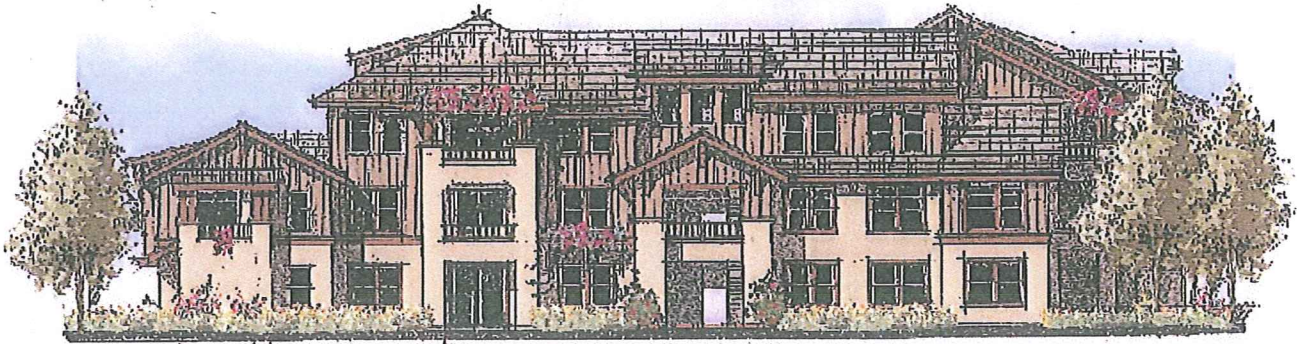


THOMPSON | DORFMAN

URBAN RESIDENTIAL DEVELOPMENT



CAÑADA VISTA

One, Two & Three Olive Court, Redwood City, CA 94061

- Description:** A 60-unit apartment community on 2.75 net acres composed of:
15 one-bedroom/one-bath units from 740 to 825 square feet (renting from ~\$975 to ~\$1,025)
8 one-bedroom/one-bath plus den units with 860 square feet (renting from ~\$1,075 to ~\$1,125)
29 two-bedroom/two-bath units from 990 to 1210 square feet (renting from ~\$1,225 to ~\$1,325)
8 three-bedroom/two-bath with 1270 square feet (renting from ~\$1,525 to ~\$1,600)
- Location:** Located on the southeast quadrant of the Cañada College campus
- Start of Construction:** April 2009
First Occupancy: July 2010
Completion Date: August 2010
- Unit Features:** Attached garages (30% of units have direct access)
(all units) Deluxe kitchens with gas stove and Energy Star appliances including refrigerators
Full size washer/dryer
Central air conditioning
9-foot ceilings and large windows
Private entries and private patios or balconies
Wired for computer and Internet access
Individual utility meters to encourage conservation
- Community Amenities:** Walking distance to campus classrooms and facilities as well as public transit
Community building with catering kitchen, multi-purpose room, and library
Well-landscaped grounds with native drought-tolerant plants and drip irrigation system
Panoramic views of coastal hills, Silicon Valley, and San Francisco Bay
Environmentally sustainable design and construction; reuse of surplus parking area
- Development Budget:** Hardcost: \$12,180,000 (\$203k/unit; \$209/NRSF)
Total: \$14,590,000 (\$243k/unit; \$250/NRSF)
- Client:** San Mateo County Community College District
Developer: Education Housing Partners, LLC, an affiliate of Thompson | Dorfman Partners, LLC
Architect: KTG Y Group, Inc. – Irvine, CA (949) 851-2133
Contractor: Segue Construction, Inc. – Pleasanton, CA (925) 931-1750
Landscape Architect: Gates & Associates – San Ramon, CA (925) 736-8176
Civil Engineer: BKF Engineers – Walnut Creek, CA (925) 940-2200
Structural Engineer: L.S. Mason & Associates – Lafayette, CA (925) 283-8805
Color Consultant: Bruce S. Hilliam – San Bruno, CA (650) 583-0394

THOMPSON | DORFMAN PARTNERS, LLC

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