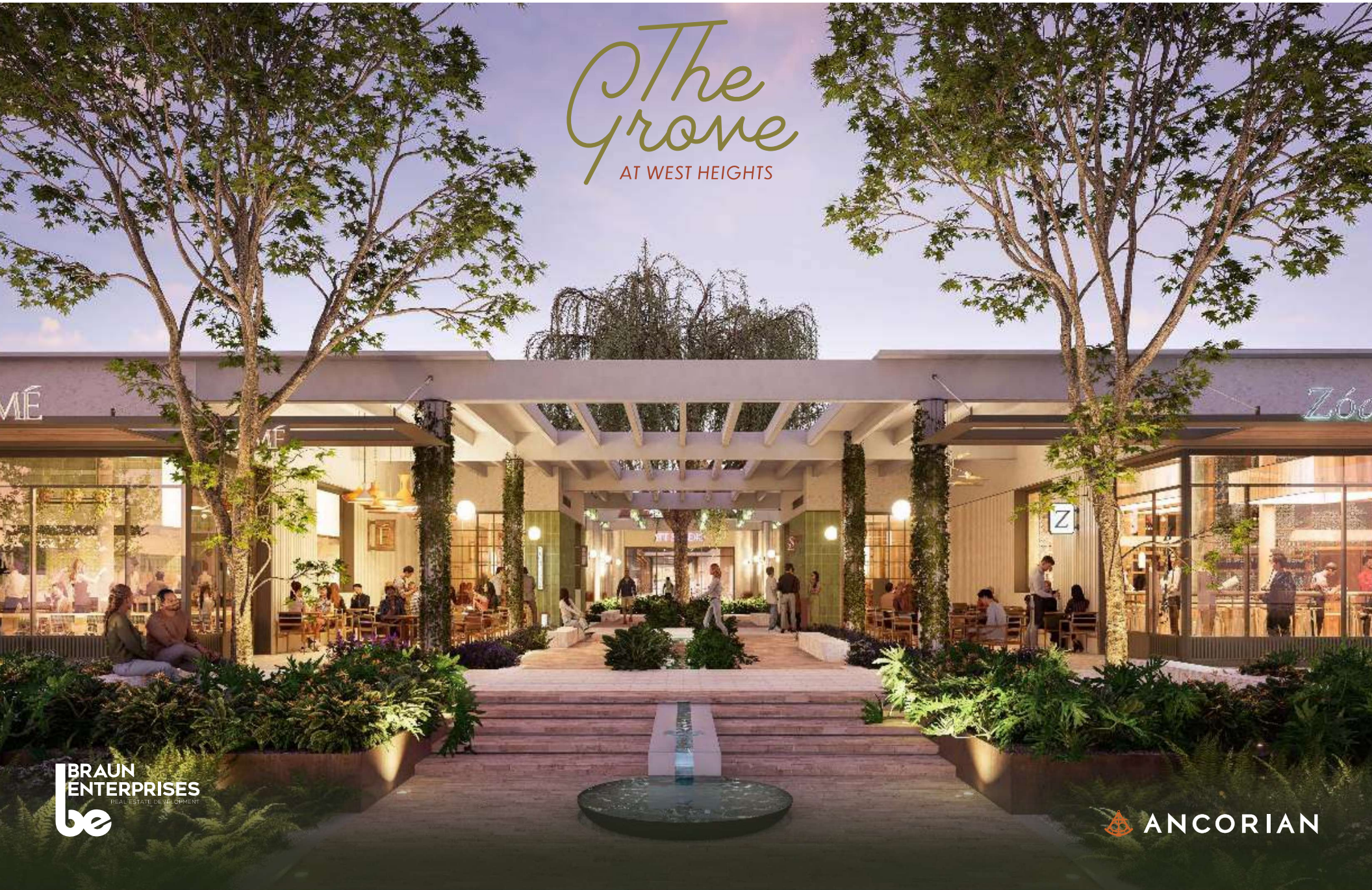


The Grove

AT WEST HEIGHTS



BRAUN
ENTERPRISES
REAL ESTATE DEVELOPMENT
be

 **ANCORIAN**

Site Plan



The Grove at West Heights will meet the demand of the supply-constrained west Heights submarket. The Timbergrove / Lazybrook submarket provides the same residential density and demographics of the Heights proper and The Grove is being developed to serve this market with rents 25% below Heights market rents.

Site Plan (Continued)

The Grove
AT WEST HEIGHTS



Design Aesthetics

by Michael Hsu Office Of Architecture

The
Grove
AT WEST HEIGHTS



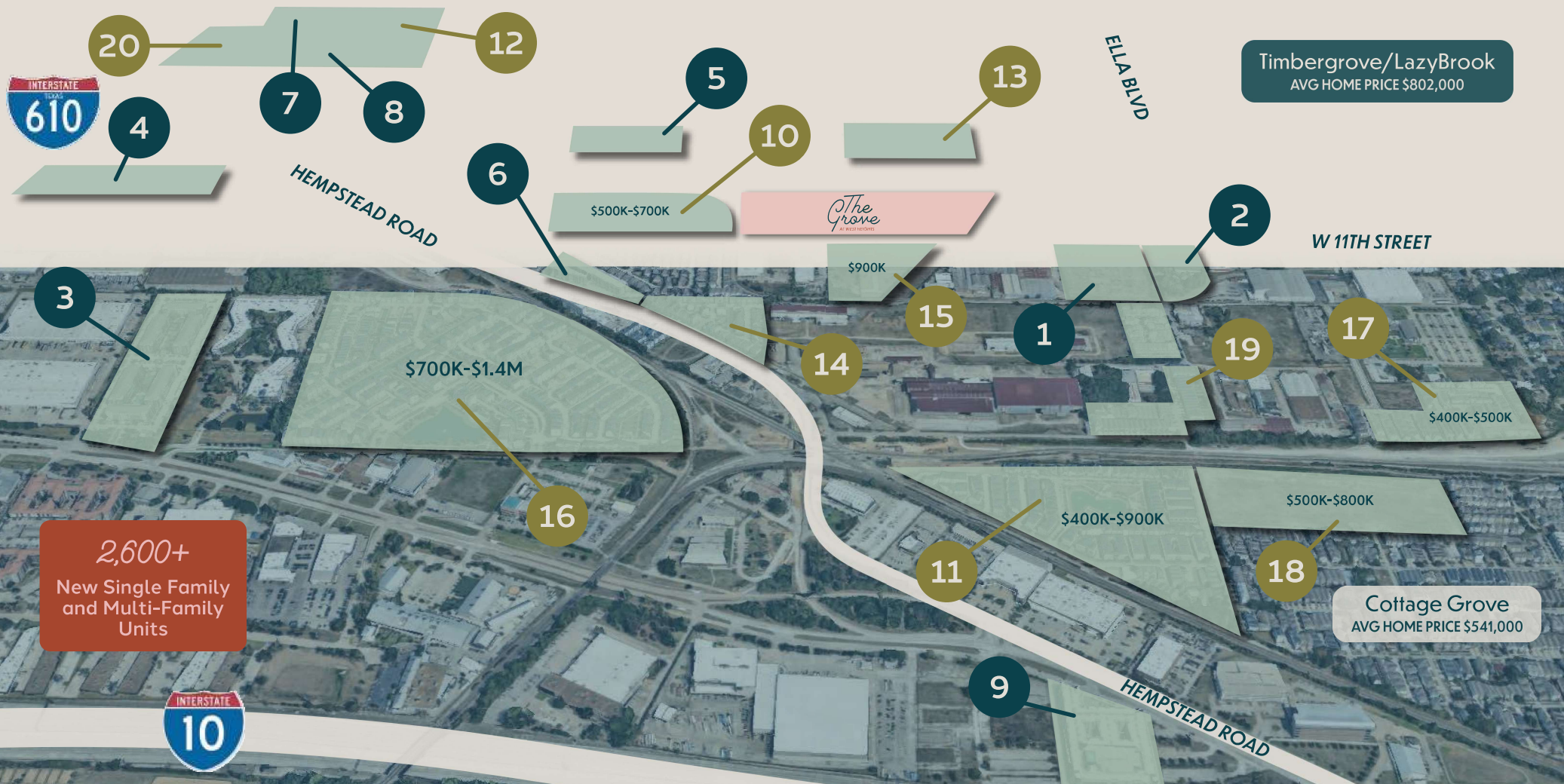
Neighborhood

MULTIFAMILY

- 1. Westgrove - McNair Interests - 371 Units
- 2. Lenox Timbergrove - OHT Partners - 293 Units
- 3. Viridian Design District - 394 Units
- 4. Artistry Design District - 400 Units
- 5. Smart Living - 240 Units
- 6. Somerset Lofts - 120 Units
- 7. Campanile on Minimax - 117 Units
- 8. Timbergrove Station - 342 Units
- 9. Broadstone Memorial Park - 358 Units

SINGLE FAMILY RESIDENCES

- 10. Timbergrove Trails
- 11. Intown Homes
- 12. Timbergrove Village
- 13. Intown Homes
- 14. Reserve at Washington
- 15. Intown Homes
- 16. Hines Somerset Green
- 17. Citychoice Homes
- 18. Cottage Grove Phase II
- 19. Intown Home
- 20. Crossing at Timbergrove



Neighborhood - Close Up

The Grove
AT WEST HEIGHTS



Retail

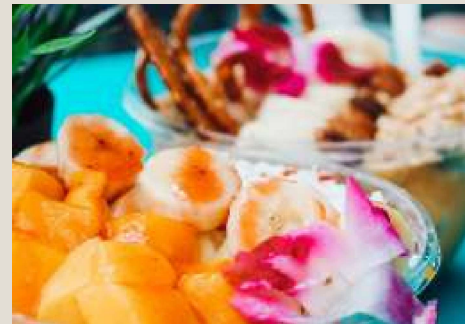
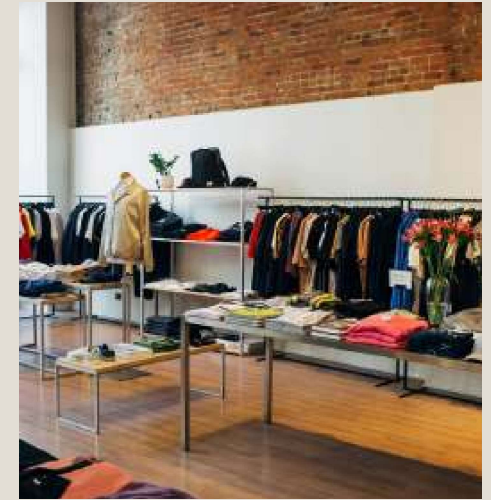
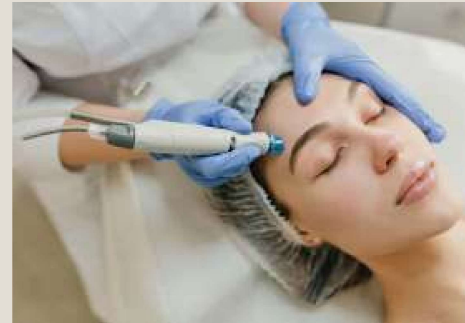


Early movers in the West Heights submarket include Prime 131, Facet 7, Cactus Cove, Salon Per Se, Drip Bar, Tom James, Slowpokes and Vitacca School for Dance. The area has been a retail desert for years and pioneers of the submarket will benefit from prime locations along the highly desirable 11th Street- the Heights primary east / west commercial corridor.

The Vision

Restaurant, retail relaxation

The Grove
AT WEST HEIGHTS



Drive Times



DEMOGRAPHICS		
2 MILE	5 MILE	10 MILE
AVERAGE HH INCOME		
\$200,773	\$165,350	\$121,998
POPULATION		
59,335	476,907	1,573,612
MEDIAN AGE		
35.6	36.8	35.3





