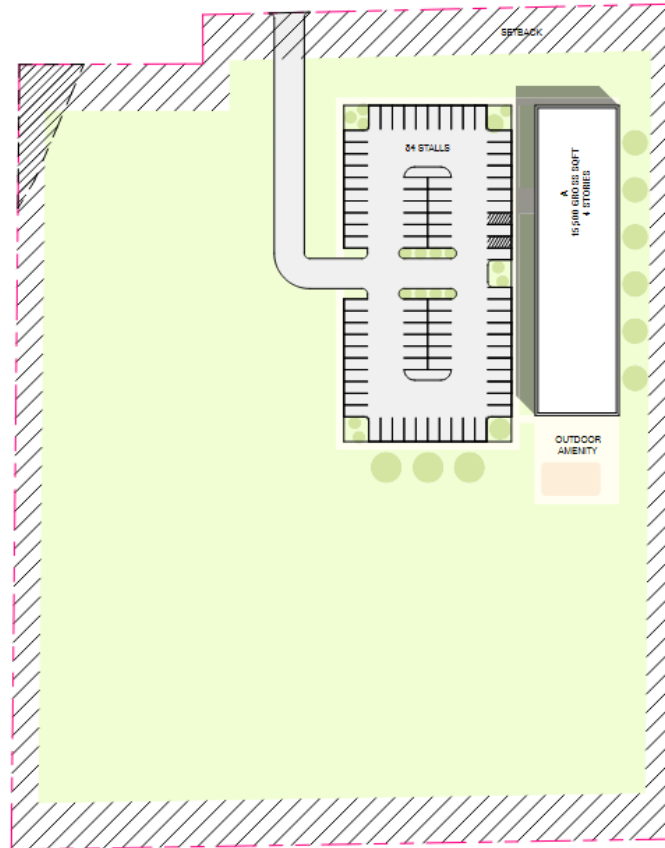




### Sagewood Flats



Sagewood Flats represents a thoughtfully planned, community-oriented affordable housing development designed to meet a critical and growing need in Grand Rapids, Minnesota. Located at 1702 Golf Course Road, the development will bring 48 high-quality rental housing units to the community, serving households earning between 30% and 80% of the Area Median Income (AMI).

As housing affordability challenges continue to impact working families, seniors, and individuals across the region, Sagewood Flats is designed to provide stability, accessibility, and comfort for residents at a variety of income levels. The development reflects a commitment to ensuring that safe, attractive, and modern housing is available to those who are essential to the community's workforce that often face limited housing options.

Sagewood Flats will incorporate an elevator, ensuring full accessibility for residents of all ages and abilities. Units will be designed with efficiency, comfort, and durability in mind, offering modern finishes and functional layouts suitable for a range of household sizes.

In addition to the residential units, the community will include a community room that serves as a central gathering space for residents. This shared amenity is intended to foster connection and engagement, supporting resident programming, meetings, and social interaction. By creating opportunities for neighbors to connect, Sagewood Flats aims to strengthen a sense of belonging and community cohesion.

### **Woda Cooper Companies**

Woda Cooper Companies, Inc. (“WCCI”) is a fully integrated affordable housing firm that develops, designs, constructs, owns, and manages high-quality housing communities. Our team brings extensive experience across a wide range of housing types, including urban and rural developments; senior and family communities; mid-rise, garden-style, and single-family housing; as well as new construction, acquisition/rehabilitation, and adaptive reuse projects.

A defining feature of WCCI’s approach is our long-term commitment to the communities we serve. Unlike many developers, WCCI retains ownership of the properties we develop, maintaining them in our portfolio over the long term. This ownership model ensures that our communities remain well-managed, high-quality, and most importantly, affordable for their full lifecycle. Our vested interest does not end at construction; it continues for decades, aligning our success with the stability and vitality of the neighborhoods in which we build.

Since our founding in 1990, WCCI has developed and now owns and manages more than 370 communities comprising over 18,000 units. We are deeply committed to making a lasting, positive impact in every village, town, and city where our housing is located.

With more than 700 employees, WCCI is consistently recognized among the nation’s top affordable housing developers and owners by Affordable Housing Finance magazine. The company operates across 18 states in the Midwest, Mid-Atlantic, and Southeast, with a development portfolio exceeding \$3 billion.

WCCI is employee-owned through an Employee Stock Ownership Plan (ESOP), reinforcing our long-term perspective and accountability. Our vertically integrated structure includes Woda Cooper Development, Inc., Woda Construction, Inc., Woda Management & Real Estate, LLC, The Woda Group, Inc., and PCI Design Group, allowing us to oversee every phase of development and operations with a consistent focus on quality and sustainability.

Headquartered in Columbus, Ohio, WCCI maintains regional offices in Georgia, Kentucky, Indiana, Maryland, Michigan, and Virginia, supporting our ongoing mission to deliver and preserve affordable housing that communities can rely on for generations.