



Pioneer Group, Inc.

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Woodland Village Apartments, Leavenworth, Kansas - August 2004

Project Name: Woodland Village Apartments

Project Location: Leavenworth, Kansas

Completion Date: August 2004

Size: 34 Buildings, 200 Residential Units

Architect: [Rosemann & Associates, P.C.](http://www.rosemann.com) <http://www.rosemann.com>

General Contractor: [Straub Construction](http://www.straubconstruction.com) <http://www.straubconstruction.com>

Project Description:

Prior to our acquisition, the Woodland Village Apartments (formerly known as "Valley View Apartments") were in an extremely difficult position. Occupancy was declining due to a considerable amount of deferred maintenance and the fact the 3bedroom units (132 units) had no air conditioning and all the other units were using inefficient window units.

The "Before" picture also reflects the fact that the buildings looked tired, out of date, and sad. The "After" picture (top of page) shows the complete and total change in the exterior of the buildings which is matched by a complete refurbishment of the interiors, new HVAC in all the units, new appliances, cabinets, floor covering, painting, and light fixtures with upgrades to the electrical and plumbing.



What was once a blight on the community has been transformed into a place people are eager to call "home."