

...Then take a look at the price. Ranch-style rental homes for seniors

Welcome to Shiloh Villas...A special community designed especially for seniors 55 and over

Clusters of ranch-style homes invite you into your very own neighborhood, surrounded by trees and lush landscaping. You can enjoy the many benefits of community living without sacrificing your independence. Shiloh Villas will not only meet your expectations, it will exceed them and, best of all, fit your budget!

With convenience in mind

Shiloh Villas is located within the City of Trotwood, which offers the warmth and benefits of small town living, yet is only minutes from Dayton. The location is terrific—various business centers, hospitals, parks, entertainment facilities and discount and specialty shopping are all nearby. Its convenient location on Shiloh Springs Road puts you just minutes from interstates I-75 and I-70, making all of Greater Dayton easily accessible.

Big features, little details

Beautiful landscaping welcomes you at the gatehouse entry of Shiloh Villas, then leads you to your spacious two or three bedroom ranch home with private entry. Common areas for all residents to enjoy include a community clubhouse complete with library, arts and crafts room and a meeting/gathering room for socializing with your neighbors. A natural park setting with a fountain, benches and walking trails will greet you outside the clubhouse. In addition, acreage has been specifically set aside for your very own gardening pleasure. Management offices are also located inside the clubhouse, making our professional and courteous management staff readily accessible with convenient office hours.

Built for lasting value

See for yourself the quality of construction, amenities, landscaping and management at Shiloh Villas. Then take a look at the price. You'll find no better rental value for seniors anywhere in the Dayton area.

Features

- Gatehouse entry
- Single story ranch homes with private entry
- Large kitchen with pantry and appliances featuring:
 - Frost-free refrigerator
 - Self-cleaning oven
 - Power ventilated range hood
 - Built-in dishwasher
 - Garbage disposal
- Washer/dryer hook-ups
- Thermal pane, thermal break windows & mini-blinds
- Central air & Aqua-Therm efficient gas heat system
- Wired for cable TV and telephone
- Handicap access and features
- 24-hour emergency maintenance policy

Special services

Shiloh Villas will provide additional services to those residents who may require extra assistance. After a complete analysis of service needs has been performed, the following services may be provided or coordinated:

- Nutrition, health and fitness classes/training
- Organized social and recreational programs
- Social services information and counseling
- Transportation to essential services, shopping and medical appointments

About the Management

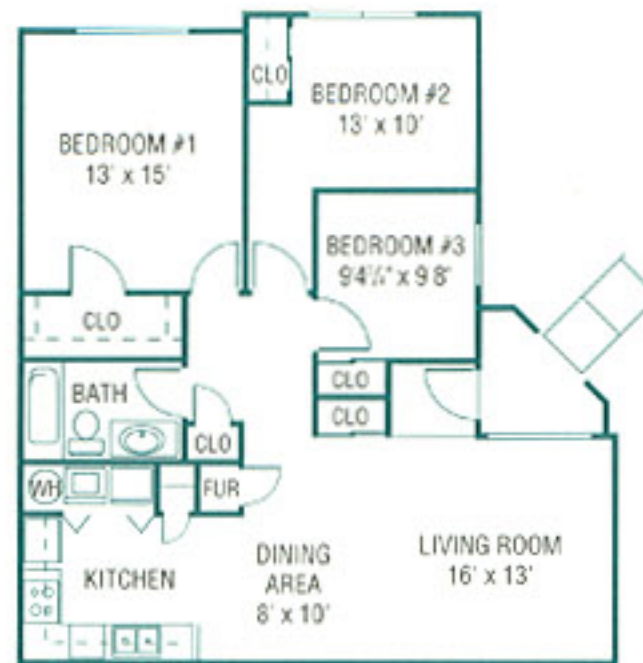
Shiloh Villas is professionally managed by Towne Properties Asset Management Company. Towne enjoys a 35-year reputation for managing high quality residential properties in Dayton and Cincinnati. You will enjoy convenient office hours, a courteous and attentive staff and our 24-hour emergency maintenance policy.



Two-bedroom Ranch

1,025 square feet

Rent per month: _____



Three-bedroom Ranch

1,130 square feet

Rent per month: _____



Energy Efficient
Gas Heat System

Thermal Break
Insulated Windows

Private Entry

Energy Efficient
Insulation Package

Single Level Ranch,
Handicap Accessible

