

MEMO-Letter

amber properties co.
amber apartments
 380 N. Crooks Road
 Clawson, Michigan 48017-3005
 (248) 280-1700
 Fax (248) 280-1635
 E-mail: amber@amberoffice.com
www.amberapt.com

180301-0500

average rents for amber apartments as of March 2018***

ROYAL OAK

			GAS BILL GUARANTEE
(1)	amber's The Vines * #	- 0 Bedroom Studio (7)	\$725 - 795
		- 1 Bedroom (3)	\$825 - 1,015
		- 1 Bedroom Townlet (1)	\$885 - 985
(2)	Amber Green Apartments * (heat not included)** (central A/C)	- 1 Bedroom (8)	\$795 - 875 \$45/mo**
		- 2 Bedroom (12)	\$895 - 975 \$55/mo**
		- 2 Bedroom + 1½ bath Townhouse (3)	\$1,225 - 1,325 \$75/mo**
		- 3 Bedroom + 1½ bath Townhouse (3)	\$1,295 - 1,395 \$85/mo**
(3)	Amber Grove Apartments *	- 2 Bedroom (16)	\$855 - 925
(4)	amber's Woodside Townhouses * (heat not included)** (central A/C)	- 2 Bedroom + 1½ bath Townhouse (8) ~	\$1,225 - 1,345 \$75/mo**
(5)	Amber Townhouses * (heat not included)** (central A/C)	- 2 Bedroom Townhouse (12) ~	\$1,195 - 1,315 \$75/mo**
	Amber Townhomes * (2008) (heat not included)** (central A/C)	- Master Suite + den + 1½ bath Townhome (4) †	\$1,695 - 1,795 \$75/mo**
		- 2 Bedroom + den + 2½ bath Townhome (4) †	\$1,775 - 1,845 \$85/mo**
(6)	amber's Red Run Apartments * #	- 1 Bedroom (34)	\$925 - 1,025
		- 1 Bedroom plus (4) +	\$1,045 - 1,125
		- 2 Bedroom (10) +	\$1,195 - 1,345
	amber's Red Run North Apartments * #	- 1 Bedroom (19)	\$925 - 1,025
		- 2 Bedroom (1)	\$1,125 - 1,225
	amber's Red Run North Townhouses * #	- 2 Bedroom + 1½ bath Townhouse (5)	\$1,325 - 1,525 \$85/mo**
		- 3 Bedroom + 1½ bath Townhouse (1)	\$1,445 - 1,575 \$85/mo**
(7)	amber's Town-Dwellings *	- 1 Bedroom Townhouse (6)	\$1,195 - 1,295
		- 2 Bedroom Townhouse (6)	\$1,225 - 1,325
(8)	Amber Oak Apartments *	- 1 Bedroom (10)	\$785 - 875
		- 2 Bedroom (6)	\$885 - 975
	Amber Oak Townhomes * # (2006) (heat not included)** (central A/C)	- 2 Bedroom + den + 2½ bath Townhome (42) †	\$1,795 - 2,075 \$75/mo**
		- 2 Bedroom + den + 3½ bath Townhome (18) †	\$1,815 - 2,095 \$75/mo**
		- 2 Bedroom + den + 3½ bath Townhome (12) † (end units)	\$1,915 - 2,195 \$85/mo**
(9)	Amber Court Apartments * (heat not included on some units)** (central A/C)	- 1 Bedroom (32)	\$785 - 875 \$45/mo**
		- 2 Bedroom (60)	\$865 - 975 \$55/mo**
		- 2 Bedroom + basement (1)	\$1,115 - 1,195
(10)	amber's Mansfield Apartments * (heat not included)** (central A/C)	- 1 Bedroom (48) +	\$845 - 945 \$45/mo**
		- 2 Bedroom (48) +	\$945 - 1,045 \$55/mo**
(11)	amber's Starr Apartments *	- 1 Bedroom (24) +	\$855 - 925
		- 1 Bedroom + den (8) +	\$885 - 945
		- 2 Bedroom (12) +	\$935 - 995
		- 2 Bedroom + den (4) +	\$955 - 1,015
	amber's Starr Townhouses * #	- 2 Bedroom + 1½ bath Townhouse (31) ~	\$1,345 - 1,545 \$85/mo**
(12)	Amber Crossing Townhomes & Lofts * # (2010) (heat not included)** (central A/C)	- 0 Bedroom Studio (8)	\$1,215 - 1,295 \$55/mo**
		- 1 Bedroom Loft-Style (6)	\$1,245 - 1,395 \$55/mo**
		- 1 Bedroom Loft Terrace (4)	\$1,645 - 1,775 \$65/mo**
		- 1 Bedroom + den Loft Terrace (9)	\$1,665 - 1,795 \$65/mo**
		- 2 Bedroom + 2 bath Loft Terrace (1)	\$1,925 - 2,025 \$75/mo**
		- 2 Bedroom + 2½ bath Townhome (12) †	\$1,985 - 2,245 \$85/mo**
		- 3 Bedroom + 2½ bath Townhome (2) †	\$2,175 - 2,445 \$85/mo**
		- 2 Bedroom + den Private Residence (1) ~	\$1,445 - 1,525 \$85/mo**
	Amber Crossing West Apartments * (1 bedrooms cooking gas not included)	- 1 Bedroom (4)	\$945 - 1,045
		- 2 Bedroom (2)	\$1,295 - 1,395
		- 2 Bedroom + 1½ bath + basement (1)	\$1,375 - 1,475
		- 3 Bedroom + 2 bath (1)	\$1,475 - 1,525
	Amber Crossing East Apartments	- 1 Bedroom (20)	\$1,175 - 1,275
		- 2 Bedroom (2)	\$1,235 - 1,335
(13)	Amber Corners Apartments & Lofts * # (2012) (heat not included)** (central A/C)	- 0 Bedroom Studio (12)	\$885 - 975 \$45/mo**
		- 1 Bedroom Loft-Style (11)	\$1,295 - 1,395 \$55/mo**
		- Master Suite + den + 2 bath Loft Townhouse Terrace (7)	\$1,575 - 1,795 \$75/mo**
		- 2 Bedroom + 2½ bath Townhouse (3)	\$1,475 - 1,675 \$75/mo**
		- 2 Bedroom + 3 bath Loft Townhouse Terrace (4)	\$1,895 - 2,075 \$85/mo**
		- 3 Bedroom + 3 bath Loft Townhouse Terrace (2)	\$2,075 - 2,275 \$85/mo**
	Amber Corners South Apartments *	- 1 Bedroom (19)	\$975 - 1,025
		- 1 Bedroom + den (1)	\$1,015 - 1,065
	Amber Corners West Apartments *	- 1 Bedroom (8)	\$995 - 1,095
		- 2 Bedroom (8)	\$1,225 - 1,375
(14)	Amber Landing Townhouses & Lofts * # (2013) (heat not included)** (central A/C)	- 0 Bedroom Studio (1)	\$935 - 995 \$55/mo**
		- 1 Bedroom Loft Terrace (11)	\$1,275 - 1,375 \$65/mo**
		- 2 Bedroom + 2½ bath Townhouse (11)	\$1,495 - 1,695 \$75/mo**
		- 3 Bedroom + 3 bath Loft Townhouse Terrace (1)	\$1,825 - 1,925 \$85/mo**
	Amber Landing Townhomes * # <i>Under Construction (2018)</i> (heat not included)** (central A/C)	- 2 Bedroom + den Townhomes (11) †	\$1,895 - 1,995 \$85/mo**
(15)	Amber on 11 Studios and Lofts * # <i>Under Construction (2018)</i> (heat not included)	- 0 Bedroom Studio (24)	\$895 - 995
		- 0 Bedroom Studio Loft (12)	\$1,065 - 1,145
(16)	amber's Leafdale Apartments *	- 1 Bedroom (9)	\$895 - 995
		- 2 Bedroom (3)	\$1,025 - 1,175

(See reverse for Clawson, Berkley, Ferndale, Troy properties and footnotes)

average rents for amber apartments as of March 2018***

CLAWSON

GAS BILL GUARANTEE

(17) amber's Timber Lodges * #	- 0 Bedroom Studio (12)	\$715 - 775	
	- 1 Bedroom Loftlet (4)	\$835 - 935	
	- 1 Bedroom Apt/Townhouse (24)	\$865 - 1,065	
	- 1 Bedroom + Loft Apt/Townhouse (42)	\$965 - 1,165	
	- 2 Bedroom + Loft (6) *	\$1,075 - 1,195	
	- 2 Bedroom + 2 bath Pentapartment (8) ^	\$1,195 - 1,325	\$75/mo**
amber's Timber Lodges - south * #	- 0 Bedroom Studio (1)	\$765 - 795	
	- 1 Bedroom (34) *	\$825 - 895	
(18) Amber House Apartments *	- 1 Bedroom (2)	\$895 - 995	\$45/mo**
(heat not included)** (central A/C)	- 2 Bedroom (10) *	\$1,015 - 1,145	\$55/mo**
Amber House Townhomes* (2002)	- 2 Bedroom + 2 bath Townhome (8) †	\$1,525 - 1,675	\$75/mo**
(heat not included)** (central A/C)	- Loft Townhome + 2 bath (1) †	\$1,475 - 1,575	\$75/mo**
Amber Houselets *	- 1 Bedroom (21)	\$825 - 975	
Amber House South Apartments *	- 1 Bedroom (8)	\$895 - 995	\$45/mo**
(heat not included)** (central A/C)			
Amber House West Apartments	- 1 Bedroom (10)	\$945 - 1,045	
(heat not included at 425)** (central A/C at 425)	- 1 Bedroom (16) *	\$945 - 1,045	\$45/mo**
	- 2 Bedroom (4)	\$1,095 - 1,195	
Amber House West Townhouses *	- 2 Bedroom + 1½ bath Townhouse (16) ~	\$1,325 - 1,525	\$85/mo**
(19) Amber Elm Apartments *	- 1 Bedroom (14)	\$895 - 995	\$45/mo**
(heat not included)** (central A/C)	- 1 Bedroom + den/study (2)	\$925 - 1,025	\$45/mo**
Amber Elm Townhouses *	- 2 Bedroom + 1½ bath Townhouse (7) *	\$1,095 - 1,315	
Amber Elm Townhomes * (2004)	- 2 Bedroom + den + 2 bath Townhome (6) †	\$1,525 - 1,675	\$75/mo**
(heat not included)** (central A/C)			
Amber Elm East Apartments	- 1 Bedroom (40)	\$795 - 995	\$45/mo**
(heat not included at 550)** (central A/C at 550)	- 2 Bedroom (2)	\$1,025 - 1,125	\$55/mo**
Amber Elm East Townhouses *	- 2 Bedroom Townhouse (5)	\$1,115 - 1,225	
(heat not included)			
(20) amber's Broadacre Apartments *	- 0 Bedroom Studio (1)	\$745 - 785	\$45/mo**
(heat not included)** (central A/C)	- 1 Bedroom (41)	\$795 - 895*	\$45/mo**
	- 2 Bedroom (34)	\$865 - 965*	\$55/mo**
(21) Amber Abodements * # (2007)	- 0 Bedroom Studio (25)	\$895 - 995	\$45/mo**
(heat not included)** (central A/C)	- 1 Bedroom Loft (16)	\$1,275 - 1,425	\$65/mo**
	- 1 Bedroom + 1½ bath Townhouse (1)	\$1,325 - 1,425	\$65/mo**
	- 2 Bedroom + 2½ bath Townhouse (3)	\$1,465 - 1,565	\$75/mo**
(22) Amber Square Townhomes * (2009)	- 2 Bedroom + den + 2½ bath Townhome (10) †	\$1,695 - 1,845	\$75/mo**
(heat not included)** (central A/C)	- 2 Bedroom + den + 2½ bath Townhome (4) †	\$1,745 - 1,895	\$85/mo**
(23) amber's Maple Apartments *	- 0 Bedroom	\$ TBD	
	- 1 Bedroom	\$ TBD	
	- 2 Bedroom	\$ TBD	

BERKLEY

(24) amber's Woodfire Lodges * #	- 0 Bedroom Studio (6) 1st Floor	\$735 - 785	\$45/mo**
(heat not included)**	- 1 Bedroom Loft (6) 2nd Floor	\$885 - 985	\$55/mo**

FERNDAL

(25) Amber on Nine Apartments * #	- 1 Bedroom (12)	\$945 - 1,045	
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TROY

(26) Amber Creek Apartments *	- 0 Bedroom Studio (7)	\$725 - 895	
	- 1 Bedroom (30)	\$865 - 935	
	- 2 Bedroom (15)	\$915 - 975	
	- 2 Bedroom + 1½ bath (29)	\$945 - 995	
	- 2 Bedroom + den (8)	\$955 - 995	
	- 2 Bedroom + den + 1½ bath (2)	\$965 - 1,015	
	- 3 Bedroom + 1½ bath Private Residence (1)	\$1,325 - 1,425	\$85/mo**
Amber Creek East Apartments * #	- 1 Bedroom (12)	\$835 - 895	
	- 2 Bedroom (12) *	\$915 - 995	
Amber Creek Village Apartments *	- 0 Bedroom Studio (4)	\$725 - 775	
(heat not included at 1035, 1043, 1051)	- 1 Bedroom (30)	\$845 - 915	
(central A/C at 1035, 1039, 1043, 1051)	- 1 Bedroom + 1½ bath (1)	\$875 - 935	
	- 2 Bedroom (13)	\$915 - 995	
	- 2 Bedroom + 1½ bath (4)	\$945 - 1,015	
	- 2 Bedroom + 1½ bath Townhouse (2)	\$1,225 - 1,325	\$75/mo**
	- 2 Bedroom Private Residence (1) ~	\$1,195 - 1,295	\$75/mo**
(27) Amberwood Townhomes * # (2008)	- 3 Bedroom + 3½ bath (12) ~™	\$1,895 - 2,295	
(heat not included) (central A/C)			
(28) Amber Town Center Townhomes and Lofts * #	- 0 Bedroom Studio (1)	\$995 - 1,095	\$55/mo**
<i>Under Construction (2018)</i>	- 1 Bedroom Loft Terrace (22)	\$1,395 - 1,525	\$65/mo**
(heat not included)** (central A/C)	- 2 Bedroom + den + 2½ bath Townhome (20) ™	\$1,995 - 2,175	\$75/mo**
	- 2 Bedroom + 3 bath Loft Townhouse Terrace (1)	\$1,995 - 2,175	\$75/mo**
	- 3 Bedroom + den + 3½ bath Townhouse (1)	\$2,095 - 2,225	\$85/mo**
	- 3 Bedroom + den + 3½ bath Townhome (1) ™	\$2,195 - 2,395	\$85/mo**
(29) Amber Studios and Lofts * #	- 0 Bedroom Studio (21)	\$905 - 1,015	
<i>Under Construction (2019)</i>	- 0 Bedroom Studio Loft (14) *	\$1,175 - 1,275	
(heat not included)			

* CAT PERMITTED # DOG PERMITTED ~ Water not included + Includes carport † 1 car / ™ 1½ car / ™™ 2 car inside garage

***Rates may vary from those quoted based on market trends and availability.

**GAS BILL/HEAT GUARANTEE for first year when heat not included; averaged over 12 months.

All Amber Apartments include refrigerator, stove, dishwasher, garbage disposal, central A/C or A/C unit(s), blinds, and hardwood floors or carpeting.

Most Amber Apartments include cold water.

Many Amber Apartments include heat, hot water, cooking gas, microwave, patio/balcony/terrace, wood-burning fireplace, carport, garage, loft, storage locker, skylight, garden window, ceiling fan, timber beams, oak shelves, spiral stair, in-unit washer/dryer or washer/dryer hook-up.

(See reverse for Royal Oak properties)