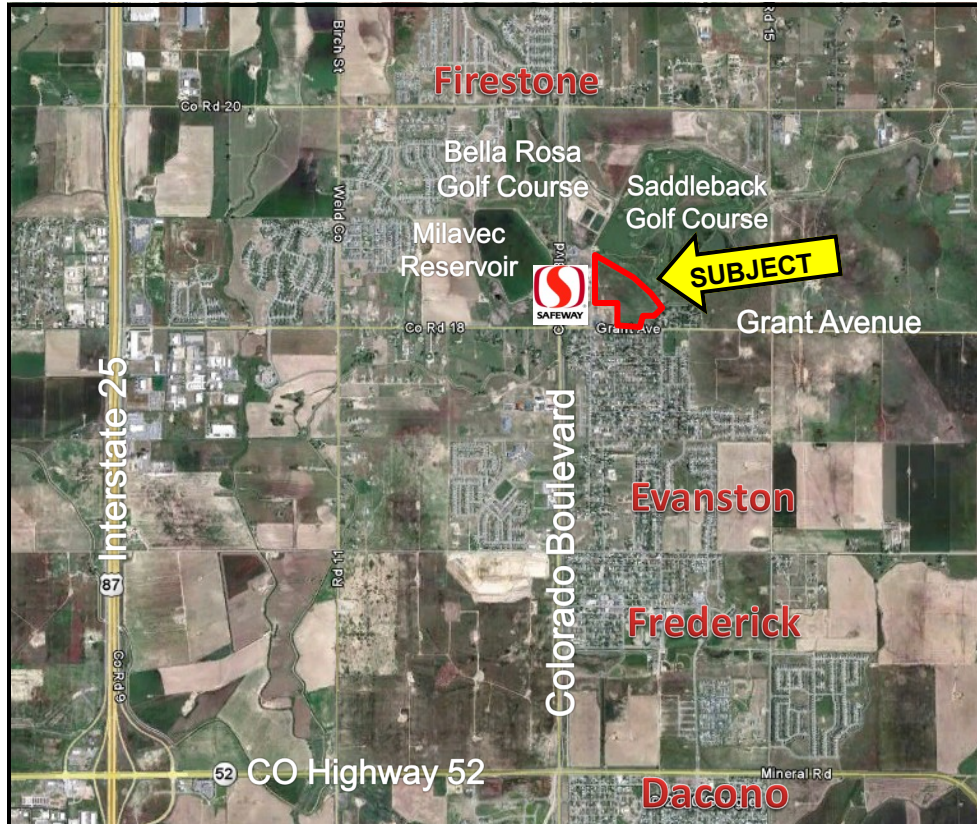


Zadel & Zadel 2nd Annexation

NWQ Grant Avenue & 1st Street | Firestone, Colorado



Highlights

- Excellent infill location within the city of Firestone, less than 2.5 miles from Interstate 25
- Community well situated for success with unique location between Saddleback Golf Course and Firestone Safeway Center
- Over 110 new home starts and 96 closings year-to-date within a 3.25 mile radius
- All utilities available adjacent to site
- Town of Firestone was fastest growing city in Colorado with 236% population growth between 2000-2005 (Upstate Colorado)
- Greeley/Weld MSA was the second fastest growing in the nation between 2000-2008 (US Census Bureau)
- Greeley/Weld MSA identified as #1 in the country for five year income growth (Forbes)

Property Information

Price	\$575,000 (\$20,028/Acre, \$0.46/SF)
Acres/SF	28.71 Acres/1,250,608 SF
Proposed Use	Detached Single Family & Attached Dwelling Units
Zoning	Agricultural
Property Taxes	\$3,950 Assessed Value for Agricultural Actual Taxes \$U/A (Mill Levy Unavailable)



**Innovative Real Estate
Brokerage & Development**

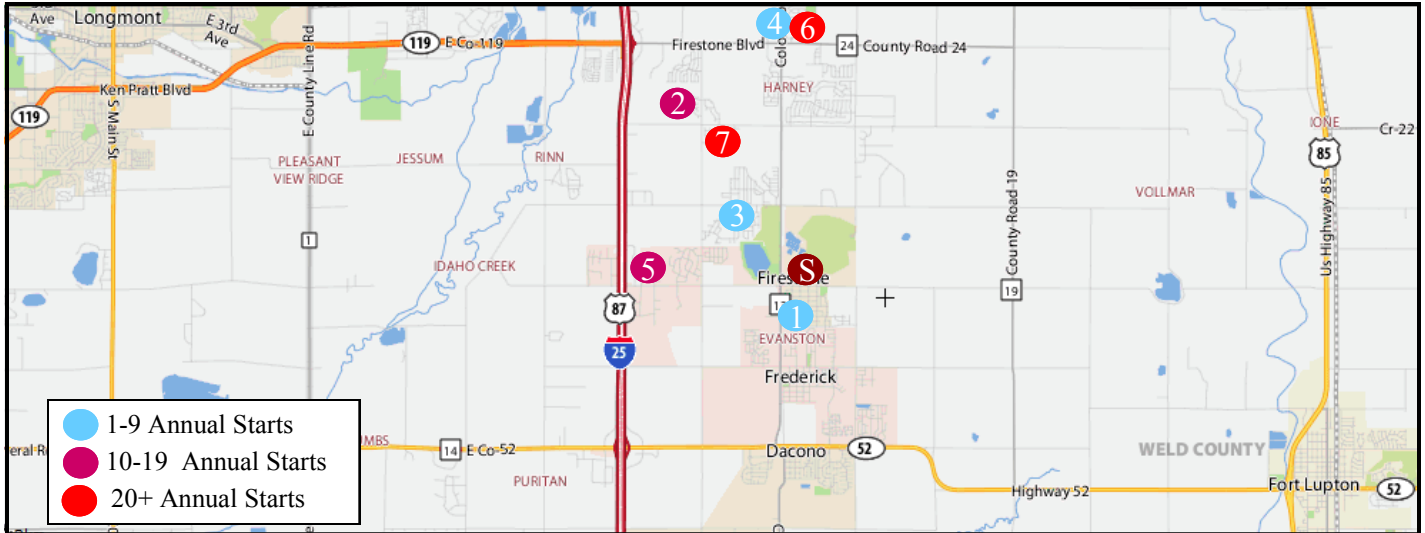
Nathan Klein

Partner / Broker Associate
(O) 970.667.7000 (C) 970.222.2473
nklein@lovelandcommercial.com

www.lovelandcommercial.com

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 10/5/10

Active Subdivisions in 3.25 Mile Radius



- Strong starts and closing activity in the \$230,000-\$280,000 price range
- Property is positioned for success for the \$230,000-\$280,000 home market with location adjacent golf course
- Property has superior infill location relative to lower priced communities and is adjacent grocery store

Current Activity and Profile Report Active Subdivisions

Sorted by Subdivision

Map No	Subdivision Name	Submarket	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
1	Firestone Villas	Weld-Er-Frd	Act 2Q08	65'	\$175-\$190	0	8	0	4	4	0	6	2	25	0	37
2	Monarch Estates	Weld-Er-Frd	Act 3Q02	70'	\$180-\$300	11	19	3	7	71	1	1	12	111	0	196
3	Moore Farm	Weld-Er-Frd	Act 1Q05	65'	\$279-\$444	4	5	2	5	81	0	2	4	93	0	180
4	Oak Meadows	Weld-Er-Frd	Act 3Q01	60'-69'	\$216-\$274	4	4	0	0	307	0	0	4	39	33	383
5	Raspberry Hill	Weld-Er-Frd	Act 2Q05	70'	\$171-\$201	8	15	5	6	65	0	3	6	20	106	200
6	Sagebrush - WD	Weld-Er-Frd	Act 2Q03	70'-75'	\$232-\$272	0	23	7	33	210	0	2	0	0	0	212
7	Stoneridge	Weld-Er-Frd	Act 4Q05	70'	\$235-\$278	23	36	13	41	272	1	17	1	64	0	355
Selection Totals						50	110	30	96	1,010	2	31	29	352	139	1,583

Source: MetroStudy 3Q10 - Subdivisions with more than one start in past 12 months

Key: Lot Size (Lot frontage/width), Starts (New Home Starts), Close (Homes Closed & Occupied), Occ (Total Occupied Homes), Mod (Model Homes), Fin Vac (Finished Vacant Homes), U/C (Under Construction), VDL (Vacant Developed Lots), Future (Future Lots), Total (Total Project Size)

Demographics

(Source: STDB Online 2010, radius)

	1 Mile	3 Mile	5 Mile
2010 Est. Pop	5,474	18,855	22,738
Households	1,899	6,594	7,995
Avg. HH Inc	\$73,302	\$67,094	\$67,791



Innovative Real Estate
Brokerage & Development

Nathan Klein

Partner / Broker Associate
(O) 970.667.7000 (C) 970.222.2473
nklein@lovelandcommercial.com

www.lovelandcommercial.com