

Valley View Cooperative of Eden Prairie

2021 Share Prices and Monthly Costs

A member purchases a share in the cooperative. The share prices and monthly charges vary according to unit size and style. One share is issued per unit, and there are a total of 94 shares available.

Style & Type of Unit	Square Feet	Number of Units	Share Price	Total Monthly Charge*	Minimum Annual Income Required
Aspen (B) 1 BR, 1 BA	827	4	\$47,053	\$814	\$24,420
Birch (D) 1 BR, 1 BA	844	15	\$47,435	\$820	\$24,600
Cedar (EE) 2 BR, 1 BA	984	12	\$51,140	\$917	\$27,510
Elm (O) 2 BR, 1 BA	1,045	8	\$57,347	\$1,014	\$30,420
Fir (E) 2 BR, 1 BA	1,124	8	\$61,441	\$1,074	\$32,220
Juniper (J) 2 BR, 2 BA	1,152	16	\$61,786	\$1,079	\$32,370
Linden (FF) 2 BR, 2 BA	1,265	4	\$66,304	\$1,143	\$34,290
Maple (M) 2 BR, 1 BA	1,347	3	\$66,546	\$1,197	\$35,910
Oak (L) 2 BR, 1.5 BA	1,394	4	\$72,570	\$1,230	\$36,900
Pine (F) 2 BR, 2 BA	1,422	12	\$72,920	\$1,253	\$37,590
Redwood (H) 2 BR, 2 BA	1,460	4	\$75,730	\$1,334	\$40,020
Willow (HH) 2 BR, 2 BA	1,460	4	\$75,730	\$1,334	\$40,020

*The monthly charge **includes** the shareholder's proportionate costs of:

- Mortgage principal, interest and insurance premium
- Real estate taxes (homestead)
- Natural gas, water, sewer and trash collection
- Grounds maintenance, lawn care and snow removal
- Operating and replacement reserves
- Insurance, including fire and liability
- Onsite manager, maintenance and common-area housekeeper
- \$38 of your monthly fee covers the bulk HD Cable TV w/ Comcast for your unit

*The monthly charge **does not include:**

- Electricity
- Telephone
- Personal property insurance
- Underground parking space
- Internet service

A share belongs to a member until the member or his/her estate decides to sell their share. The cooperative has the right of first refusal to purchase the share. Share prices are evaluated annually.

Effective 2021, the share increased 4% of the prior year's price.

Prices are effective 1-1-2021

