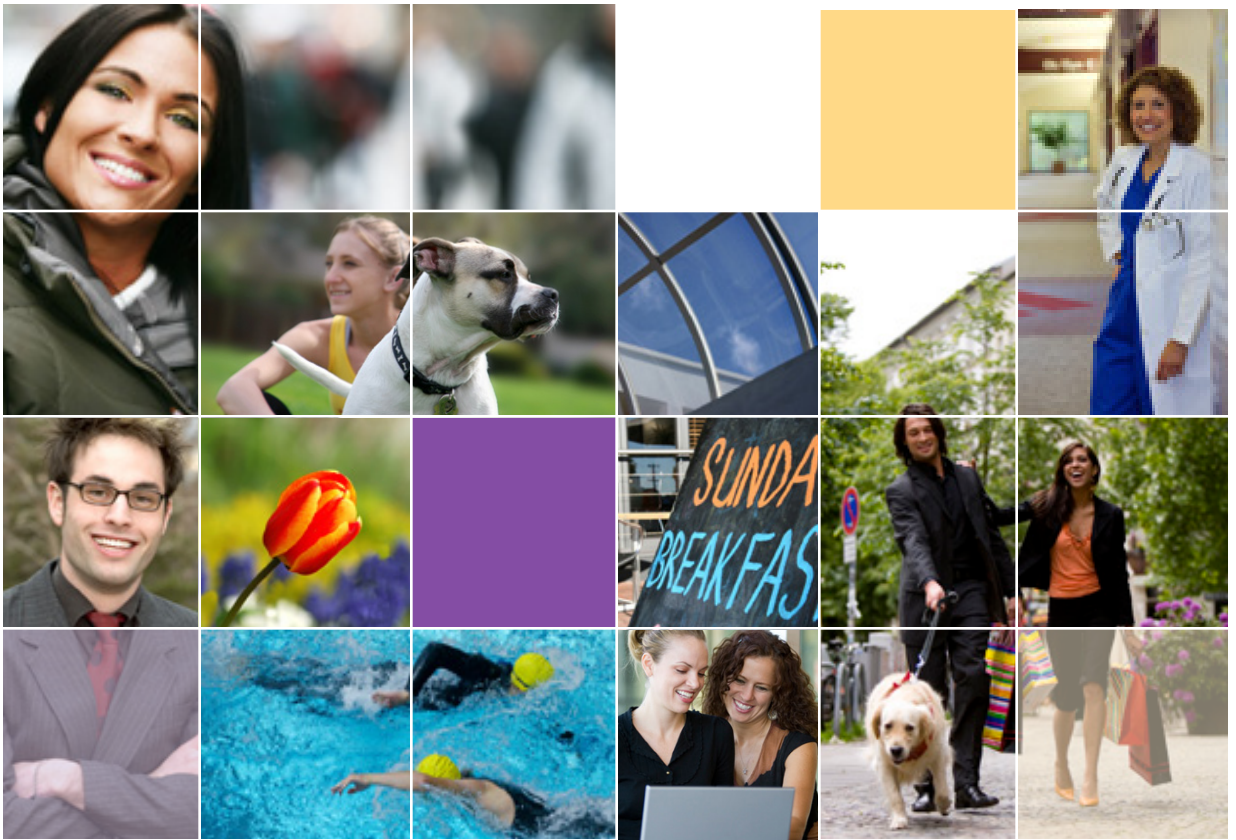
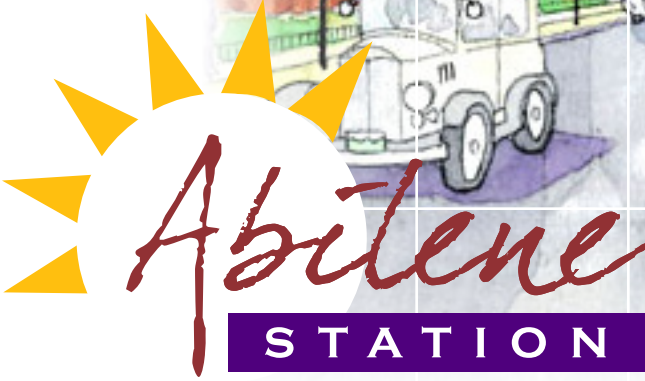


OFFERING MULTI-FAMILY TOD PARCELS

in a New Urban Community
at Aurora's New
I-225 Light-Rail Station





Abilene STATION

Introducing Abilene Station,

an urban-feeling transit-oriented community in Aurora, Colorado, planned for the apartment and condominium builder to offer the ultimate living environment for today's young professionals.

Situated along the popular 60-mile High Line Canal with its regional pedestrian/bike path, Abilene Station adjoins the vibrant



Aurora City Place.

Within a quick walking distance residents will enjoy exceptional conveniences such as grocery shopping in the Super Target, a Barnes & Noble, Starbucks, BJ's Brewhouse, Chili's,

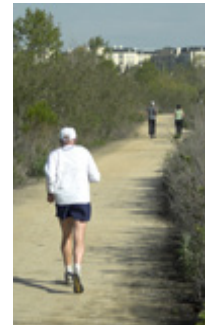
Sports Authority and numerous other village shops and restaurants.

Five distinct building sites will offer the opportunity for 4-story condominium and apartment homes with private parking structures. All will be oriented toward the community's appealing and upbeat retail plaza overlooking the 2nd and Abilene light-rail station. The I-225 Rail Line is now under construction, with completion in Nov. 2015, and service to the Fitzsimons medical and biotech research campus, the Denver Tech Center, downtown Denver, and Denver International Airport.



Extensive on-site amenities for the project will be provided and maintained by the Abilene Station Metro District, including Abilene Green Park, the High Line Linear Park with a children's play area, Interpretative Park featuring informative descriptions of natural Colorado plantings and the bustling light rail station plaza. Abilene Station is situated with ease of access to several higher education facilities within a one-mile radius including CU School of Medicine, CU School of Dentistry, CU School of Nursing, Community College of Aurora, and Anthem College.

At the nearby Fitzsimons campus, a 21st century academic health center with new state-of-the-art facilities at CU's University Hospital and Children's Hospital are now open with major expansions already underway. And construction of the \$600 million Veterans Administration's Medical Center is also on going. With 25,000 current campus employees growing to 60,000 at build-out, and over 6,000 visitors each day, this 578-acre "Life Science District" includes one of the largest bioscience research centers in the country.

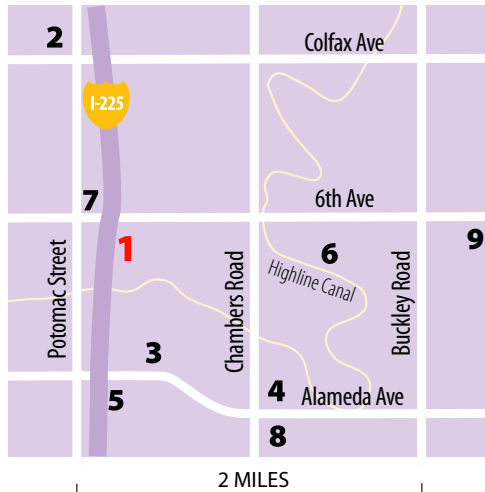


Numerous other major employers abound within a one-mile radius of Abilene Station. In addition to Aurora's Municipal Campus (library, museum, police HQ's, and city hall), there's high tech Raytheon's campus, Buckley Air Force Base, and HealthONE's Medical Center of Aurora.

And what better advertising is there than your project sign visible to the 100,000+ cars on (the recently expanded to 3 full travel lanes) I-225?



To inquire, call **Dave Erb**, Broker/Development Partner at **303-740-7557** or e-mail dje@davidjerb.com.



- 1 ABILENE STATION**
- 2 Fitzsimons BioTech Park/Hospital Complex**
- 3 Aurora City Place (Super Target)**
- 4 Aurora Municipal Campus**
- 5 Town Center at Aurora (Dillard's, etc.)**
- 6 Community College of Aurora**
- 7 The Medical Center of Aurora**
- 8 Arapahoe County Administrative Offices**
- 9 Buckley Air Force Base**



Helpful Links:

- www.davidjerb.com (David J. Erb & Company)
- www.denverwater.org/recreation/highline.html (High Line Canal)
- www.fitzscience.com (Fitzsimons)
- www.millerweingarten.com/aurora_city_center.htm (Aurora City Place)
- www.simon.com/mall/default.aspx?ID=232 (Town Center at Aurora)
- www.buckley.af.mil/ (Buckley Air Force Base)

Renderings are artist representations only. Prices and specifications are subject to change without prior notice.



Pricing Data *

Parcel #	1	2	3	4	5
Development Description	4-story stick frame w/ partial wrap of parking structure	4-story stick frame w/ partial wrap of parking structure	4-story stick frame w/ partial wrap of parking structure	4-story stick frame on podium-style parking structure	4-story stick frame on podium-style parking structure + commercial + plaza
Number of Units*	176	145	143	116	187
Unit Size Range					
<i>Low</i>	700	700	700	700	700
<i>High</i>	1,300	1,300	1,300	1,300	1,400
<i>Average</i>	860	920	860	890	860
Common Area Size					
<i>Amenities</i>	3,000	3,000	2,000	2,000	2,000
<i>Remaining (halls etc.)</i>	33,000	21,500	21,500	12,000	27,000
Commercial (min sf)	0 - 10,000	0 - 8,000	0-6,000	0-4,000	15,900
Garage (sf)	67,000	72,000	72,000	60,000	90,000
Plaza (min sf per gdp)	0	0	0	0	45,000
Court Area (sf)	9,800	7,700	11,250	7,200	7,700
Ground Coverage (sf)	61,000	64,000	55,000	28,000	54,500
Parcel Size (sf)	90,579	77,316	93,980	50,988	117,474
Price / Unit*	\$17,500	\$19,500	\$20,500	\$21,000	\$22,500
Price / sf commercial building area					\$75

Notes:

- 1: Areas based on building plans delineated in the GDP submittal.
- 2: Ground coverage includes court areas.
- 3: Commercial space area is in lieu of units at Parcels 1, 2, 3 & 4.

* This spreadsheet contains data from conceptual building designs created by **OZ** Architecture of Denver, CO. Developers may create their own building design layouts, however the criteria listed here will be used for pricing purposes. Ask for our standard letter of intent format to review all terms.



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