

Douglas COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

Appr Year: 2010

Levy: 95.253

of Bldgs: 7

Create On:

Tax Dist: 3253

Map #:

LEA: 25114

Active On: 5/11/2010

Assign To: SLH

Initials: LBROWNEL

Acct Type: Commercial

Inactive On:

New Growth: 0

Last Updated: 5/11/2010

Owner's Name and Address:

Property Address:

REDWOOD ERC LITTLETON LLC
C/O THE ALLEGIS GROUP INC
7301 PARKWAY DR
HANOVER MD 210761159

Street: 3005 MILL VISTA RD
City: LITTLETON

Business: WINDCREST579 UNITS

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
4/30/2010	\$0	SWD	2010027245			LITTLETON CAMPUS LLC
4/30/2010	\$0	QC	2010027244			MSRESS III DENVER CAMPUS LLC
10/11/2006	\$25,000,000	QC	2006089468			LITTLETON CAMPUS LLC

Legal Description

LOT 1 ERICKSON 1 47.97 AM/L

Block	Lot	Tract	Section	Township	Range
	1		5	6	68

Land Valuation Summary

Land Type	Ag Code	Abst Code	Square Feet	Unit of Measure	Number Of Units	Value Per Unit	Actual Value	Assmt Percent	*Assessed Value
Multiple Unit		1125	2,089,573	Square Feet	2089573.2	\$4	\$8,776,207.00	0.0796	\$698,590
Land Subtotal:					2089573.2		\$8,776,207.00		\$698,590

Buildings Valuation Summary

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MH Space:

Bldg #	Property Type	Abst Code	Occupancy	Actual Value	Assmt Percent	*Assessed Value
1	Multiple Unit	1225	118 - Apartment w/9 + Units	\$11,473,043	0.0796	\$913,254
2	Multiple Unit	1225	118 - Apartment w/9 + Units	\$16,943,250	0.0796	\$1,348,683
3	Multiple Unit	1225	118 - Apartment w/9 + Units	\$18,871,750	0.0796	\$1,502,191
4	Multiple Unit	1225	118 - Apartment w/9 + Units	\$23,693,000	0.0796	\$1,885,963
5	Commercial	1225	311 - Clubhouse	\$0	0.0796	\$0
6	Commercial	1225	401 - Shed - Equipment	\$0	0.0796	\$0
7	Commercial	1225	345 - Parking Structure	\$0	0.0796	\$0
Improvements Subtotal:				\$70,981,043		\$5,650,091

Total Property Value

\$79,757,250

\$6,348,681

*Approximate Assessed Value

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Local #:

MH Seq #: MH Space:

Building #: 1	Condo SF	Condo % Land:	Condo % Bldg:	Unit Type:	Landscaping \$:
Property Type: Multiple Unit					\$0.00
Quality: Average	Nbhd: C000	Occupancy: Apartment w/9 + Units			
Condition: Good	Nbhd Ext: 00				
Perimeter: 2053	Nbhd Adj: 1				
Percent Comp: 100.00%	Nbhd: A05				
	Nbhd Ext: 00				
	Nbhd Adj: 1				

Individual Built As Detail

Built As:	Apartment > 3 Stories	Year Built:	2007
Construction Type:	Frame Brick Veneer	Year Remodeled:	
HVAC:	Central Air to Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	
Roof Cover:	Composition Shingle	Effective Age:	1
Built As SF:	263522	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	7	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Value Details

Other Obs %:	0
Market/SF:	\$43.54

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Local #:

MH Seq #:

MH Space:

Building #: 2	Condo SF	Condo % Land:	Condo % Bldg:	Unit Type:	Landscaping \$:
Property Type: Multiple Unit					\$0.00
Quality: Average	Nbhd: C000	Occupancy: Apartment w/9 + Units			
Condition: Good	Nbhd Ext: 00				
Perimeter: 1564	Nbhd Adj: 1				
Percent Comp: 100.00%	Nbhd: A05				
	Nbhd Ext: 00				
	Nbhd Adj: 1				

Individual Built As Detail

Built As:	Apartment > 3 Stories	Year Built:	2007
Construction Type:	Frame Brick Veneer	Year Remodeled:	
HVAC:	Forced Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	
Roof Cover:	Composition Shingle	Effective Age:	1
Built As SF:	152922	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	6	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Value Details

Other Obs %:	0
Market/SF:	\$110.80

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Parcel #: 222905203001

Local #:

MH Seq #: MH Space:

Building #: 3 Condo SF Condo % Land: Condo % Bldg: Unit Type: Landscaping \$: \$0.00
 Property Type: Multiple Unit
 Quality: Average Nbhd: C000 Occupancy: Apartment w/9 + Units
 Condition: Good Nbhd Ext: 00
 Perimeter: 1696 Nbhd Adj: 1
 Percent Comp: 100.00% Nbhd: A05
 Nbhd Ext: 00
 Nbhd Adj: 1

Individual Built As Detail

Built As:	Apartment > 3 Stories	Year Built:	2007
Construction Type:	Frame Brick Veneer	Year Remodeled:	
HVAC:	Central Air to Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	
Roof Cover:	Composition Shingle	Effective Age:	1
Built As SF:	179808	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	6	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Bldg #: 3	Units	Units Price	RCN	Actual Value
Add On				
Sprinkler System - Interior	179808			\$178,010.00

Value Details

Other Obs %:	0
Market/SF:	\$104.96

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Parcel #: 222905203001
MH Seq #: MH Space:

Building #: 4 **Condo SF** **Condo % Land:** **Condo % Bldg:** **Unit Type:** **Landscaping \$:**
Property Type: Multiple Unit \$0.00

Quality: Average **Nbhd:** C000 **Occupancy:** Apartment w/9 + Units
Condition: Good **Nbhd Ext:** 00
Perimeter: 1876 **Nbhd Adj:** 1
Percent Comp: 100.00% **Nbhd:** A05
 Nbhd Ext: 00
 Nbhd Adj: 1

Individual Built As Detail

Built As:	Apartment > 3 Stories	Year Built:	2007
Construction Type:	Frame Brick Veneer	Year Remodeled:	
HVAC:	Central Air to Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	
Roof Cover:	Composition Shingle	Effective Age:	1
Built As SF:	220153	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	7	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Bldg #: 4	Units	Units Price	RCN	Actual Value
Add On				
Sprinkler System - Interior		220153		\$217,951.00

Value Details

Other Obs %:	0
Market/SF:	\$107.62

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PROPERTY PROFILE

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Parcel #: 222905203001
MH Seq #: **MH Space:**

Building #: 5 **Condo SF** **Condo % Land:** **Condo % Bldg:** **Unit Type:** **Landscaping \$:**
Property Type: Commercial \$0.00
Quality: Good **Nbhd:** C000 **Occupancy:** Clubhouse
Condition: Good **Nbhd Ext:** 00
Perimeter: 944 **Nbhd Adj:** 1
Percent Comp: 100.00% **Nbhd:** A05
Nbhd Ext: 00
Nbhd Adj: 1

Individual Built As Detail

Built As:	Clubhouse	Year Built:	2007
Construction Type:	S	Year Remodeled:	
HVAC:	Warm and Cool Air Zone	% Remodeled:	
Interior Finish:		Adj Year Blt:	2007
Roof Cover:		Effective Age:	1
Built As SF:	55700	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	2	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:	55700	Diameter:	
Capacity:		Height:	

Building Details

Bldg #: 5	Units	Units Price	RCN	Actual Value
Add On				
Com Concrete Slab Good	10000			\$45,639.00
Com Swimming Pool	1			\$148,500.00
Com Asphalt Good	292231			\$798,492.00
Com Retaining Wall	1			\$15.00
Com Canopies Steel Good	2916			\$77,368.00

Value Details

Other Obs %:	0
Market/SF:	\$0.00

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PROPERTY PROFILE

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Local #:

MH Seq #:

MH Space:

Building #: 6	Condo SF	Condo % Land:	Condo % Bldg:	Unit Type:	Landscaping \$:
Property Type: Commercial					\$0.00
Quality: Average	Nbhd: C000			Occupancy: Shed - Equipment	
Condition: Good	Nbhd Ext: 00				
Perimeter: 40	Nbhd Adj: 1				
Percent Comp: 100.00%	Nbhd: A05				
	Nbhd Ext: 00				
	Nbhd Adj: 1				

Individual Built As Detail

Built As:	Shed - Equipment	Year Built:	2007
Construction Type:	C	Year Remodeled:	
HVAC:	None	% Remodeled:	
Interior Finish:		Adj Year Blt:	2007
Roof Cover:		Effective Age:	1
Built As SF:	100	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	1	Mh Skirting LF:	
Story Height:	8	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Value Details

Other Obs %:	0
Market/SF:	\$0.00

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Local #:

MH Seq #: **MH Space:**

Building #: 7 **Condo SF** **Condo % Land:** **Condo % Bldg:** **Unit Type:** **Landscaping \$:**
Property Type: Commercial \$0.00
Quality: Average **Nbhd:** C000 **Occupancy:** Parking Structure
Condition: Good **Nbhd Ext:** 00
Perimeter: 597 **Nbhd Adj:** 1
Percent Comp: 100.00% **Nbhd:** A05
 Nbhd Ext: 00
 Nbhd Adj: 1

Individual Built As Detail

Built As:	Parking Structure	Year Built:	2008
Construction Type:	S	Year Remodeled:	
HVAC:	None	% Remodeled:	
Interior Finish:		Adj Year Blt:	2008
Roof Cover:		Effective Age:	0
Built As SF:	22295	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	1	Mh Skirting LF:	
Story Height:	12	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Bldg #:	Units	Units Price	RCN	Actual Value
7				
Basement				
Parking	22295			\$722,768.23

Value Details

Other Obs %:	0
Market/SF:	\$0.00