

Executive Summary

Property Overview

Aurora One, a 157.025 acre mixed use land parcel, is strategically located along E-470, Metro Denver's fastest growing highway corridor. It is approximately 1 mile south of the intersection of Interstate 70 and E-470 and straddles the fully-developed interchange, 6th Parkway, on the west side providing superior ingress and egress. The E-470 Authority's Corporate offices are located adjacent to the Property at its southeast corner. The property is located approximately eight miles from the Denver International Airport.

Of note, the property is located just south of and adjacent to Horizon Uptown, a 500-acre mixed-use development planned by Lend Lease Communities. Lend Lease is in the process of finalizing a plan for an integrated "green" community with residential, retail and commercial uses. At full build-out, Horizon Uptown will contain about 3,800 dwelling units, 8,000 residents, 4 million square feet of office space and 1.3 million square feet of retail shops. Development of the project will begin in the spring of 2008.

Current zoning for the Aurora One Property is E-470 Regional Activity Center (RAC), which is "intended to encourage the development of large-scale, distinctive, attractive, urban regional activity centers containing a mix of concentrated land uses in a highly organized fashion".

Further, "these high-quality and high-visible regional activity centers are intended to serve as Aurora's "image-makers" along the E-470 corridor. The subarea's primary emphasis is on the development of major economic generators, most with a regional market draw, including large retail stores, regional shopping centers or malls, restaurants, theaters, hotels, and relative dense office development. The subarea also encourages a broad mix of complementary uses, such as high-density multi-family housing, major civic and public facilities, parks, and open space, so that the regional activity centers become true 24-hour activity centers. Mass transit facilities and pedestrian-friendly elements are also important components of development in this subarea, in order to reduce demand for auto travel as well increase visual interest."

The information provided herein evidences a significant demand for commercial, retail, office and residential uses in the Aurora One Property trade area and specifically at the Property. The Aurora One Property presents a unique opportunity for a developer, user or investor to take advantage of this dynamic environment.

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Property Quick Facts

Property Name:	Aurora One
Property Address:	NWC E-470 and 6 th Parkway Aurora, Colorado
Land Area:	157.025 Acres Per Martin/Martin Survey Dated December 6, 2007
Zoning:	E-470 Regional Activity Center (RAC) City of Aurora
Topography:	Generally flat and gently rolling
Highest and Best Use:	Mixed-use with retail, employment, including office, R&D and light industrial, and/or residential components
Public Utilities:	Water – City of Aurora Sewer – City of Aurora Gas – Xcel Energy Electric – Xcel Energy
Traffic Counts of E-470:	18,000 vehicles per day presently 28,000 vehicles per day projected in 2008
Price:	\$22,230,000 Please see Sale Terms and Conditions Section