Quincy Lane
1296 W. Quincy Ave.
Englewood, CO

Metropolitan Residential Advisors
December 14th, 2015
Project Team

- Metropolitan Residential Advisors: Developer – Michael Warren

- Wagner Architectural Team: Architect – Doug Wagoner & Kirk Stathes

- Phelps Engineering: Civil Engineering – Lonny Phelps
Metropolitan Residential Advisors & Affiliates History

• Principal: Peter A. Kudla

• Established Beacon Hill Investments, Inc. in March of 1984, Metropolitan Homes, Inc. In June of 1994, Metropolitan Residential Advisors, Inc. In April of 2009.

• Business: Develop, Build & Manage

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<td>Condominiums</td>
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MRA & Metropolitan Homes
Similar Neighborhood Developments
We have built 37 projects in 9 Municipalities

- 1997 Grant Ranch: Condominiums, Townhomes and SFR Patio Homes, For Sale - Bowles & Wadsworth, Denver, CO
- 1997 Bella Vista: 50 Single Family Patio Homes, For Sale – Dry Creek & S. Colorado Blvd, Centennial, CO
- 2001 Star Pass: 120 Single Family Patio Homes, For Sale – Arapahoe & Gartrell (E470), Aurora, CO
- 2002 Mayfair at Lowry: 120 Townhomes and Condominiums, For Sale – 2nd & Quebec, Denver, CO
- 2004 Lowry N.W. Neighborhood: 56 Single Family Residences, For Sale – 8th & Quebec, Denver, CO
- 2005 Lowry Heights: 32 Condominiums, For Sale – 11th & Quebec Denver, CO
Vallagio Neighborhood
Awarded DRCOG
(Denver Regional Council of Governments)

• “Transit Oriented Development of the Year 2007”

• “Live, Work, Play Neighborhood of the Year 2011”
Our Vision - Quincy Lane
(Currently Referred to as Englewood Estates)

Commitment to
“Neighborhood Enhancement”
Observations from Neighborhood and Market Research

- Respect for Jason Park – Highly Respected and Used
- Strong sense of Pride in the Neighborhood – An established community with Pride of Ownership and Well Maintained Homes.
- Limited Supply of Diversified Housing
- Transition Zone from Adjacent Industrial Corridor to the Established Residential Neighborhood
Neighborhood Goals & Objectives

- Create an Enhancement to the Neighborhood
- Maintain the Character and Context of the Community
- Respectful of High Quality Architectural Design
- Responsible Density & Site Development
- Accommodate Sufficient Guest Parking and Incorporate 3 Car Attached Garage Product
- Deliver Quality Market Rate Homes
Process - Overview

- July 2015 – Initiated research site, market, demographics, supply/demand
- Fall 2015 – Series of meetings with City of Englewood Planning and Staff
- October 2015 – Team selected and initiated design options for site
- November 2015 – DRT Meeting held with City of Englewood to determine feasibility of proposed development
- December 2015 – Team working on revisions per DRT Comments and Neighborhood response
- December 14th, 2015 – City Council Study Session
- December 29th, 2015 – Neighborhood Meeting: 7PM @ Englewood Rec. Center
1296 W Quincy Ave.
QUINCY LANE
SITE PLAN

1296 W. QUINCY AVE.
ENGLEWOOD ESTATES
SUBDIVISION
ENGLEWOOD, COLORADO
METROPOLITAN HOMES
BUILDER

- 12 SINGLE FAMILY
  ATTACHED HOMES
- 3 CAR GARAGES PER
  HOME
- 25 ON-SITE GUEST
  PARKING SPACES
- LOW MAINTENANCE
  COVENANT CONTROLLED
  NEIGHBORHOOD

CHART: MICHAEL WALLE
970-758-7400
Product Elevation

QUINCY LANE
GRAND VIEW, WILLIAMS \& KARLEN

- 12% W QUINCY AVE.
- ENGLEWOOD ESTATES SUBDIVISION
- ENGLEWOOD, COLORADO
- METROPOLITAN HOMES BUILDER

- 12 SINGLE FAMILY ATTACHED HOMES
- 1600 SF - 1850 SF
- 3 BEDROOM - 2 1/2 BATHROOM
- VAULTED CEILINGS
- 3-CAR ATTACHED GARAGE
- LARGE MASTER SUITE WALK-IN CLOSET
- LARGE MASTER BATH
- PRICE RANGE: $575,000 - $425,000
Questions?

Thank You
Quincy Lane
Englewood, CO

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December 14th, 2015