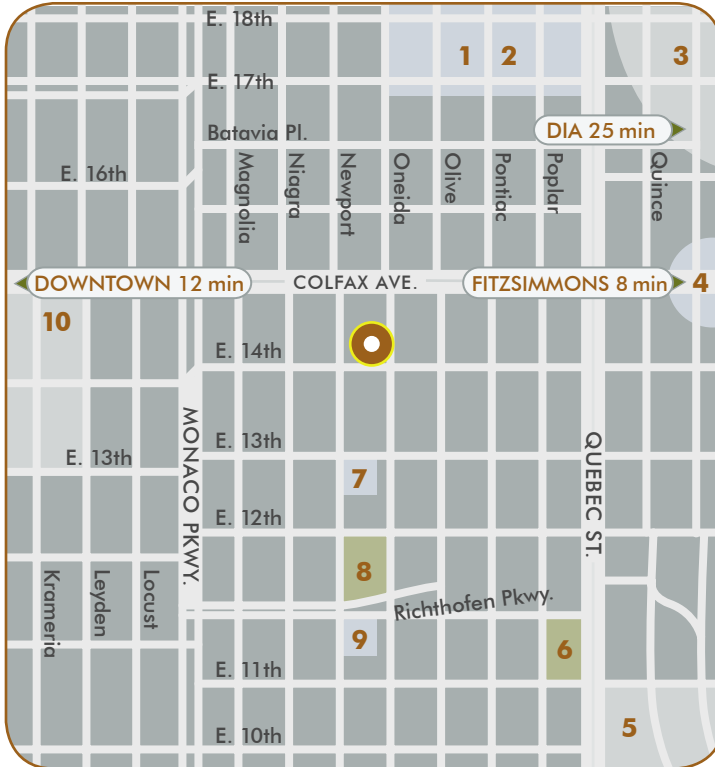




1 JOHNSON & WALES UNIVERSITY

Enrollment of 1200 in degree programs in business, culinary arts, hospitality, and education, with 130+ faculty and administrative personnel.

2 DENVER SCHOOL OF THE ARTS

900 student comprehensive arts magnet school, grades 6-12.

3 STAPLETON NEIGHBORHOOD

- Shopping center, Home Depot, Office Depot, Sam's Club, PETsMart, Walgreens, Walmart Supercenter, 200 Acre Denver BioScience Center, 16 Screen movie theater, restaurants and shopping opening in fall 2005.
- 53,000 square foot stadium sports complex, 2 ice rinks, basketball/ volleyball courts, and full range exercise equipment

4 UNIVERSITY OF COLORADO AT FITZSIMMONS

13.6 million square feet of medical office complex, employing 35,000 doctors, researchers and medical support professionals at completion

5 LOWRY NEIGHBORHOOD

- Lowry Town Center
- Pedestrian friendly shops, restaurants and community services
- Ice arena and sports complex
- Bike and pedestrian trails
- Baseball, soccer, and football fields
- 18 hole golf course (to be expanded to 36 holes)
- Lowry business community & educational campus

6 DENISON PARK

7 ST. JAMES CATHOLIC CHURCH & SCHOOL

8 MONTCLAIR PARK

9 MONTCLAIR ELEMENTARY SCHOOL

10 MAYFAIR TOWN CENTER

Denver City Council & Denver City Planning have designated Mayfair Town Center for zoning assessment and redevelopment like LoDo before Coors Field.

- Washington Mutual Bank
- Starbucks
- Grocery shopping and restaurants
- City Floral
- Colfax Avenue recently designated an Enterprise Zone by State of Colorado



LOCATION & NEIGHBORHOOD

www.oneidalofts.com

303.300.4464



OVERVIEW

The **Oneida Lofts** are 15 newly converted loft-style residences in Central Denver that offer innovative loft living in a serene, residential setting. The homes are priced between \$189,000 and \$299,000. With simple and intelligent space planning, each loft includes two bedrooms, and several have second story mezzanines. The building has no common area hallways. Each loft has its own private entrance, and most have private patios. Secured parking is available on site, with the option of purchasing a surface space or garage unit. The lofts have open floor plans, large kitchen and living areas, high ceilings, and most have an additional bedroom area located up a flight of stairs. Skylights bring light into the right places, and massive walls of windows flood the living areas with plenty of natural light.

BUILDING HISTORY

Built in 1956, the original *Montclair Town Hall* site and *Foster's Frosty Foods* building was developed as a deep freeze cold storage facility for small businesses, restaurants and families. From 1974 to 2004, *The Broker Restaurant* parent company owned and occupied the building as offices, cold storage, and a bakery.

VISION & DESIGN

COMMON AREAS

- 12 private garage parking spaces
- 15 surface parking spaces
- Two intercom secured pedestrian gates
- Remote control auto gate
- 6 foot horizontal plank security fence perimeter
- Professional custom landscape includes a Zen Fusion Courtyard with gas fire pit, 5x7 swing bed, planter boxes, planting beds and benches
- Private entries for each home
- Private patios or balconies for most units

CONSTRUCTION

- Solid block exterior walls
- Green glass openable wall system
- Separate garage with metal roof, individual stalls
- Individual furnaces and hot water heaters
- Structured wiring system for high speed internet and pre-wired with CAT5 for home networking

KITCHENS

- Laminated counter tops
- Concrete bar tops
- Stainless steel appliances
- 13 inch backsplash

INTERIORS

- Minimum 10 foot ceilings in main area, 8.5 foot beneath Mezzanines.
- Individual heating and A/C coils installed, A/C condenser available as upgrade.
- Full size stack washer/dryer hook-up
- Acoustically insulated unit separation walls exceeding minimum building code.
- Chrome and satin nickel hardware
- Wiring for telephone and cable outlets in every bedroom and office

BATHROOMS

- Oversized 36" bathtub - standard
- 3x5 inch ceramic tile surround - standard

UPGRADES

- Hardwood and carpet
- Concrete and granite countertops
- Cabinets
- Raised living platform
- Sky light
- Contemporary custom lighting package
- State of the art climate control package including 1 ton A/C condenser

VISION AND DESIGN

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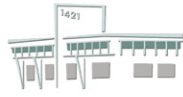
Our conversion from warehouse to lofts carries this historic building's 1950's exterior into the 21st century. Free flying architectural features have been added with inverted columns, aluminum wrapped green glass windows, and open floor plans.

This private community is belted by a horizontal plank wooden fence, featuring Asian influenced gates which open into lush landscaped gardens and on-site secure parking.

RENDERINGS

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RENDERINGS

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Unit	Sq. Ft.	Bed/Bath	Presale Price	Utility Assessment	HOA Operating & Reserves
1	1039	2bd/1ba	\$245,000	33.33	144.11
2	1246	2bd/1ba	\$255,000	39.85	172.82
3	1073	2bd/1ba	n/a	34.32	148.83
4	1054	2bd/1ba	\$245,000	33.71	146.19
5	1104	2bd/1ba	n/a	35.31	153.13
6	1186	2bd/1.5ba	\$289,000	37.93	164.50
7	833	2bd/1ba	\$193,000	26.64	115.54
8	983	2bd/1ba	\$225,000	31.44	136.34
9	900	2bd/1ba	\$239,000	28.79	124.83
10	1231	2bd/1ba	n/a	39.37	170.74
11	1239	2bd/1.5ba	n/a	39.63	171.85
12	1103	2bd/1ba	\$229,000	35.28	152.99
13	1079	2bd/1ba	n/a	34.51	149.66
14	1073	2bd/1ba	\$245,000	34.32	148.83
15	1080	2bd/1ba	n/a	34.54	149.80
Average\$/psf			\$229	0.03	0.14

All units with 2 bedrooms

6 units with 2 bedrooms and loft

10 units with separate 2nd story bedrooms

Semi-private exterior patios / decks for most units

Price includes \$5,000 credit for using sellers preferred lender

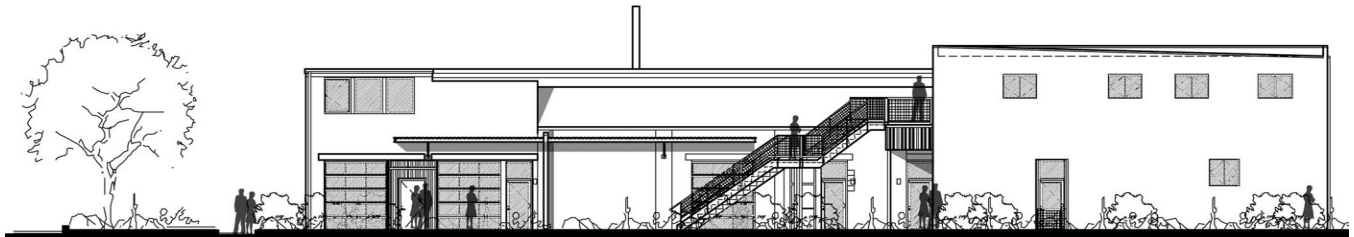
Surface parking \$7,000 each, garage parking \$12,000 each

Square footage calculated using BOMA method: measured from center of demising walls to the predominate interior face of exterior walls. As an example: the south wall of unit 1 is measured from the center of the block wall because in this case the predominate (>50%) face would be the face of glazing. The stair is counted on 1st level only.

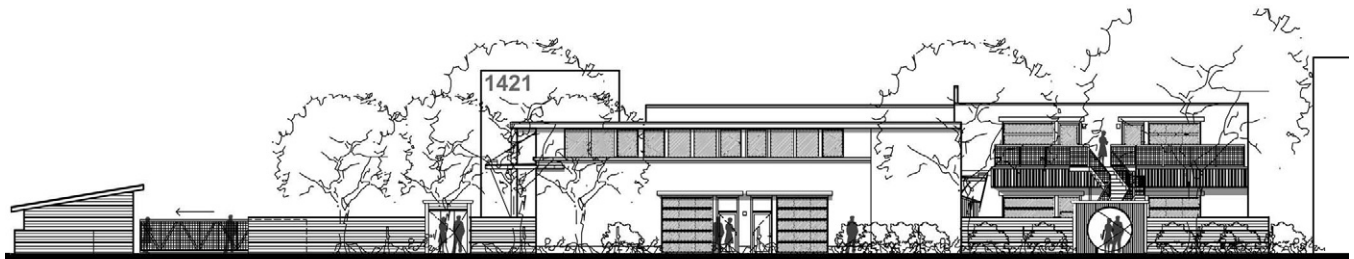
PRICING SHEET & HOA BUDGET

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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

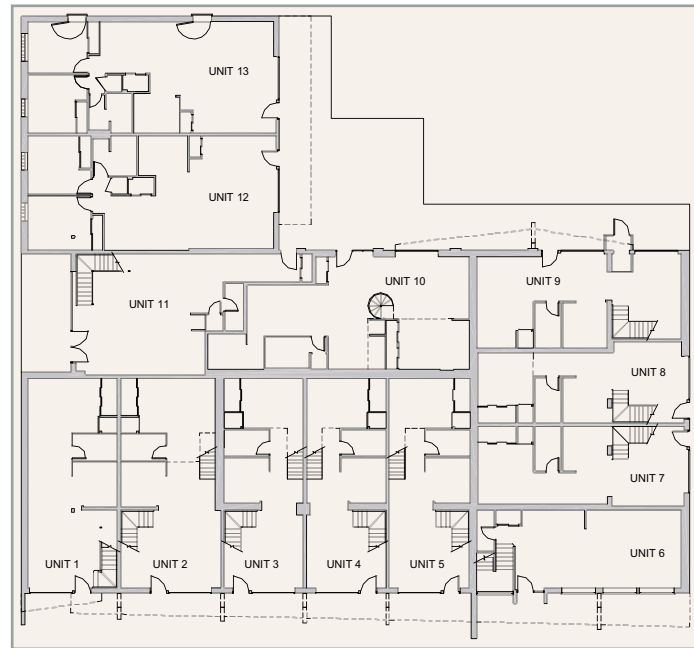


WEST ELEVATION

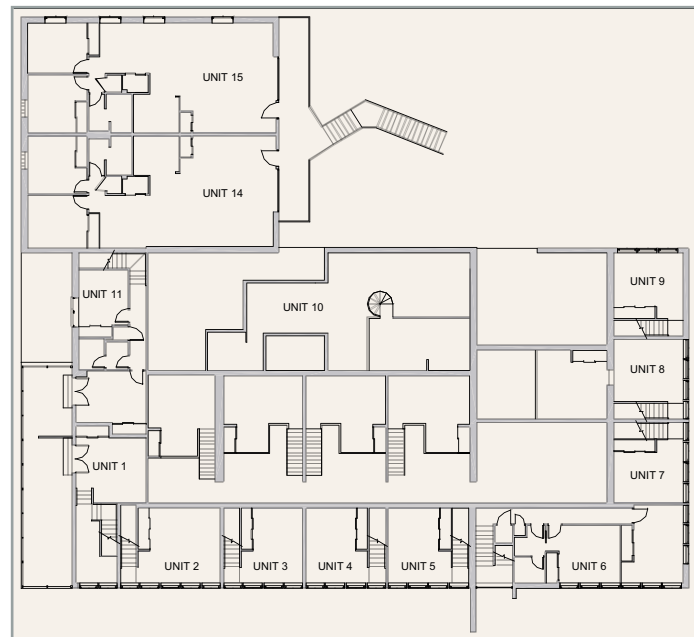
ELEVATIONS

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FIRST FLOOR

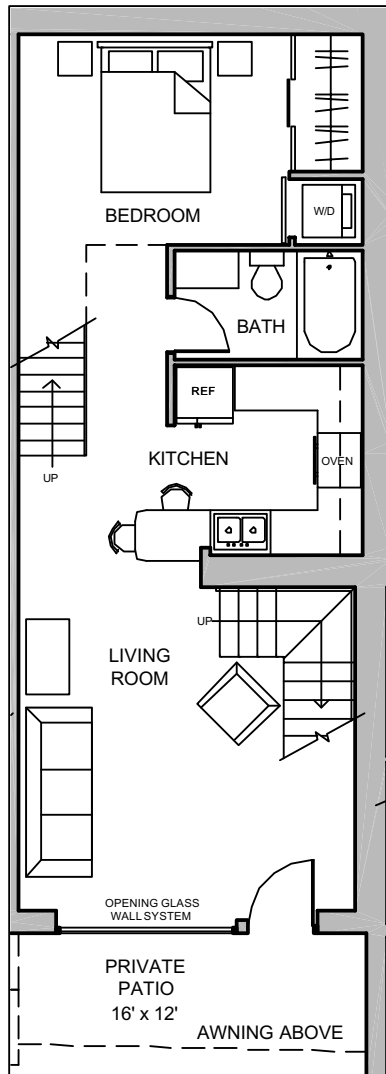


SECOND FLOOR

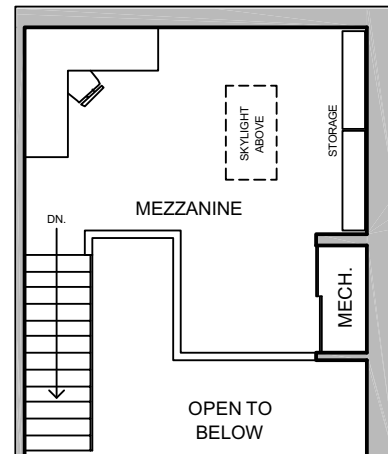
THE BUILDING

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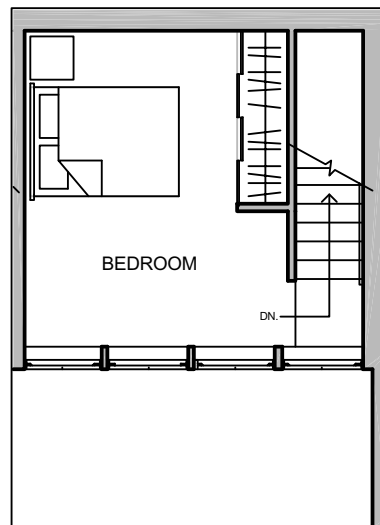
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GROUND FLOOR PLAN

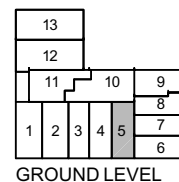


SECOND FLOOR PLAN

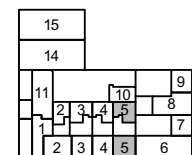


1421 ONEIDA #5

1,111 sf 2-Story Unit, Mezzanine, Opening Glass Wall System, 16'x12' Private Patio Space, Skylight



GROUND LEVEL



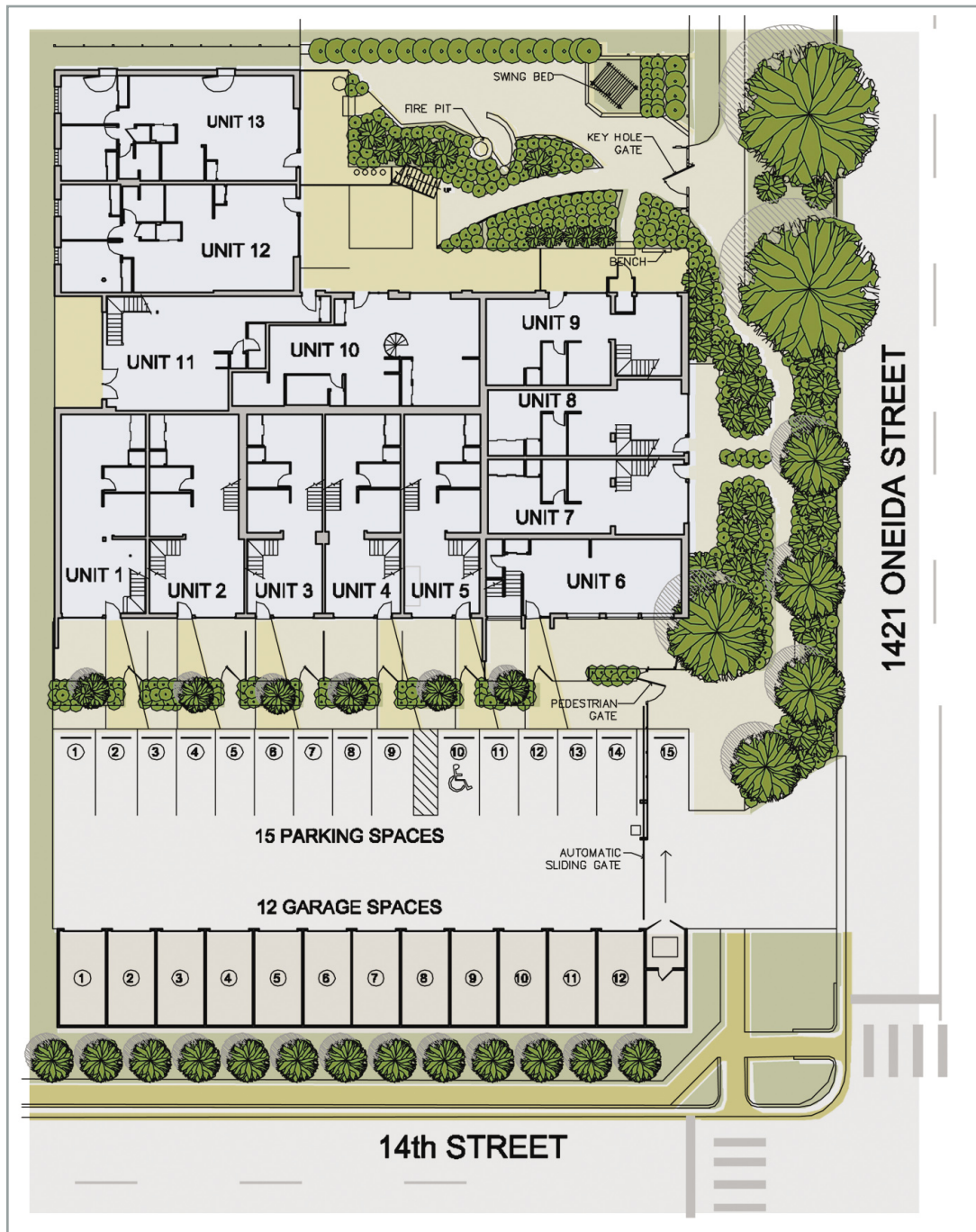
SECOND LEVEL

Note: The developer reserves the right to substitute any item(s) in this specification with an equal or better quality.
Floor areas and dimensions are approximate subject to final construction. Plans reduced and not to scale.

TYPICAL UNIT

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SITE MAP



FINISHES

- FLOORS** Hard shell smooth stone finish, uncoated natural concrete.
Second story units with designer carpet.
- WALLS** Two-coat painted 5/8" Gypsum wall board with one coat primer and one coat semi-gloss latex paint.
- CEILINGS** Above living room and back bedroom - exposed joists, tongue and groove decking of floor above. Bath, kitchen, hall and loft - painted, textured Gypsum board.
- TRIM** Two coat bright white semi-gloss finish.
- LIGHTING** Brushed nickel finish throughout. Track lighting in kitchen.
Bedroom and entry way with lighted ceiling fan.
Bathroom with light strip over vanity.
- INTERIOR DOORS** Pre-hung birch veneer solid core flat panel door, 3" wood trim and brushed nickel door knob and ball bearing hinges.
- ENTRY DOORS** Fully glazed anodized aluminum with green glass, door, cylinder lockset with exterior handle set and interior knob, chrome finish.
- OPENABLE GLASS WALL SYSTEM** Green glass paneled, insulated natural aluminum roll-up garage doors.

EXTERIOR

- WALLS** Solid block exterior with green stucco.
- WINDOWS** Anodized aluminum green glazed, one operable, and wall board return trim around with wood sill and skirt.
- DRIVEWAY** Concrete aggregate w/remote control auto gate.
- PARKING** Garage structure with 12 private parking stalls.
15 surface parking spaces.

KITCHEN

- SINK** Kohler double bowl cast iron white enamel sink.
- FAUCET** Price Pfister pull out adjustable spray brushed nickel.
- WASTE DISPOSAL** 1/2 hp Insinkerator disposer.
- KITCHEN CABINETS** Aristokraft brand wall and base cabinets with a cinnamon maple finish.
- COUNTERTOP** Laminated Formica high pressure post form laminate.
- BAR COUNTERTOP** Poured in place concrete with 1/16" hard epoxy coating, natural stone backsplash.
- REFRIGERATOR** Frigidaire 34" stainless steel freezer/refrigerator with automatic ice maker.
- RANGE/OVEN** Frigidaire 36" stainless steel self-cleaning digital electric range and oven.
- MICROWAVE** Frigidaire 36" stainless steel over the range w/revolving tray.
- DISHWASHER** Frigidaire 24" stainless steel two cycle.

BATHROOM

- SINK** American Standard Pure Luxury 20"x17" ceramic oval.
- TOILET** American Standard Colony Afton 1.6 gpf.
- TUB** Oversized tub 36"x16"x5' Sterling Ensemble 36.
- TILE** Tub surround 6' above tub line.
- SINK FAUCET** Delta 470NN brushed nickel finish.
- SHOWER FAUCET** Double control valve two shower heads, Delta 1300 Series with chrome finish.
- ACCESSORIES** Satin nickel finish towel bar, towel ring, shower rod, and tissue holder.
- MEDICINE CABINET** 16"x30" mirror door medicine cabinet.

RECREATION AREA

- COURTYARD** Zen fusion courtyard with benches and lush plants in planter boxes and planting beds.
- FIRE PIT** Built-in fire pit with surrounding seating.
- SWING LOUNGE** 5 x 7 cushioned swing bed with canopy.

SERVICES

- ELECTRICAL** Each residential unit shall have a 125 amp service, single phase 120v/208v feeder with 30 pole breaker panel. Switched outlets in all bedrooms. A 4-0 junction box will be provided over the dining area for hanging fixture. Installed fire alarms are single station.
- HVAC** Each residence shall have its own heating unit (and air conditioning where upgraded). Gas heating and electric cooling system. Each bathroom shall be exhausted to the exterior of the building.
- PLUMBING** Each unit has its own Bradford White energy saving 40 gallon hot water tank. Water heaters are supplied with safe pan and drain. Plumbing fixtures are specified.
- FIRE PROTECTION** A minimum of one hour fire separation is provided between residences. The building and each unit will be protected with a fully automatic sprinkler system.
- SOUND PROTECTION** Sound protection between units meets minimum required by code.
- TELECOM** Each unit will have the choice of satellite or cable TV as well the ability to access broadband DSL, or dial up internet access, facilitated through pre-wiring of category 5 data cable throughout the unit.

FINISHES