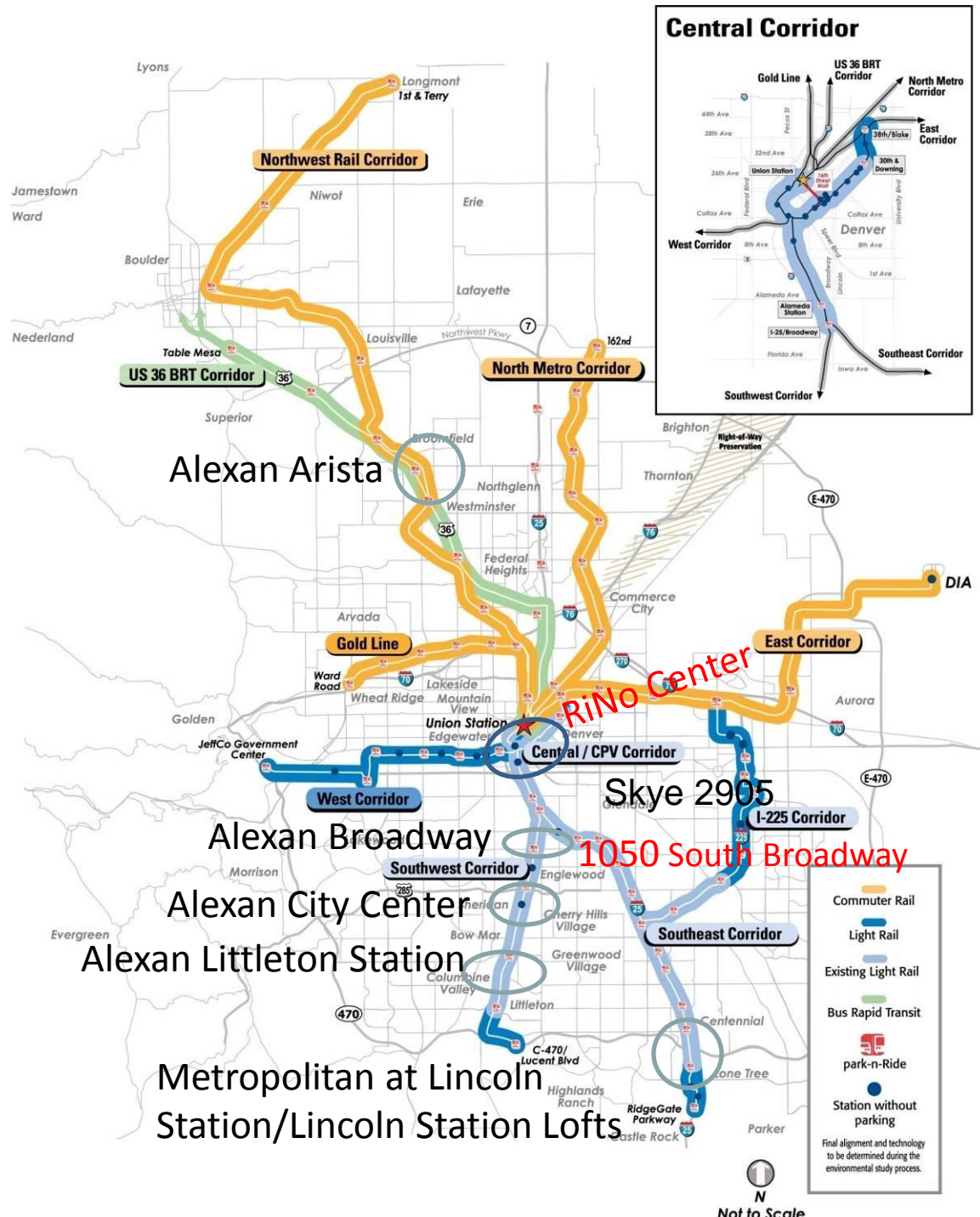




E. Scott McFadden
Prospect, LLC

Denver TOD Marketplace
November 17, 2011



Denver TOD Projects

| | Project Name | Location | Year Built | Units | Retail | Parking | Capitalization |
|--------------|-------------------------------|--------------------------|------------|--------------|--------|-----------------------------------|----------------------|
| 1 | Alexan at City Center | Englewood, Colorado | 2000 | 438 | 27,000 | 629 total, 348 structured | \$50,808,000 |
| 2 | Diamond at Prospect | Denver, Colorado | 2004 | 140 | | 190 structured | \$21,645,000 |
| 3 | Lincoln Square Lofts | Lone Tree, Colorado | 2004 | 140 | | 140 surface, 140 structured | \$20,300,000 |
| 4 | Alexan at Lincoln Station | Douglas County, Colorado | 2004 | 431 | | 158 surface total, 540 structured | \$52,048,000 |
| 5 | Alexan Arista | Broomfield, Colorado | 2007 | 358 | 7,000 | Surface | \$59,459,000 |
| 6 | Alexan Broadway Station | Denver, Colorado | 2007 | 418 | 12,500 | 590 structured | \$76,220,000 |
| 7 | Reserve at Broadway | Denver, Colorado | 2007 | 60 | | 30 structured | \$8,000,000 |
| 8 | Alexan Prospect (aka Skye 29) | Denver, Colorado | 2008 | 400 | 2,500 | 590 structured | \$94,000,000 |
| 9 | Alexan Littleton Station | Littleton, Colorado | 2008 | 350 | | Surface | \$57,750,000 |
| 10 | RiNo Center | Denver, Colorado | 2011 | 205 | | 192 surface, 70 garages | \$30,700,000 |
| 11 | 1050 South Broadway | Denver, Colorado | 2012 | 260 | | 376 structured | TBD |
| Total | | | | 3,522 | | | \$515,366,000 |

City Center Englewood Context



CityCenter Englewood Site Plan

City of Englewood, Colorado

CityCenter Development Area Buildings Plaza Streets and Parking

0 250 500 750 1,000 Feet

April 2002



Alexan City Center Project Facts

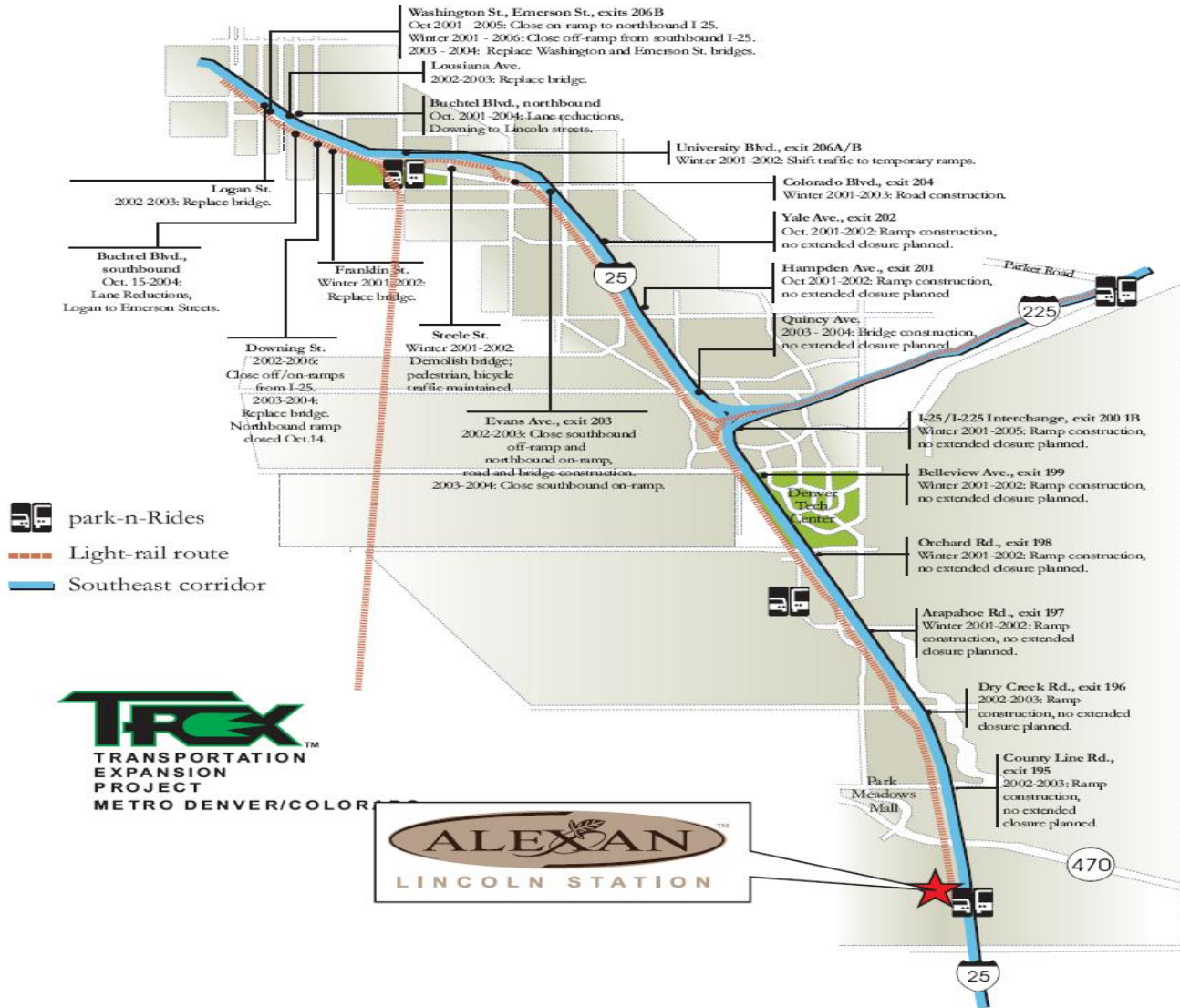
- Land Area 10 acres (2 5-acre blocks)
- 438 Units
- 43DU
- Two – three story wood frame buildings
- \$45,300,000 capitalization / \$105,104
- 29,000 square feet of ground level retail
- Asset sold to UBS in April 2003 for \$52,000,000 / \$120,649 per unit
- Unit Mix:
 - 244 1 BR
 - 168 2 BR
 - 26 3 BR
- 629 parking spaces
 - 239 surface parking spaces
 - 348 structured parking spaces
 - 92 attached garages
- Parking Ratio 1.58:1.0
- Average pro forma rental rate \$1.16
- Average current rental rate \$1.29
- Average retail rent \$19.00 NNN



TREX™

TRANSPORTATION EXPANSION PROJECT

METRO DENVER/COLORADO



TREX™
TRANSPORTATION EXPANSION PROJECT
METRO DENVER/COLORADO







Alexan Lincoln Station, Douglas County Colorado

- **Project Facts:**

- Land Area 13 acres
- 431 Units
- 40.1 DU
- Three, Four(4)-story wood frame bldgs
- Average Unit Square Feet 1,000
- 6,000 square foot clubhouse
- No mixed use
- Unit mix:
 - 208 1-BR - 49%
 - 219 2-BR - 50%
 - 4 3-BR - 1%
- 693 parking spaces / ratio 1.6:1.0
 - 540 structured parking spaces
 - 93 surface parking spaces
 - 60 private garages
- Proforma rent \$1.22 square foot





Lincoln Square Lofts

Lone Tree, Colorado



Lincoln Square Lofts Lone Tree, Colorado

- **Project Facts:**
- Land Area 4.25 acres
- 140 Units
- 33 DU
- Two (2), Three (3) story wood frame buildings over podium
- Average Sale Price of \$225 per square foot
- 286 parking spaces/ratio 2.0:1.0
 - 146 structured spaces
 - 140 surface spaces
- Unit mix
 - 60 1-BR
 - 64 2-BR
 - 16 3-BR



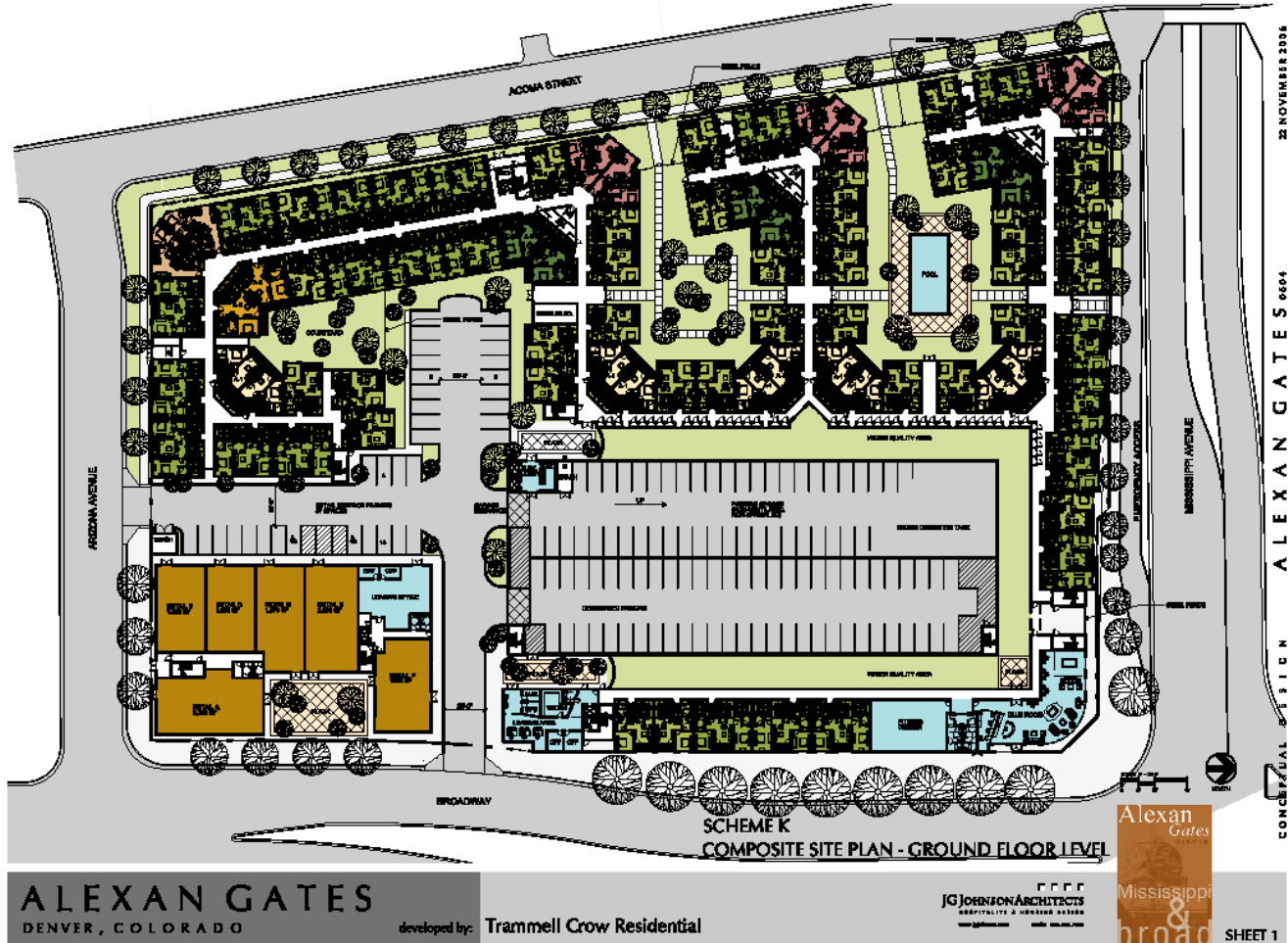


IN PLANE VIEW
13031 895-3363



Alexan Broadway/Reserve at Gates

Alexan Broadway/Reserve at Gates Plan



Alexan Broadway Station/Reserve at Gates Project Facts

Alexan Project Facts:

- Land Area 4.5 acres
- 419 Luxury Rental Units
- 11,850 square feet of Retail
- 93 DU
- Capitalization:
\$76,220,000/\$187,272 unit
- 5-story wood frame bldgs
- 860 Sq. Ft. Avg. Unit Size
- 5,000 square foot clubhouse

Reserve Project Facts:

- Land Area: .5 acres
- 60 affordable rental units at
30%/40% and 50% AMI.
- 120 DU
- Targeted for transitional
housing fostering the Mayor's
"Road Home" initiative.
- Project to be given to the
Archdiocesan Housing upon
Stabilization.



Alexan Littleton Station Site Plan



Alexan Downtown Littleton

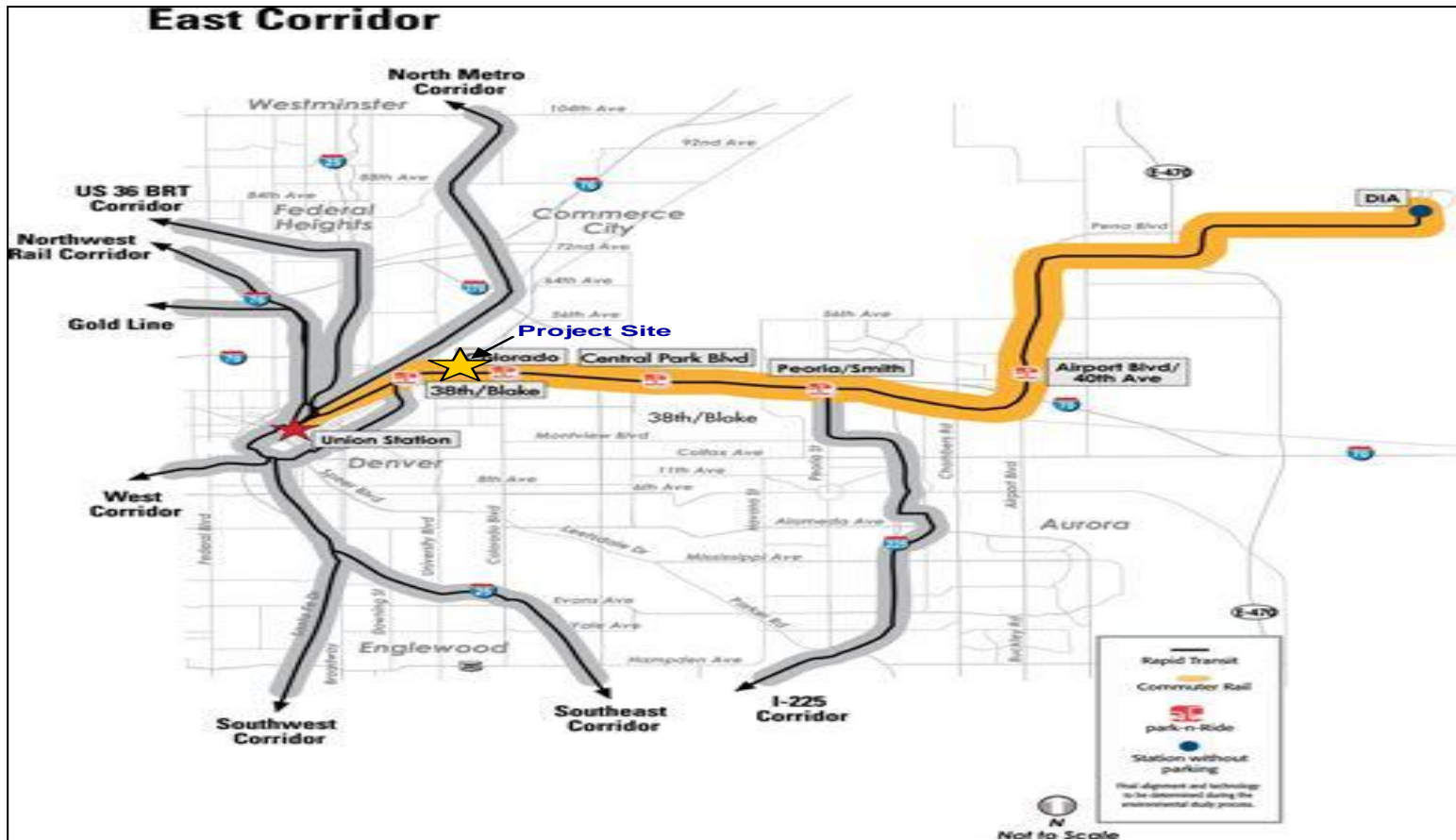


Prospect
llc

TOD Marketplace

RiNo Center

Denver, Colorado



RiNo Center

3200 Brighton Boulevard



Prospect
llc

TOD Marketplace





RiNo Center – Project Facts

Project Facts:

- Land Area 4.2 acres
- 205 Units
- 49 DU
- One, 4-story wood frame building
- Average Unit Size 916 square feet
- 3,800 square foot clubhouse
- 15,000 square foot courtyard
- Unit mix:
 - 101 1-BR - 51%
 - 104 2-BR - 49%
- Parking spaces / ratio 1.3:1.0
 - 192 surface parking spaces
 - 48 attached garage space
 - 22 detached garage spaces
- Proforma rent \$1.35 square foot



1050 South Broadway Denver, Colorado



PROSPECT, LLC

1050 S. BROADWAY

SA+R
SHEARS & ALKINS ROCKMORE



Prospect
llc

TOD Marketplace

1050 South Broadway – Building Design



EAST ELEVATION



SOUTH ELEVATION

PROSPECT, LLC

1050 S. BROADWAY

SA+R
SHEA'S ADKINS ROCKMORE



TOD Marketplace