Smaller home. Bigger life!

MICHIGAN SHORES 55+ COMMUNITY

Member Share Costs September 19, 2026 to September 18th, 2027

Description		Type	Qty	Sq. Ft	2% increase 1/1/2027	Annual 1% Increase	2026/2027 Share Cost	20% Capital Fee
1 bed	1 bath	B	5	799	$ 1,091.71	$ 517.03	$ 38,613.08	$ 7,722.62
1 bed	1 bath	C	8	676	$ 1,017.33	$ 432.65	$ 33,575.40	$ 6,715.08
1 bed	1 bath	Cm	2	676	$ 1,017.33	$ 432.65	$ 33,575.40	$ 6,715.08
1 bed	1 bath	D	2	736	$ 1,016.12	$ 448.63	$ 34,150.68	$ 6,830.14
2 bed	1 bath	E	2	884	$ 1,310.05	$ 615.30	$ 45,150.80	$ 9,030.16
2 bed	1 bath	Em	1	884	$ 1,305.25	$ 615.30	$ 45,150.80	$ 9,030.16
2 bed	1 bath	E'	8	968	$ 1,310.05	$ 615.30	$ 45,150.80	$ 9,030.16
2 bed	2 bath	G	8	1072	$ 1,578.78	$ 703.88	$ 54,338.28	$ 10,867.66
2 bed	2 bath	F	5	1110	$ 1,579.98	$ 703.88	$ 54,338.28	$ 10,867.66
2 bed	2 bath	H	6	1476	$ 1,968.67	$ 918.09	$ 66,551.24	$ 13,310.25
2 bed	2 bath	Hm	1	1359	$ 1,967.48	$ 918.09	$ 67,961.04	$ 13,592.21
2 bed	2 bath	H'	3	1488	$ 2,049.05	$ 958.37	$ 68,001.32	$ 13,600.26
2 bed	1 bath	J	3	904	$ 1,313.65	$ 568.08	$ 43,450.88	$ 8,690.18

A share belongs to a member until the member or his/her estate offers to sell. The value at the time of the sale is based on the original cost, plus 1% of the value of the unit (established at the initial endorsement of the project mortgage) for each year of occupancy. The 1% limited-equity formula is under direct control of the Cooperative. The Share Cost is increased by the 1% limited equity every September 19th.

20% Capital Fee Policy applies to all membership purchases