

## Red Cove Village

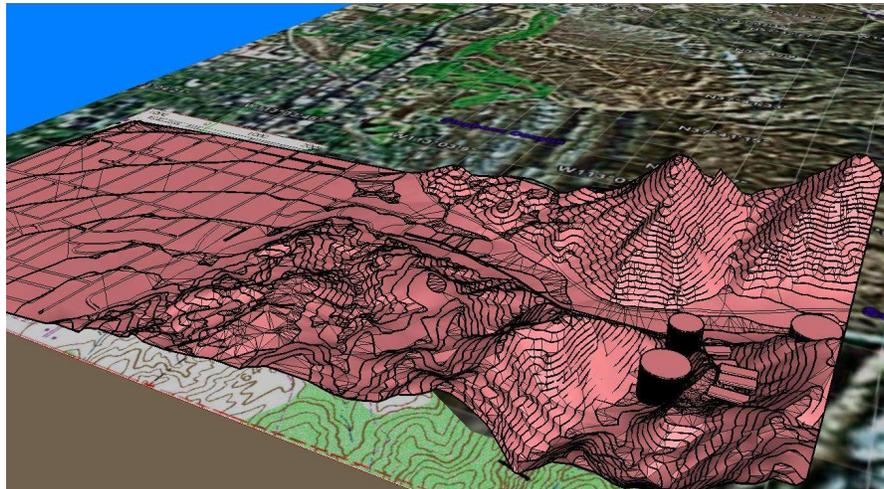
### The Next Step in Sustainable Community

The first of the baby boomers turn 60 this year, and in a world of accelerating change, nothing will surpass the change wrought upon the fabric of our society by the lifestyle adaptations this group will adopt as they move into their retirement years. Herein is the opportunity for Red Cove Village to act as a catalyst for positive change in the efficiency and sustainability of our future communities and built environments. And as industry leaders increasingly understand; what makes good environmental sense makes good business sense. This is what makes Red Cove Village such an exciting new model for 21<sup>st</sup> century property investment.

Residential towers are the hottest building type in the construction industry today. High density high-rise condominiums and apartment buildings are booming in many major US cities; Manhattan, DC, Miami, Las Vegas, Los Angeles, and Seattle among them. Increasingly, these residences are part of a larger, mixed use development. These projects regularly sell out quickly, often before construction is complete, to an expanding clientele that has lost interest in that old American dream of a single family house in the suburbs.

This group is looking for convenience and amenities that are increasingly hard to come by in the suburbs; convenient access to shopping and entertainment venues, freedom from maintenance requirements, with deluxe recreation facilities and sophisticated social functions just an elevator ride away. The clientele for the lifestyle represented here is certainly not limited to baby-boomers and retirees, but this group does represent a huge demographic shift in people quick to embrace such a lifestyle. One can easily envision a demand for this lifestyle outside of the heavy urban environment where, to date, such projects are almost exclusively found.

Red Cove Village represents a planned community development of the future, but it is a small, manageable and appropriate step into the future, a step built upon current, well documented and highly successful high-density residential and mixed use building projects.



## **Red Cove Village**

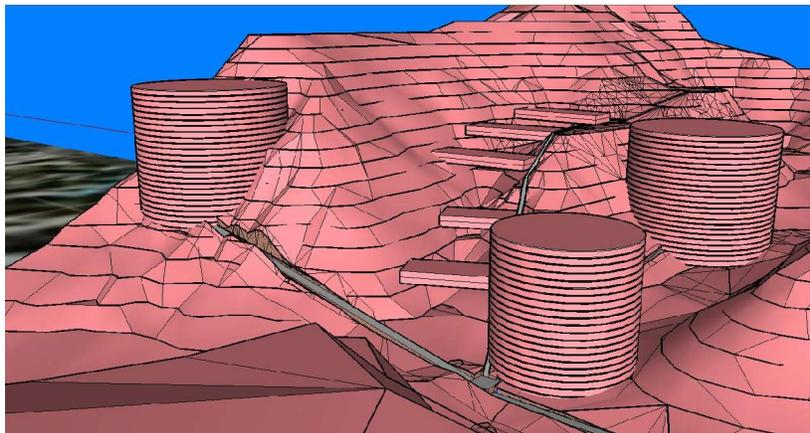
A sustainable mixed use community development project located adjacent to Cedar City, Utah, and featuring:

- facilities designed to support a contemporary, convenient and active lifestyle
- high rise towers with 300 ultra-modern residential units
- energy efficient and sustainable design
- a small boutique, '60s style hotel of 50 rooms
- an indoor/outdoor mall and food court
- a luxury spa and fitness center with spectacular views
- a community plaza with swimming pools, meeting facilities, game rooms and oasis restaurant
- an expansive lobby tying all towers together with state of the art meeting and business facilities
- 500,000 square feet of office space with advanced communications facilities
- a six-theater cineplex
- a 5 star restaurant
- easy access to an 18 hole golf course
- 6 tennis courts, with indoor racquet ball and handball courts
- public transportation (eventually something like a monorail) tying the complex together with downtown Cedar City

## **Sustainability is Good Business**

Red Cove Village is a much needed model for sustainable community development and lifestyle. Aspects of the green program for Red Cove include:

- platinum level LEED certification, unprecedented for a complex of this type (LEED is the most commonly accepted standard by which aspects of sustainability are measured)
- minimal impact to the surrounding environment
- high density complex with a small footprint
- state of the art energy efficient design
- solar augmentation for electrical and hot water
- self contained water and waste treatment
- water collection
- environmental stewardship of immediate and surrounding natural environment



### **Current Project Status**

The land parcel to site Red Cove Village has been researched and appraised and is ready for purchase for approximately \$200,000 - \$250,000. A couple of preliminary schematic designs have been generated. Schematic design and design development are part of the Phase 1 development, which will include:

#### Phase 1

- land purchase
- ongoing feasibility studies and land surveys
- schematic design, concepts development, renderings and animations
- design development of selected scheme
- schematic design through contract documents for Phase 2 construction
- coordination with Cedar City government, planning commission and building department officials
- commence public relations activity
- secure funding for Phase 2

#### Phase 2

- construction of sales office, model units, demonstration site
- final design and contract documents for Phase 3
- secure funding for Phase 3

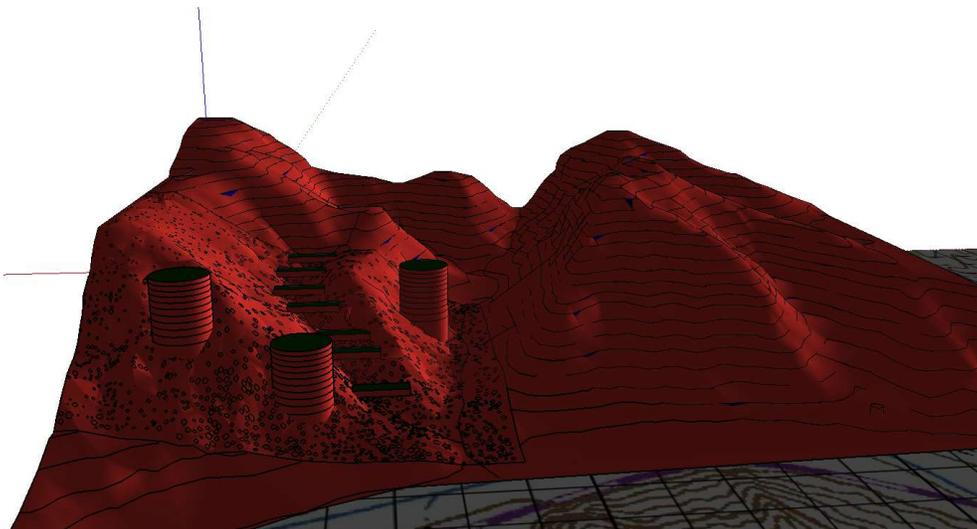
#### Phase 3

- project construction
- sales activities

### **Current Investment Opportunity**

W3D is currently seeking an investment partner to kickoff Phase 1 of the Red Cove Village project. The investment required to implement this phase is \$400,000 - \$500,000.

Full details of this project and the investment opportunity will be provided on request.



Prepared by;

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Walden 3-D, Inc.  
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### **About Walden 3-D, Inc. (W3D): Designing Responsive Environments**

It is the mission of W3D to enable the implementation of advanced, sustainable, and responsive built environments to accommodate the evolution of community. The Firm provides planning, design, construction and operations management services on a consulting basis to select clients, ranging from large urban planning commissions to small private developers. The Firm also initiates and manages its own real estate development projects. W3D has developed a unique toolkit of data analysis programming and information-based design processes to facilitate the implementation of such built environments. This intellectual property provides robust tools to the Firm's clients, helping to mitigate risk and facilitate the success of their projects.

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