

# HERITAGE LANDING

*Mt. Vernon, IL*

**HERITAGE LANDING**  
Mt. Vernon, Illinois

**TYPE OF PROJECT**  
50 Senior Apartments  
100% of units affordable (60% AMI)

**ARCHITECT**  
Worn Jerabek Architects, P.C.

**CONSTRUCTION MANAGEMENT**  
Morrissey Construction

**DOMINIUM'S RESPONSIBILITY**  
Real Estate Development  
Tax Credit Delivery  
Legal and Environmental Services  
Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS**  
IHDA  
IAHTC  
Wachovia

**TOTAL DEVELOPMENT COST**  
\$6,500,000

**SIZE**  
1.0 acres (site)  
31,000 sq. ft. (building)

**COMPLETION DATE**  
August, 2008



Heritage Landing is a 50-unit Senior-only apartment building located in Mt. Vernon, IL, which is just 60 minutes east of downtown St. Louis, MO. Dominion took this property over from the Pyramid Companies near the completion of the construction of the building.

The design concept for Heritage Landing is meant to fit within a suburban environment. The basic building is rectangular and 3 stories high. All units will have excellent views of the surrounding landscape, which is full of trees and other wildlife. The property is well developed and includes a patio area, gazebo, arbors, extensive landscaping, a pond, and walking paths for the residents. The interior common areas feature a fitness center, business center, conference room and a large gathering space.

The exterior of the building is styled traditionally with brick block on portions of the 1<sup>st</sup> and 2<sup>nd</sup> levels and lighter-colored siding on the upper floors. The majority of the building is slope-roofed. Large window areas and a great degree of facade articulation complete the elevations.

Heritage Landing is conveniently located just off of Interest 64/57 and is within minutes of numerous restaurants, shops and churches. In addition, there are multiple lakes and parks in the Mt. Vernon area to enjoy. The property is an easy 2 mile drive or walk from downtown Mt. Vernon. The site's proximity to Interstate Highway 64 and County Road 15 provide easy access to all parts of the Mt. Vernon and greater St. Louis metropolitan area.

Heritage Landing is an excellent community for seniors to relax and enjoy the beautiful comforts of the landscape around them while at the same time being only a short distance from town.

