



Fact Sheet

- Project is located at the corner of Walnut and 4th Street in Denver, adjacent to the Auraria Higher Education Center (“AHEC”).
 - Approximately 3.87 acres of land previously owned by Atlas Metals Corporation
 - Approximately 1.0 acres of land previously owned by the Wilamac Corporation
 - Sites were used for recycled metal processing and industrial storage
- Project was developed by Walnut Development Group, LLC, whose sole member is Urban Ventures, LLC, a private Denver-based development company.
- Walnut Development Group assembled, rezoned and sold the sites on May 26, 2005 to Campus Village Apartments, LLC (“CVA”), a special purpose limited liability company whose sole member is the University of Colorado Real Estate Foundation (“CUREF”). Walnut Development was responsible for overseeing the design and construction of the building.
- Building, designed by AR7 HooverDesmondArchitects under a design/build agreement with Palace Construction Company, consists of four main wings in a boxed configuration with three “fingers” extending into a central courtyard. Building is wood-framed, brick, stucco and steel veneer construction. Wings are 4 and 5 stories, and the fingers are 3 stories. Total building size is approximately 250,000 square feet.
- Allen & O’Hara Education Services, Inc., a national leader in student housing project development and management, provides ongoing management services for the Project. A component of the management plan includes a student life program which includes input from University of Colorado at Denver (UCD), Metro State College, Community College of Denver (CCD) and Auraria Higher Education Center (AHEC). A management advisory committee was formed by representatives from AHEC, the three educational institutions, CUREF and Citibank.
- PricewaterhouseCoopers conducted a market study for CUREF to gauge demand for the Project. The December 2004 report indicated a potential demand for 4,834 beds from students of the three institutions.
- Financing:
 - \$50,365,000 in tax-exempt, variable rate bonds issued by Colorado Educational and Cultural Facilities Authority (CECFA) on May 26, 2005, underwritten by RBC Dain Rauscher.
 - Security for the bonds includes a letter of credit from Citibank, first lien mortgage, the assets and revenues of the Project and a debt service reserve equal to the maximum annual debt service.
 - Bond Trustee is U.S. Bank Corporate Trust Services.
- Students, faculty and staff enrolled or employed by any of the three institutions housed within AHEC are eligible to reside in the Project. UCD first-time students and all incoming international students are required to live at Campus Village, subject to specific waivers (such as living with parents).

- Apartments feature full kitchens and appliance packages, along with central heating and air. Freshmen suites have kitchenettes. Project amenities include a community center with study rooms, an extensive exercise room, tanning bed and half basketball court, two game rooms and a video/video game room, laundry facilities and on-site café—convenience store. In addition, residents have a choice between 10-month and 12-month lease options.
- Services include controlled access and security monitoring, high-speed data transmission capacity and internet access in each unit, cable television, recycling and trash removal, mail distribution, resident community assistants, student life programs and on-site management and maintenance.

• Unit mix:

Unit Type	Number of Units	Number of Beds
Studio	35	35
1 Bed/1 Bath (double occupancy)	4	8
2 Bed/1 Bath	61	122
2 Bed/2 Bath Suite (double occupancy)	62	248
2 Bed/2 Bath Apt (double occupancy)	24	96
4 Bed/2 Bath	44	176
Total	230	685

Project provides 364 parking spaces.

• Rental Rates:

12-month lease option		Academic-year lease option	
Unit Type	12 installments	Unit Type	10 installments
Studio	\$890	2x1	\$700
2x1	\$700	2x2 Suite	\$595
2x2 Double	\$620	2x2 Double	\$670
4x2	\$625	4x2	\$625
4x2 Exterior	\$650	4x2 Exterior	\$650

Gross rental rates include furnishings and utilities (water, sewer, electricity, gas, trash removal, high-speed data and cable).

