

**Project Summary Ledge Rock Center Metropolitan Districts
Proposed Uses and Property Information**

The following is a project summary that includes a description of the mix of uses to be included in the Project, the proposed square footage of new retail uses, estimated revenue generation, an illustration of the Project layout, an estimate and general description of the public improvement costs required to support the Project. A separate timeline for the development and absorption of the uses proposed within the Project are summarized below, but also contained in the financial plans for the Districts

1. Commercial Property. Acreage: approximately 124.657 acres

- a. 750,000 square feet of retail space, absorption of 125,000 sf/year from 2022-2027
- b. Value: \$200 per sf. Total actual value \$150,000,000
Total assessed value: \$55,567,459 in 2029
- c. Sales Estimated: \$300 per unit being resulting in \$225,000,000 in retail sales.
- d. Future Inclusion Area: approximately 88.804 acres, all commercial property includes Town Parcel, Park and Ride Area and 7.1 acres to be used for hotel/conference center, estimated value of hotel parcel \$25,000,000 actual value, \$277,778 assessed value
- e. Public Improvements projected: \$152,054,812 for all commercial property

Retail East: 35.8 Acres; 5 pad lots 30,000 SF; retail building 204,000 SF
Subtotal retail building 234,000 SF

Retail West: Town Parcel/FI Area 1: 79.3 Acres; 5 pad lots 42,000 SF; retail building 480,000
Subtotal retail building 522,000 SF

FI Area 3: 7.1 Acres; 2 hotel buildings, building area 35,000 SF, 219 units

2. Multi-Family Residential. Acreage: approximately 50.773 acres

- a. 1,218,000 square feet of multi-family residential apartments, 1,008 units total.
Absorption of 168 multi-family units/year from 2022-2027
- b. Value: \$300,000 per unit. Total actual value \$302,400,000
Total assessed value \$24,113,865 in 2030
- c. Public Improvements projected: \$18,914,916 for multi-family residential property

North Apartments: 25.3 Acres; 6 buildings; 84 units per building; 504 total units
Apartment footprint 25,000 SF area 100,000 SF
Clubhouse 7,000 SF
Storage footprint 13,000 SF area 39,000 SF

South Apartments: 25.5 Acres; 6 buildings; 84 units per building; 504 total units
Apartment footprint 25,000 SF area 100,000 SF
Clubhouse 7,000 SF
Storage footprint 13,000 SF area 39,000 SF

3. Single Family Residential. Acreage: approximately 61.336 acres

- a. 175 single-family residential units, absorbing of 44 units per year.
- b. Value: \$450,000 per unit. Total Actual value \$78,750,000
Total assessed value: \$5,975,171 in 2027
- c. Public Improvements projected: \$6,899,428 for single-family residential property

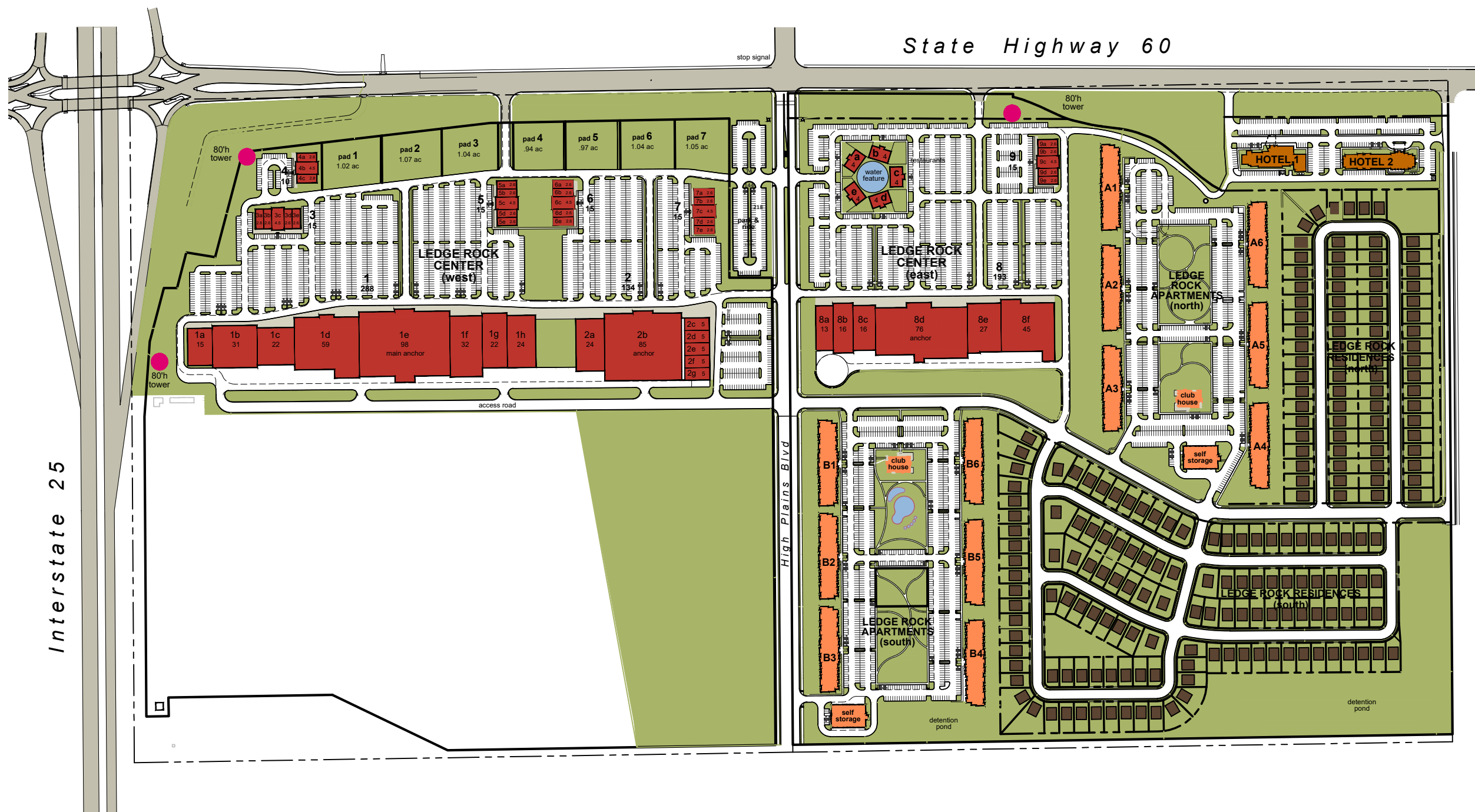
North Homes: 21.1 Acres; 57 lots; 3.7 units per acre;
South Homes: 40.2 Acres; 118 lots; 2.9 units per acre

Additional Project Construction

Property located adjacent to I-25 and Hwy 60 with Town Parcel (future inclusion area 1) of approximately 79.276 acres anticipated to be included into District No. 2 shortly after formation upon closing and transfer to the Developer for the purposes of financing and constructing commercial public improvements and common areas for parking and retail areas. A future inclusion area for the proposed park and ride 90 potential spaces (future inclusion area 2) consists of approximately 2.5 acres. An additional future inclusion area (future inclusion area 3) of 7.1 acres which could consist of commercial and retail space containing between 25,000 and 50,000 square feet of hotel and conference center property estimated to be \$25,000,000 in value.

Overall Development Land Area:	236.8 acres
Ledge Rock Center Commercial District:	124.7 Acres
Ledge Rock Center Residential District No. 1:	50.773 Acres (multi-family)
Ledge Rock Center Residential District No. 2:	61.336 Acres (single-family)

See attached updated site plan and development map.



I	COMMERCIAL DISTRICT	124.7 acres
A	EAST RETAIL:	
	pad restaurants	20 k
	retail bldgs.....	208 k
	total	228 k
		35.8 acres
	Future Inclusion Area 3:	
	2 hotels (219 units)	35 k
		7.1 acres
B	WEST RETAIL:	
	Future Inclusion Area 1:	
	pad lots (7)	42 k
	retail bldgs	492 k
	total sf	534 k
		79.3 acres
	Future Inclusion Area 2:	
	Park & Ride facility	
		2.5 acres
II	MULTIFAMILY DISTRICT	50.8 acres
A	NORTH APARTMENTS:	
	# buildings	6
	units/bldg	84
	total units	504
	apt bldg (25k/floor)	100 k
	apt bldg total (x6)..	600 k
	clubhs sf	7 k
	self-stor bldg (13k)	39 k
	total	646 k
		25.3 acres
B	SOUTH APARTMENTS:	
	# buildings	6
	units/bldg	84
	total units	504
	apt bldg (25k/floor)	100 k
	apt bldg total (x6)..	600 k
	clubhs sf	7 k
	self-stor bldg (13k)	39 k
	total	646 k
		25.5 acres
III	SINGLE FAMILY DISTRICT	61.3 acres
A	NORTH SINGLE FAMILY:	
	# lots/homes	78
	units / acre	4.4
		17.8 acres
B	SOUTH SINGLE FAMILY:	
	# lots/homes	118
	units / acre	2.9
		40.2 acres
IV	TOTAL DEVELOPMENT	236.8 acres

Ledge Rock Center

SEC of State Hwy 60 & I-25, Johnstown, Colorado

Overall Site Plan 
August 20, 2021

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting