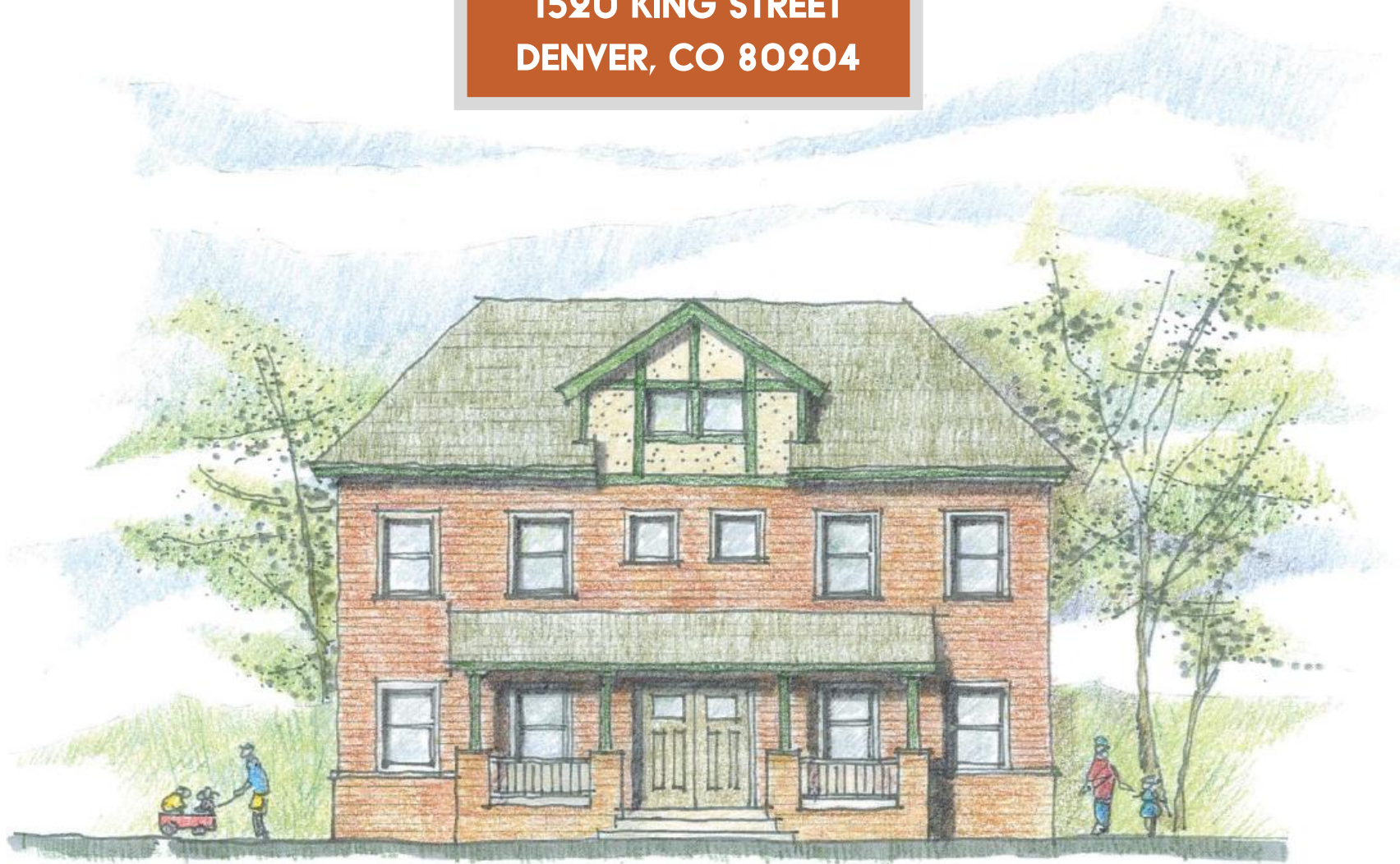


1520 KING STREET
DENVER, CO 80204



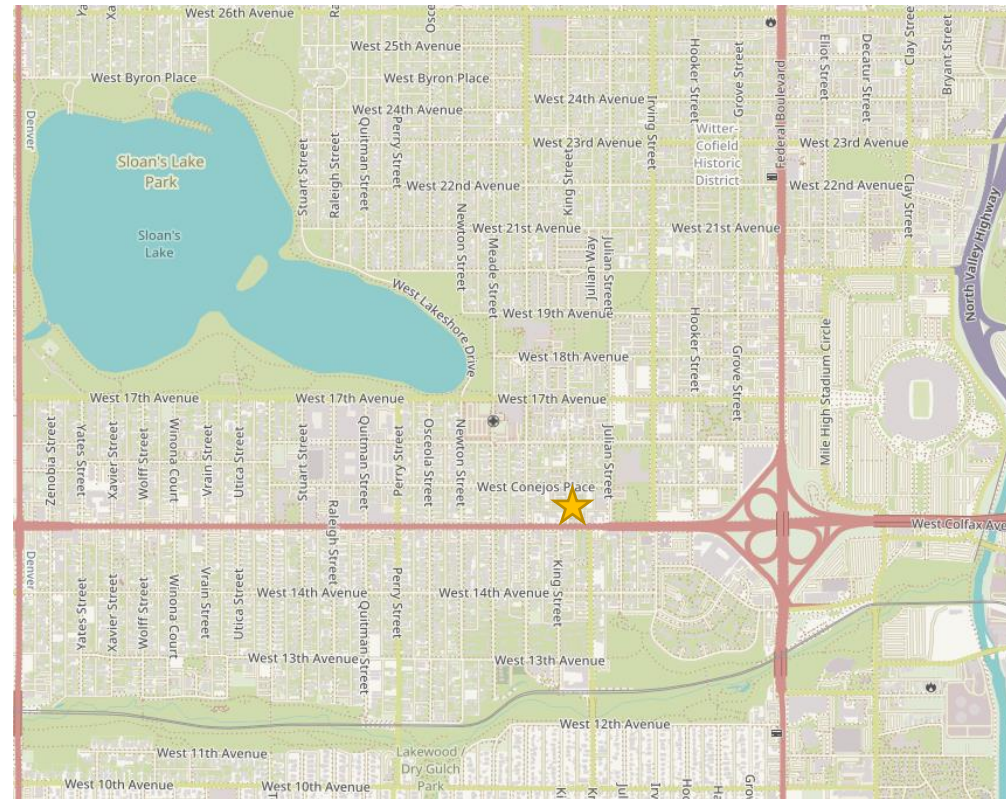
SINGLE FAMILY HOME PLAN

CO-OWNCO.COM/DENVER/KING-STREET-HOME

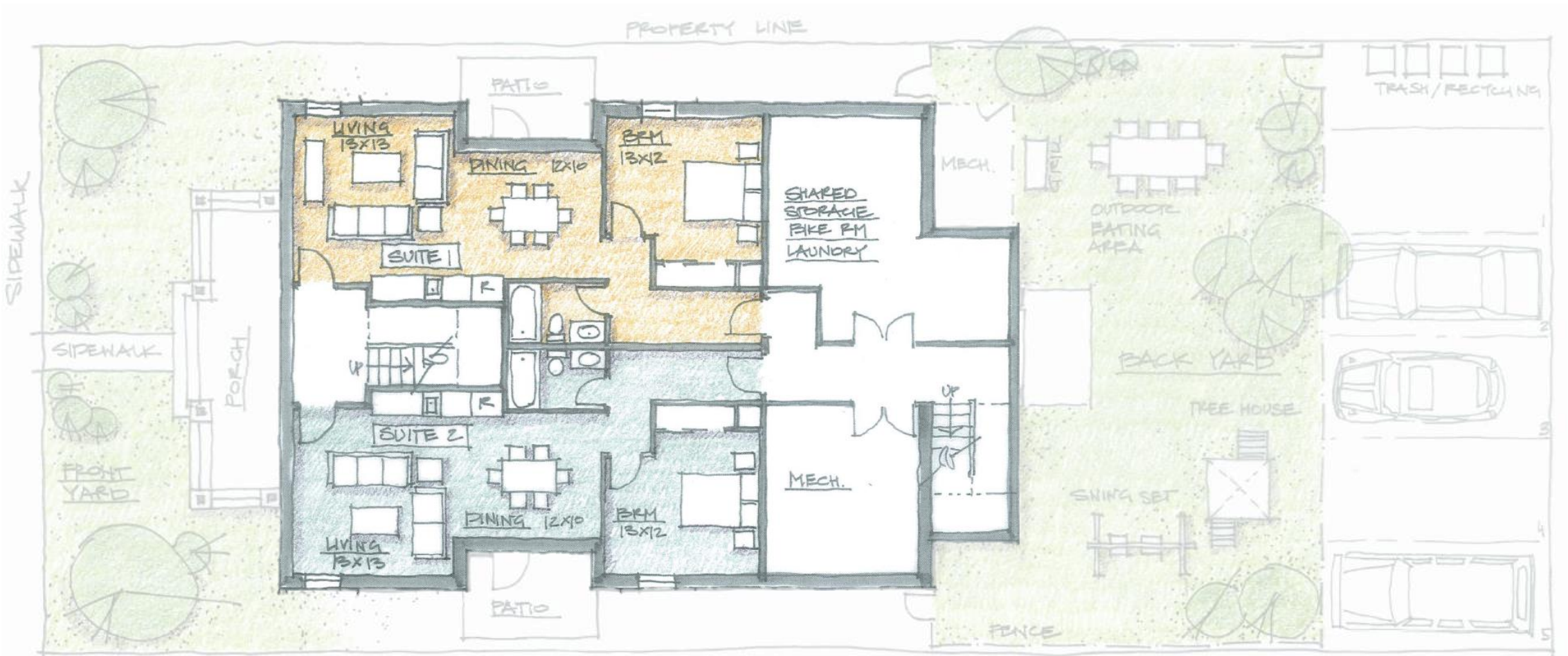
NEIGHBORHOOD

Our King St. project has been designed by local architects to fit seamlessly into its dynamic west Denver neighborhood. This “single-family home” design incorporates the largest suite, which features one or more bedrooms, a dining room, kitchenette, and a private living room. This house has shared amenity space on the top floor, with a large shared kitchen, dining area, living space, library, and kids’ nook. The basement includes shared storage space, bike room, and laundry. A large front and back yard provide all of the space included with a typical single-family house.

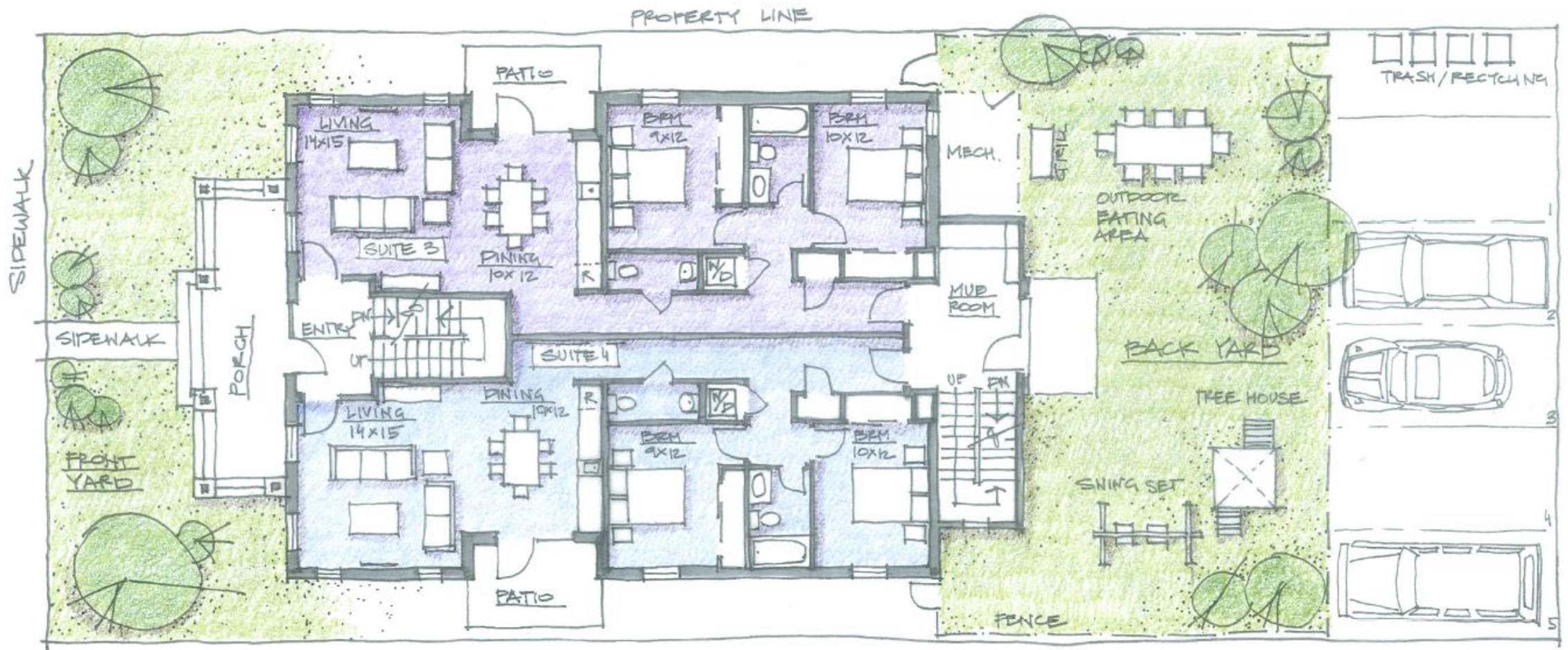
- Denver’s West Colfax neighborhood sits on rolling hills immediately west of downtown, with stunning views of both the mountains and the city.
- Denver’s 2nd largest park, which surrounds picturesque Sloan’s Lake, is only a few blocks away, providing plenty of opportunities to walk the dog or stroller, or go for a relaxing bike ride.
- To the south, lies Lakewood Gulch Park, Dry Gulch Park, and Paco Sanchez Park, a series of wonderful parks connecting locals to downtown Denver parks, paths, and bikeways.
- Shopping and dining is only a few blocks, situated along West Colfax Avenue and Sloan’s Lake.
- Popular and frequent bus service runs along the West Colfax Avenue corridor and light rail runs between Golden and downtown Denver along Dry Gulch.



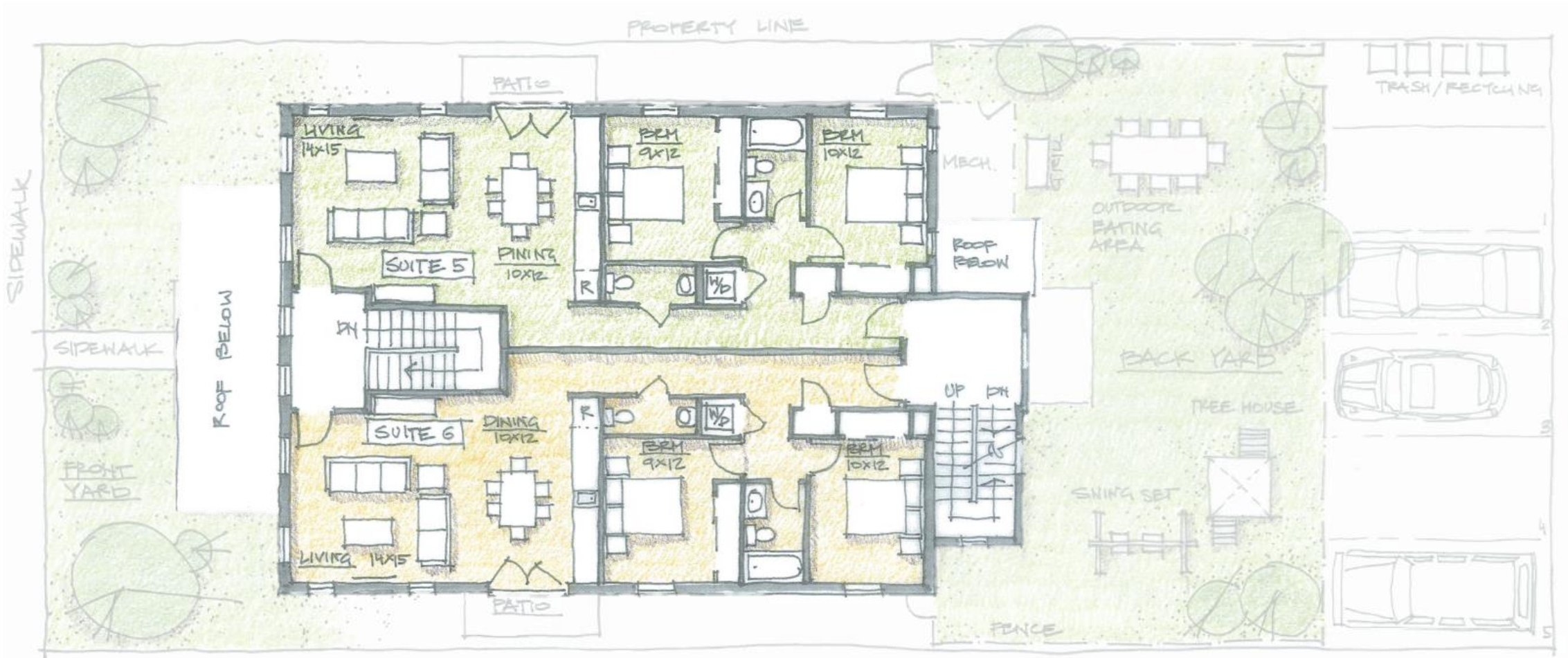
BASEMENT



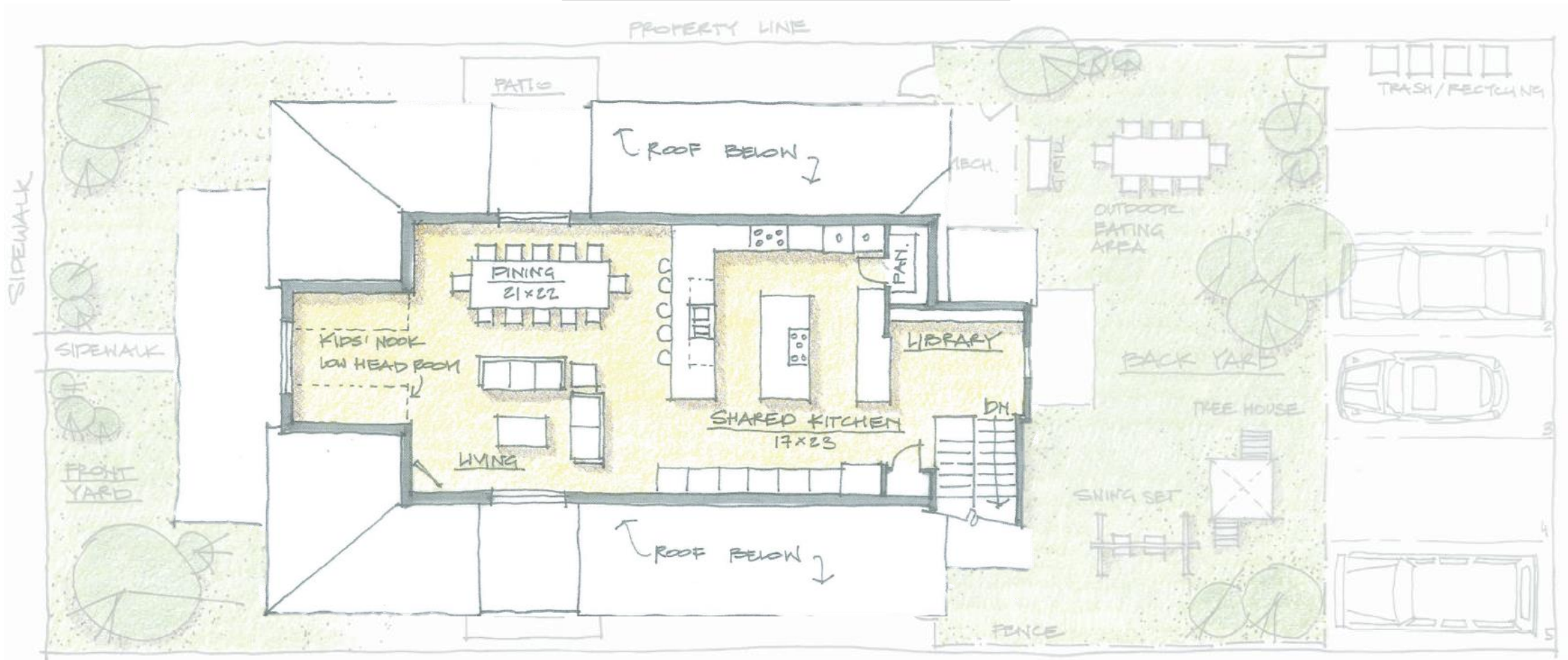
GROUND FLOOR



2ND FLOOR



3RD FLOOR



FEATURES

- Single-family units, approximately 2,700 square feet each
- Private bedroom(s) + bath suites and coffee bars for each owner
- Full access to shared living rooms, dining areas, co-working space, and outdoor amenities
- Traditional brick exteriors, which are maintenance-free and will last hundreds of years
- Shared on-site electric cars, powered by solar energy, allowing for a 'net-zero' lifestyle
- Fenced-in yards for dogs
- A backyard playground (if appropriate)
- State of the art energy features, and optimal quality indoor air and water systems
- Exposed brick walls that help block heat and noise transfer
- Solar photovoltaic panels (3kWh + array per unit), providing most of your electrical power
- Exterior 220 plugs for electric car charging
- High efficiency electric water heaters
- High efficiency electric VRF heating and cooling systems
- Energy efficient appliances including a low water, front-loading washing machine
- Energy monitoring systems
- Ceiling fans and LED lighting throughout
- Underfloor heating systems in the basement
- Terrazzo concrete floors throughout
- Low VOC (volatile organic compounds) finishes throughout, including low VOC cabinets, finishes and paint
- Exposed, open web steel trusses and a floor-to-floor shaft that allows for quick technology updating