

**Developer of
the Year**

Only 3-Time Winner
by Building Industry
Association

**#1 Real Estate
Developer**

by Columbus Business
First & Columbus
CEO Magazine

SCHOTTENSTEIN
REAL ESTATE GROUP

Live Your Dream

ORANGE SUMMIT

CONVENIENT RESORT LIVING

A spectacular, unique, new rental community of garden
apartments and townhomes with attached garages.

www.OrangeSummitOH.com



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REAL ESTATE GROUP

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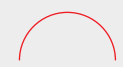
Live Your Dream



Orange Summit is in a prime location at the northeast corner of US 23 and Shanahan Road in Orange Township in Central Ohio. Every part of this community is designed and built with great care and attention to detail. Orange Summit offers 1, 2, and 3 bedroom garden and townhome apartments with attached garages in the Olentangy School District. Resort-style amenities available to residents include a clubhouse, heated pool, 24 hour fitness center, lounges, a fire pit, game room, pickleball court, dog park, community garden and great services!

ORANGE SUMMIT COMMUNITIES

All renderings, models, and brochures are intended for display only and are subject to change without notice.





Orange Summit Community Site Map

Shanahan Road

ORANGE SUMMIT

CONVENIENT RESORT LIVING



Key

- 1 Clubhouse Amenities
- 2 Pool, Sundeck and Fire Pit Lounge
- 3 Mail Center and Compactor
- 4 Dog Park
- 5 Pickleball Court
- 6 Community Garden

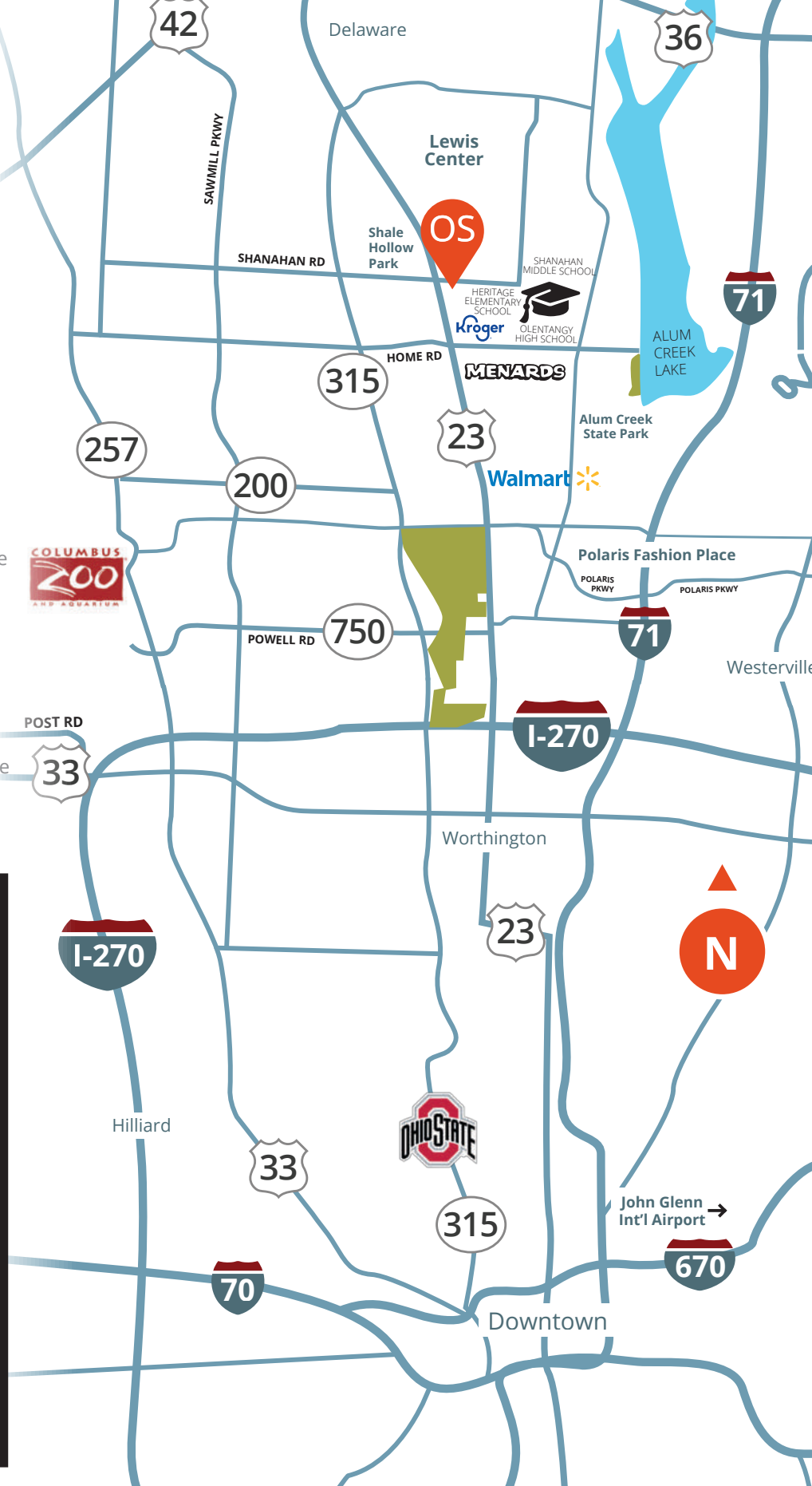


Energy Green Building Features

- Double pane insulated vinyl windows
- Gypcrete soundproofing in garden units
- R-38 rated ceiling insulation and batts
- R-19 full wall pack insulation with vapor barrier
- Energy foam applied in over 50 areas to prevent air infiltration and heat loss
- Quality lighting including energy saving bulbs
- Aluminum adjustable threshold—thermal break and sill sealer
- Tyvek housewrap to prevent air infiltration
- Walls feature double insulation between adjoining units
- Bryant electric furnace, heat pump system, and programmable thermostat

Points of Interest

- Route 315 5 Minute Drive
- I-270 7 Minute Drive
- Columbus Zoo & Aquarium 15 Minute Drive
- Zoombezi Bay 15 Minute Drive
- Kroger 3 Minute Drive
- US 23/High Street Retail 3-5 Minute Drive
- Olentangy High School, 4 Minute Drive
Shanahan Middle School, and 3 Minute Drive
Heritage Elementary School 3 Minute Drive
- Highbanks Metro Park 5 Minute Drive
- Polaris Fashion Place 5 Minute Drive
- John Glenn Columbus Airport 20 Minute Drive
- Downtown Columbus 25 Minute Drive



Amenities Resort Living



6,000 Sq Ft
Clubhouse



Heated Resort-Style
Pool



24 Hour Fitness
Center



Lounges



Game Room



Fire Pit



Pickleball



Dog Park



Conference Room/
Business Center



Cafe



Free Wireless
Internet (Clubhouse)



Community Garden



Ceiling Fans
Available



Stainless Appliances



Granite
Countertops



Orange Summit



Warranty-Guarantee

We are extremely confident in our ability to satisfy you. If you feel that for any reason we are not complying with the lease or meeting your expectations, please provide us with a certified written notice specifying the condition. A meeting will be held in your rental home to discuss any such notice received by the landlord. If the stated condition is correctable and not remedied within a reasonable time period, then you have the option to terminate the lease without penalty.

Community Features

- Central Ohio ownership and management
- Satisfaction Warranty-Guarantee
- Flexible leasing options including pets, short term or long term leases, and job transfer options
- 24-hour emergency services
- Regular furnace filter replacement and service to mechanical systems
- Debris removed from property on a regular basis by on-site groundskeeper
- Community updates on Facebook and social media
- Regular newsletter from property
- Complimentary removal of moving boxes
- Site office open daily
- Free wireless Internet (Clubhouse)
- Regular fitness classes



Our Core Philosophy

1

Build honest, open relationships with residents, customers, contractors, related parties and the public.

2

Diligently strive to reinforce the resident's trust in us and their decision to contract with our companies.

3

Always remember that where someone lives is one of the most important parts of their life.

4

Understand that all of our personnel and associates are paid by and work at the service of the resident.

5

Implement management decisions based upon personal respect for and empathy as required toward each resident.

6

Every day, our entire team are partners in helping others live their "American Dream."

The Schottenstein Real Estate Group, for more than 50 years through various affiliated entities, has developed, built, marketed and managed excellent rental communities throughout the Midwest and Southeast USA.

Named the only 3-Time Developer of the Year by Building Industry Association (BIA), the Schottenstein Real Estate Group is recognized by the State of Ohio resolution of being a Top Ranked Business and Real Estate Company and recently ranked #1 Real Estate Developer by Columbus Business First and Columbus CEO Magazine. We are dedicated to creating exceptional communities for living, working, shopping and entertainment.

Additional Awards

Numerous Project and Community Awards by Various Group Associations

Better Homes and Gardens Decade Awards

Columbus City Beautiful Awards

A.I. Architect Design & Planning Award

Columbus Apartment Association Tributes Awards of Distinction

Business First "The List" # Rental Communities

