifestyle, the owners of the Preston Gardens apartments and townhouses, Levis Luxury Community LLC, wanted to continue the lifestyle and concept that holds the J. Preston Levis Commons community together. The main objective at Preston Gardens was to provide a distinctive environment that was just a short stroll from the fabulous shopping and dining atmosphere offered in J. Preston Levis Commons, Northwest Ohio's premier city center venue.

Where better to live than at the heart of everything you'll ever need? Preston Gardens is the perfect route from the rigors of the daily grind, to a serene lifestyle you'll be happy to call home. But when you make an apartment your home, you need to select a property-owner that wants the best for its tenants, and in this case, special attention to every detail was followed up on. Details like the special measures that were taken to ensure each resident the utmost in sound privacy and the ultra responsive HVAC system that keeps each dwelling at the perfect temperature for the new residents.

With a total of twenty new buildings making up the community, the four apartment buildings, seven townhouse buildings, eight community garages



and one magnificent clubhouse make this new domicile unparalleled. With just under three hundred thousand square feet of functional living space on over fifteen acres, the complex hosts an incredible 332 units. Every unit has 9-foot or vaulted ceilings with crown molding, walk-in closets, high-speed internet access and built-in computer workstations.



The apartments let you combine a relaxing experience with the most flexible living arrangements. With five different floor plans for the new apartments and townhouses you will find the same quality and luxury finishes you should expect in every unit from a community of this stature. The newly constructed units feature large all electric gourmet kitchens containing refrigerators, range/microwave, dishwashers and garbage disposals.

If outdoors is where you want to be, then the eighteen hundred square foot

resort styled pool, complete with walk-over bridge, will catch your eye. Balconies and patios also adorn the units to put the final touches on this beautiful brick and vinyl masterpiece.

No matter what your interests, you'll find the Clubhouse is the place to be. Its posh amenities will accommodate everything from the most elegant of social functions, to a state-of-the-art athletic and fitness center with a spacious exercise area equipped with the latest in fitness machines and weights. If fitness isn't your cup of tea, time can be spent shooting billiards or playing games in the common space area of the clubhouse, or maybe watching a movie in your own "in house" surround sound movie theater with freshly popped popcorn at your fingertips. You'll also find the community business center in the Preston Gardens clubhouse. Its comfortable setting includes a spacious conference room equipped with the latest in computers, fax machines and copiers.

The living conditions provided at Preston Gardens are by no means run of the mill, and again The Douglas Company proved that they are no run of the mill construction company!



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