



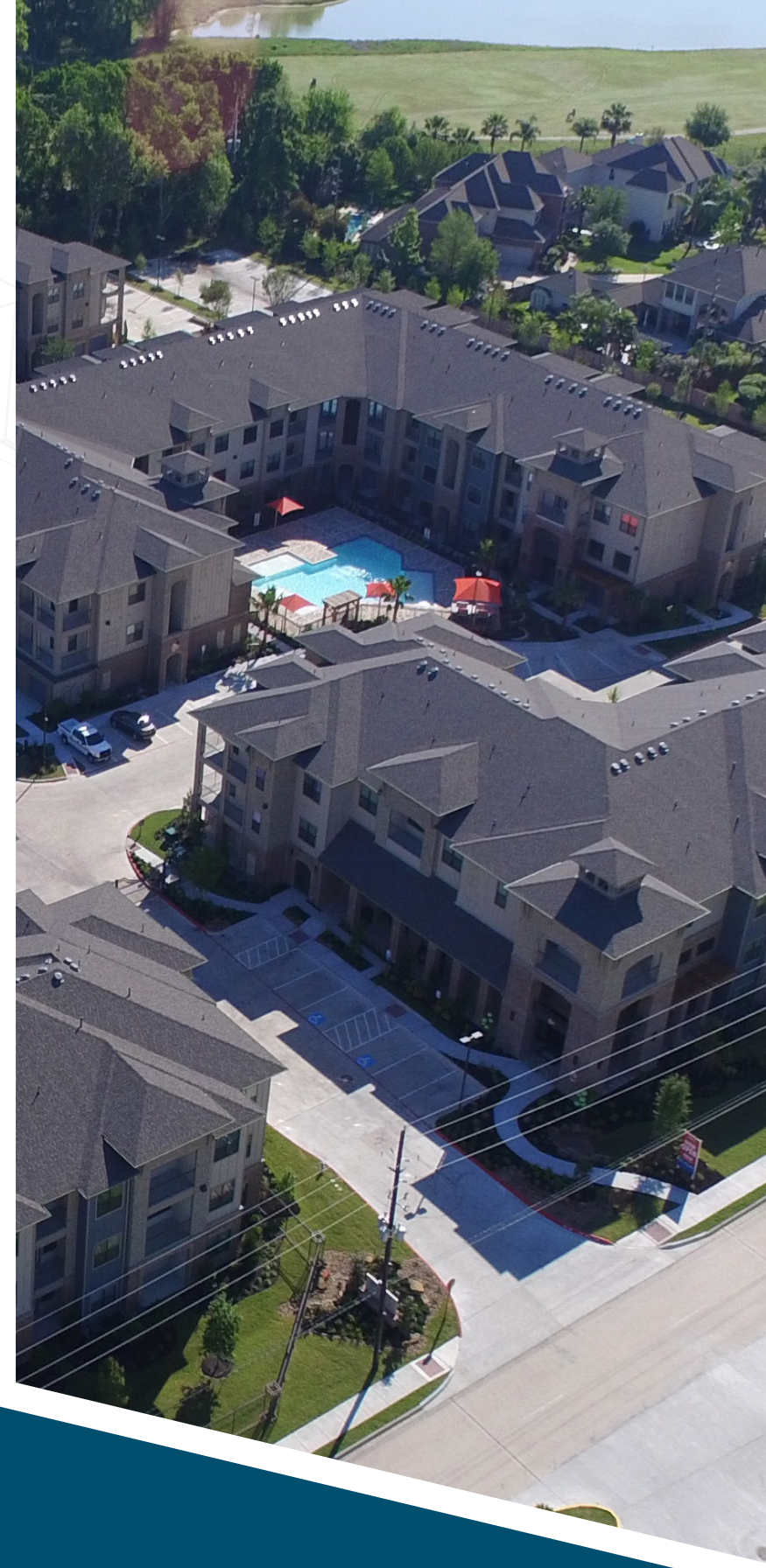


HISTORY

- Family Business Founded in 1995
- Vertically Integrated
 - Development
 - Construction
 - Management
 - Equity

FINANCES

- Traditional Construction Loans
- 100% of Equity Provided Internally
- Fannie Mae & Freddie Mac
- Over 50,000 Units Constructed

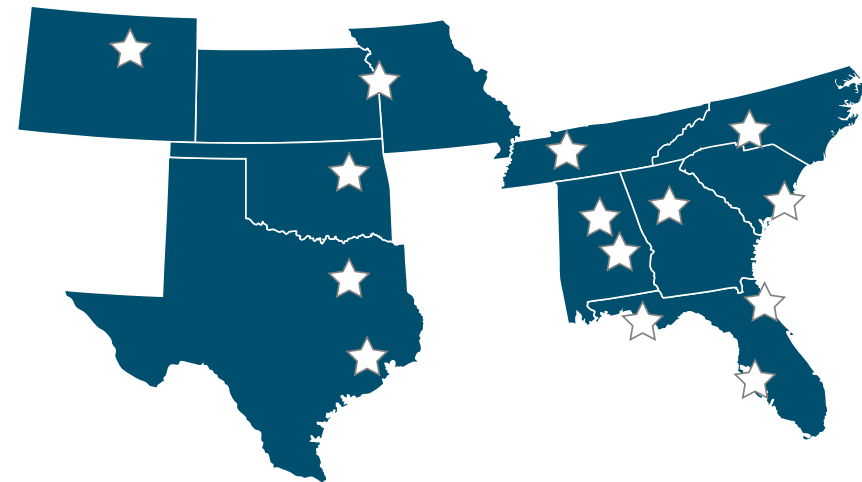


NATIONAL MARKETS

- NORTH CAROLINA
- SOUTH CAROLINA
- TEXAS
- OKLAHOMA
- KANSAS
- MISSOURI
- GEORGIA
- ALABAMA
- COLORADO
- ARKANSAS
- TENNESSEE
- FLORIDA



A HISTORY OF SUCCESS &
GROWTH





**CITRON
@ FLATIRONS**

ATRIA ARISTA

**ARCOS
LINCOLN STATION**

LONE TREE

Site Summary:

Site Ac	13.1 Ac
# of Units	Up to 270 Du
Density	Up to 20.6 Du/Ac
Parking Ratio	2.0 Sp/Du



Elevation Imagery



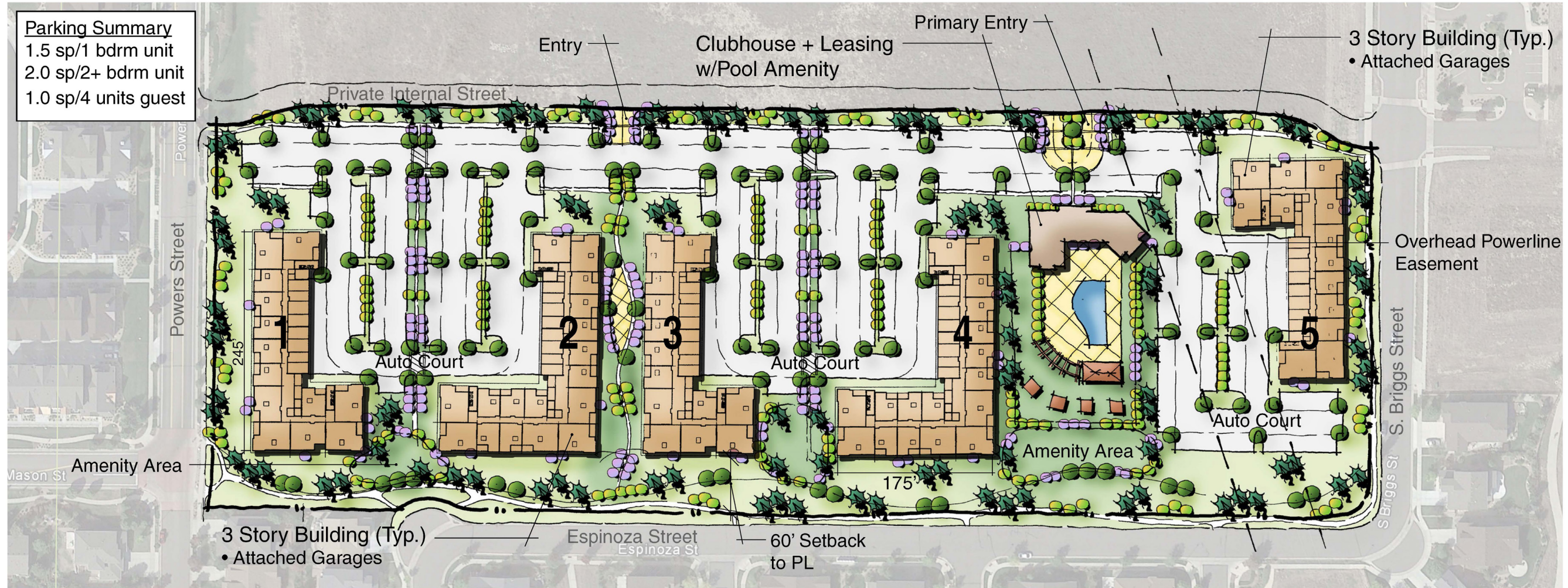
Elevation Imagery



Elevation Imagery

Parking Summary

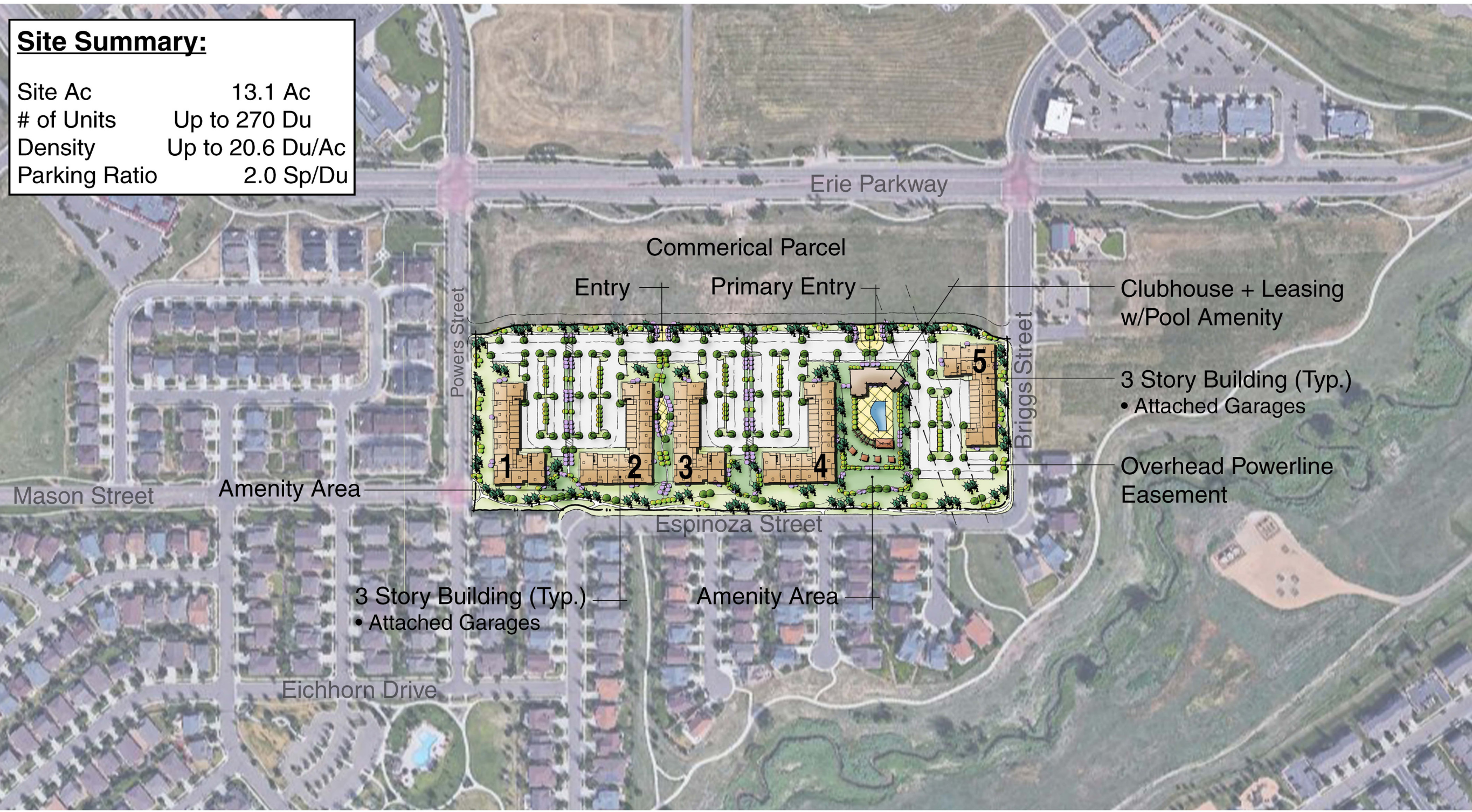
1.5 sp/1 bdrm unit
2.0 sp/2+ bdrm unit
1.0 sp/4 units guest



SITE SUMMARY

Site Summary:

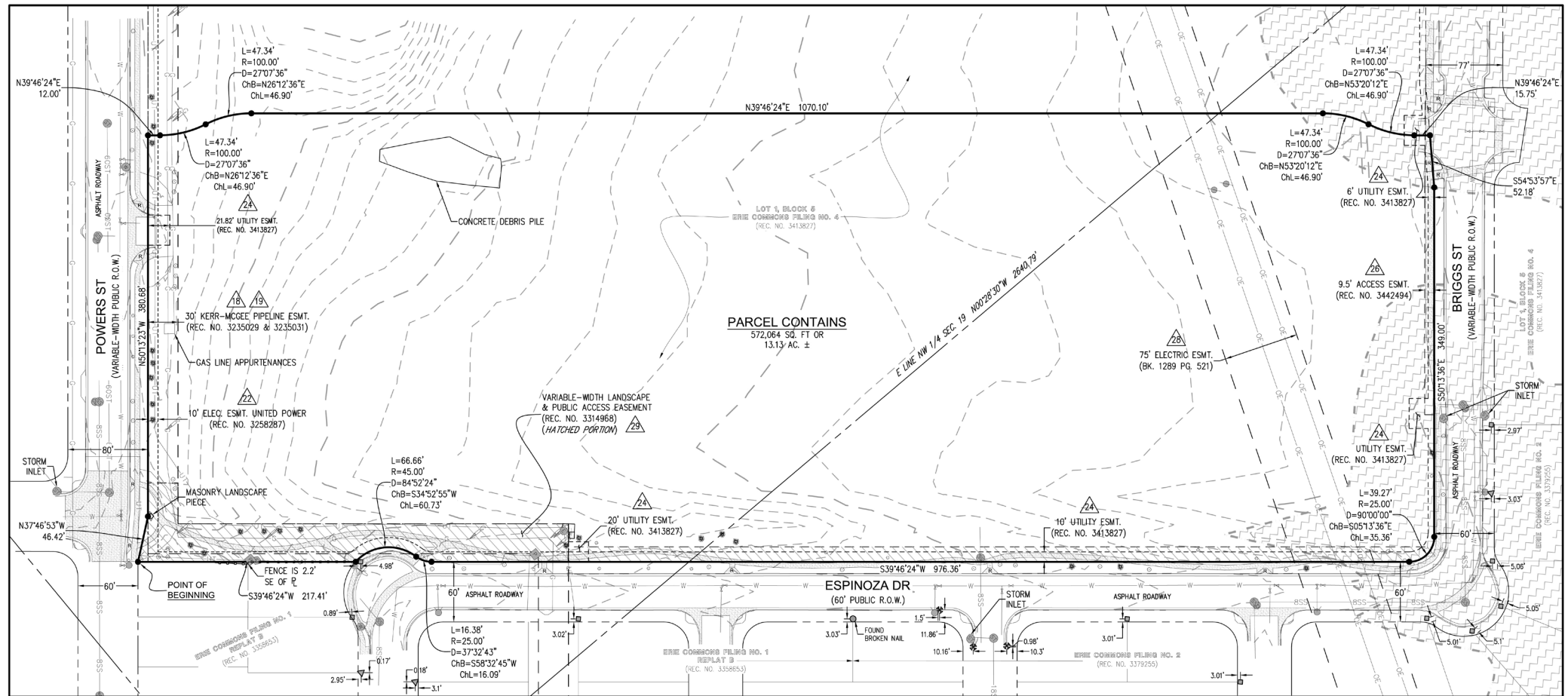
Site Ac	13.1 Ac
# of Units	Up to 270 Du
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SITE SUMMARY

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



LEGEND

● FOUND MONUMENT AS DESCRIBED	● WATER METER
✱ FOUND CHISELED "X" IN CONCRETE	● WATER MANHOLE
◆ FOUND NAIL WITH ALLOY TAG PLS 15315	● SANITARY SEWER MANHOLE
▲ FOUND NAIL WITH BROKEN TAG	● STORM SEWER MANHOLE
● SET #5X18" REBAR W/ BLUE PLASTIC CAP OR MAG NAIL W/ 1" BRASS TAG PLS 38162	● CLEANOUT
■ TELECOM. PEDESTAL	● CONIFEROUS TREE
○ UTILITY POLE	● DECIDUOUS TREE
○ LIGHT POLE	○ SIGN
○ FLOOD LIGHT	R RAMP
○ GAS MARKER	--- RIGHT OF WAY LINE
○ GAS METER	CONCRETE
○ FIRE HYDRANT	APPROXIMATE LIMITS OF OTHER AREAS - ZONE X (SEE NOTE #5)
○ WATER VALVE	

LAND TITLE SURVEY



Vue Kingsland
HOUSTON, TEXAS
423 UNITS



Vue Kingsland
HOUSTON, TEXAS
423 UNITS



Sovereign at Cinco

KATY, TEXAS

300 UNITS



WARNING
NO
LIFEGUARD
ON DUTY

Stratus Cinco Ranch

KATY, TEXAS

186 UNITS



Atria Arista

BROOMFIELD, COLORADO

240 UNITS



Atria Arista

BROOMFIELD, COLORADO

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Vue Kingsland
HOUSTON, TEXAS
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Stratus Cinco Ranch

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186 UNITS



Stratus Cinco Ranch

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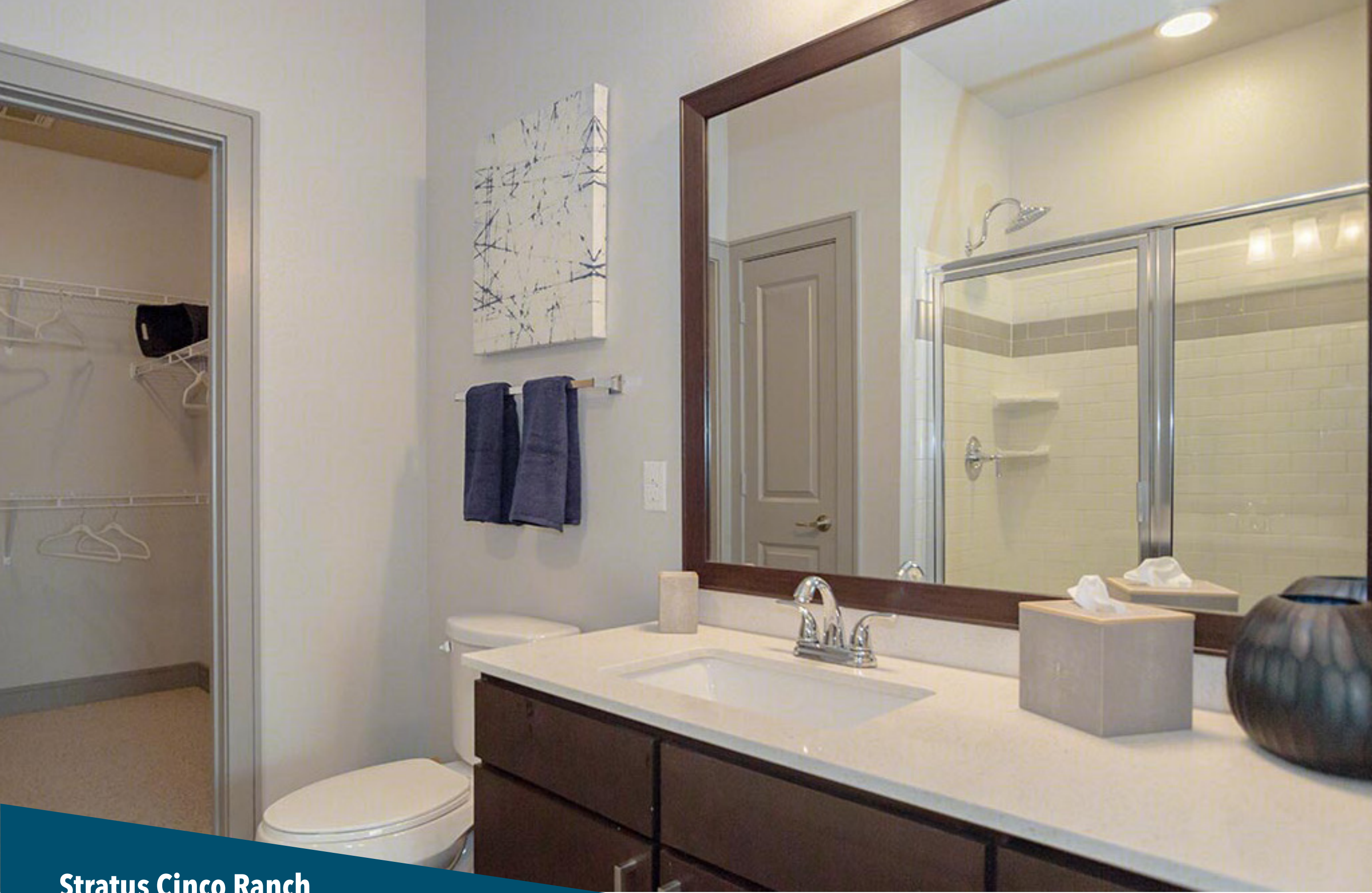
186 UNITS



Stratus Cinco Ranch

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