

Caliber at Terrain Luxury Apartments





Top Real Estate
Companies



THE GARRETT COMPANIES

- National Multifamily Development, Construction & Asset Management
- National HQ – Greenwood, IN
- Currently active in 6 States
- Class A, Boutique Style, Luxury Multifamily





CALIBER AT TERRAIN CASTLE ROCK, COLORADO • SITE PLAN

05.07.2020 | THE GARRETT COMPANIES

Development Standards

| Standard | Required | Provided |
|--------------------------------|------------|------------|
| Maximum Dwelling Units/Acre | 20 DU/Acre | 9 DU Acre |
| Maximum Building Height | 50 feet | 40.6' |
| Minimum Front Setback | 15 feet | 15 feet |
| Minimum Rear Setback | 25 feet | 25.8 feet |
| Minimum Side Setback | 15 feet | 80.6 feet |
| Minimum Side to Street Setback | 15 feet | 110.8 feet |
| Minimum Private Open Space | 20% | 35.3% |

K PINE
IVE

COOPER CLOUD
DRIVE

GHOST DANCE DRIVE

FOUNDERS PARKWAY

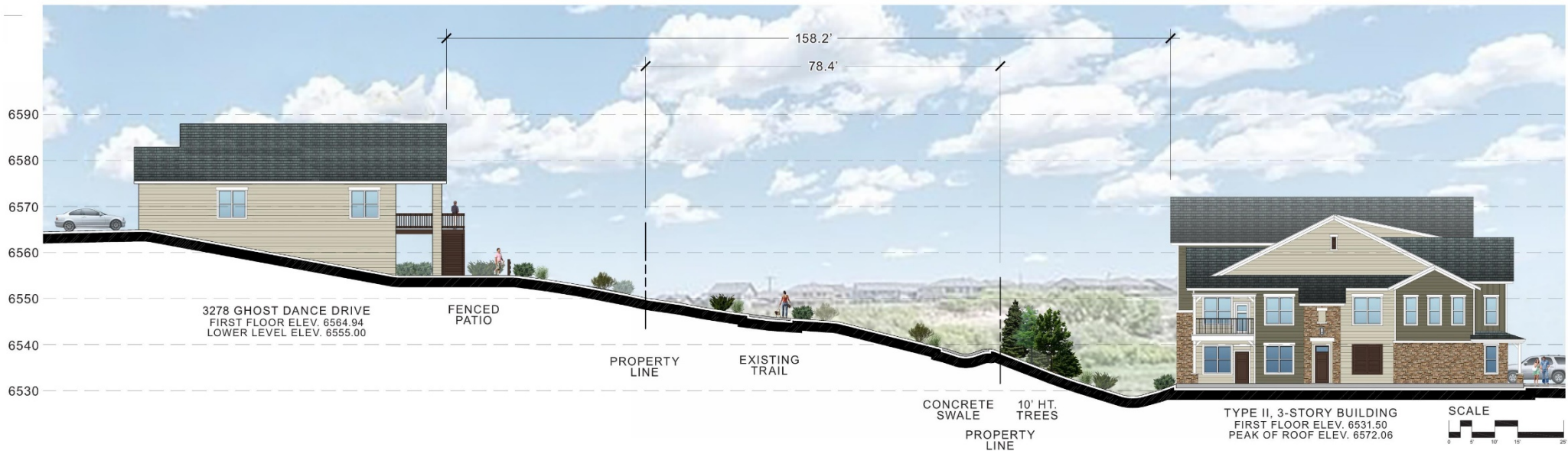
ESKER CIRCLE

ALOHA STREET

RONAN LOOP

TOWN
CASTLE





CALIBER AT TERRAIN CASTLE ROCK, COLORADO • CROSS SECTION

05.07.2020 | THE GARRETT COMPANIES

Exterior Elevation



Exterior Elevation



Rendering



Clubhouse & Amenities



Interiors



Overall Ownership



Imagery ©2019 Google, Map data ©2019 500 ft

LEGEND

- PROPERTY LINE
- STORM WATER CONVEYANCE
- DETENTION BASIN
- WATER MAIN
- WATER QUALITY

Basin Characteristics

| Basin | Area (Ac) | Peak Flow (cfs) | Volume (cu ft) | Detention Time (min) |
|-------|-----------|-----------------|----------------|----------------------|
| 1 | 0.15 | 1.5 | 100 | 10 |
| 2 | 0.20 | 2.0 | 150 | 15 |
| 3 | 0.25 | 2.5 | 200 | 20 |
| 4 | 0.30 | 3.0 | 250 | 25 |
| 5 | 0.35 | 3.5 | 300 | 30 |
| 6 | 0.40 | 4.0 | 350 | 35 |
| 7 | 0.45 | 4.5 | 400 | 40 |
| 8 | 0.50 | 5.0 | 450 | 45 |
| 9 | 0.55 | 5.5 | 500 | 50 |
| 10 | 0.60 | 6.0 | 550 | 55 |
| 11 | 0.65 | 6.5 | 600 | 60 |
| 12 | 0.70 | 7.0 | 650 | 65 |
| 13 | 0.75 | 7.5 | 700 | 70 |
| 14 | 0.80 | 8.0 | 750 | 75 |
| 15 | 0.85 | 8.5 | 800 | 80 |
| 16 | 0.90 | 9.0 | 850 | 85 |
| 17 | 0.95 | 9.5 | 900 | 90 |
| 18 | 1.00 | 10.0 | 950 | 95 |
| 19 | 1.05 | 10.5 | 1000 | 100 |
| 20 | 1.10 | 11.0 | 1050 | 105 |
| 21 | 1.15 | 11.5 | 1100 | 110 |
| 22 | 1.20 | 12.0 | 1150 | 115 |
| 23 | 1.25 | 12.5 | 1200 | 120 |
| 24 | 1.30 | 13.0 | 1250 | 125 |
| 25 | 1.35 | 13.5 | 1300 | 130 |
| 26 | 1.40 | 14.0 | 1350 | 135 |
| 27 | 1.45 | 14.5 | 1400 | 140 |
| 28 | 1.50 | 15.0 | 1450 | 145 |
| 29 | 1.55 | 15.5 | 1500 | 150 |
| 30 | 1.60 | 16.0 | 1550 | 155 |
| 31 | 1.65 | 16.5 | 1600 | 160 |
| 32 | 1.70 | 17.0 | 1650 | 165 |
| 33 | 1.75 | 17.5 | 1700 | 170 |
| 34 | 1.80 | 18.0 | 1750 | 175 |
| 35 | 1.85 | 18.5 | 1800 | 180 |
| 36 | 1.90 | 19.0 | 1850 | 185 |
| 37 | 1.95 | 19.5 | 1900 | 190 |
| 38 | 2.00 | 20.0 | 1950 | 195 |
| 39 | 2.05 | 20.5 | 2000 | 200 |
| 40 | 2.10 | 21.0 | 2050 | 205 |
| 41 | 2.15 | 21.5 | 2100 | 210 |
| 42 | 2.20 | 22.0 | 2150 | 215 |
| 43 | 2.25 | 22.5 | 2200 | 220 |
| 44 | 2.30 | 23.0 | 2250 | 225 |
| 45 | 2.35 | 23.5 | 2300 | 230 |
| 46 | 2.40 | 24.0 | 2350 | 235 |
| 47 | 2.45 | 24.5 | 2400 | 240 |
| 48 | 2.50 | 25.0 | 2450 | 245 |
| 49 | 2.55 | 25.5 | 2500 | 250 |
| 50 | 2.60 | 26.0 | 2550 | 255 |
| 51 | 2.65 | 26.5 | 2600 | 260 |
| 52 | 2.70 | 27.0 | 2650 | 265 |
| 53 | 2.75 | 27.5 | 2700 | 270 |
| 54 | 2.80 | 28.0 | 2750 | 275 |
| 55 | 2.85 | 28.5 | 2800 | 280 |
| 56 | 2.90 | 29.0 | 2850 | 285 |
| 57 | 2.95 | 29.5 | 2900 | 290 |
| 58 | 3.00 | 30.0 | 2950 | 295 |
| 59 | 3.05 | 30.5 | 3000 | 300 |
| 60 | 3.10 | 31.0 | 3050 | 305 |
| 61 | 3.15 | 31.5 | 3100 | 310 |
| 62 | 3.20 | 32.0 | 3150 | 315 |
| 63 | 3.25 | 32. | | |

Founders Crossing Current Status

| Lot/Parcel | Use | Ownership | Status |
|------------|--------------------------|---------------------------------|---|
| Lot 1B | Drive Thru-Bank | Canvas Bank | Use Constructed/Operating |
| Lot 2 | Car Wash | Viper Holdings | Site Plan and Civil Approved – Building Permit Ready – Construction not yet started |
| Lot 3 | Medical Facility | Porter Care Adventist Health | No Submittals to date |
| Lot 4 | Convenience Store/Gas | WDG Founders, LLC | Use Constructed/Operating |
| Lot 5 | Vacant | Linden Partners (PLC Entity) | Vacant – on the Market |
| Lot 6 | Medical Office | Founders MOB | Submittals to Town in Process |

Founders Crossing Values

| Lot/Parcel | Use | Ownership | Sales Price | Asking Price |
|------------|--------|--------------------------------------|-------------|--------------|
| Lot 1A | Sold | Canvas Bank | \$909,319 | |
| Lot 3 | Sold | Porter Care Adventist Health Systems | \$917,500 | |
| Lot 5 | Vacant | Linden Partners (Feinberg Entity) | | \$790,240 |
| Lot 6 | Sold | Founders MOB | \$600,000 | |
| | | | \$2,426,819 | \$790,240 |
| | | | | |
| | | | \$2,426,819 | |
| | | | \$790,240 | |
| | | | \$3,217,059 | |

Development Activities for Poplar

- Plats and FDPs approved by the Town which included Poplar
- Easements for water lines, sewer lines and detention approved by the Town on Poplar
- Construction Drawings which included Poplar
- Detention pond development on Poplar
- Transfer of School Site to Town from Poplar for Potential School use
- Vacation of Castle Oaks Drive along entire northern boundary of Poplar
- Expenditure of substantial costs (\$770,000) on physical improvements that benefited the future development of Poplar

Thank You!

