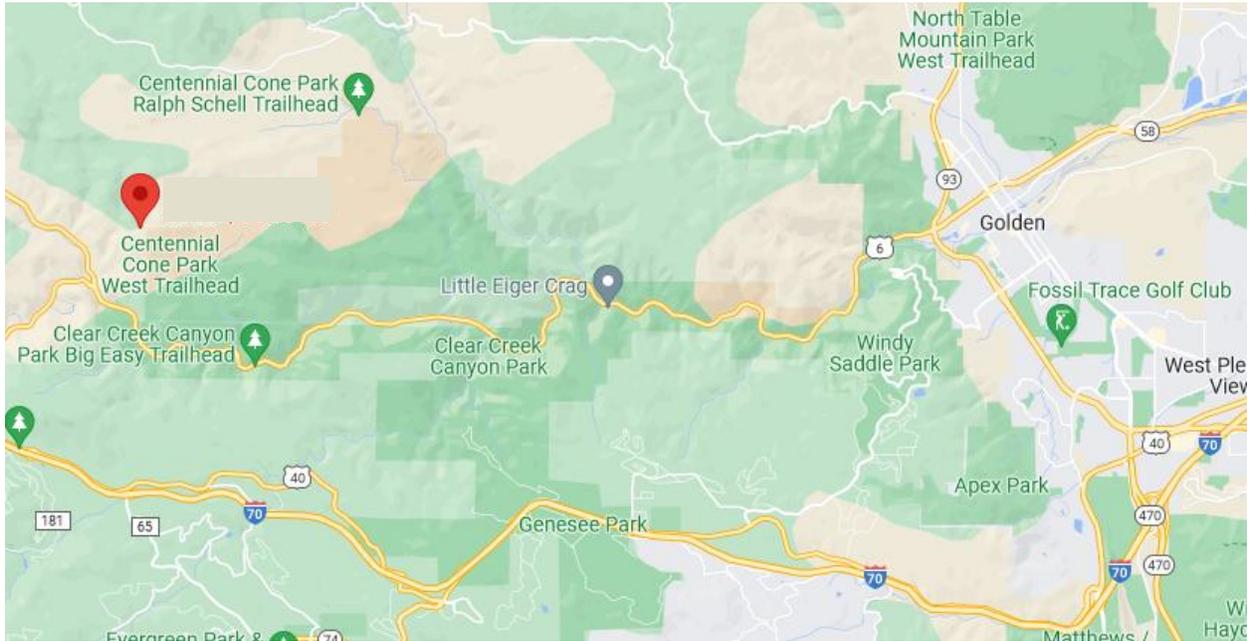


Executive Summary

Integral Estate Services, LLC is interested in investing in the purchase and restoration of the single family residential real estate property (the property) described further in this document.

The property is nestled against a rocky forest towards the crest of a wonderfully scenic natural hill at over five thousand six hundred feet above sea level. Less than twenty miles from the center of Golden Colorado and incredibly near to fantastic fishing, hiking, skiing and scores of outdoor spaces. School bus route nearby, great area to raise kids!



The property boasts spectacular scenery with a smart and thoughtful design that provides for various viewing areas.



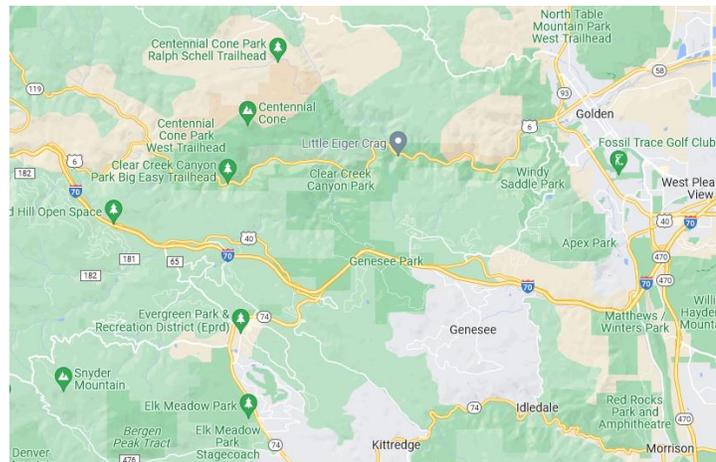
Photos by Jefferson County Colorado Assessor and Google Maps

Property Profile

Location

The property is located at the Colorado Rockies foothills with endless outdoors activities.

- Golden Gate Canyon neighborhood
- minutes from major roads
- less than 20 miles from city center
- less than 20 minutes to schools
- just over 11 miles to Walmart
- less than 20 miles from grocery stores
- near Red Rocks Park and Amphitheatre
- near Loveland Ski Area
- near Winter Park Resort
- minutes from fishing shops and rivers
- nearby rafting and hiking



NOTE: maps obtained from Google Maps

Property Dimensions Overview

Total listed space is 2,210sqft with approximately 75% living space (~1,667sqft). The property was previously published with a total of approximately 1820sqft living space. County assessed with shed, single car connected garage, and double-car detached garage with overhead storage/work space. County assessments are described below.

General dimensions estimates:

- livable space: 1667sqft
- finished basement: 320sqft
 - non-conforming room and utility room
- Connected one car garage: 318sqft

Extra Features:

- Original shed, Residential use: 84sqft
- Original Detached two car garage: 586sqft
 - siding and roof have been replaced

Assumptions and Detailed Dimensions

The following assumptions have been made:

- no major foundation/structural damage
- no lead paint or asbestos within property
- electricity meets county code
- plumbing meets county code
- no zoning issues; check fireplace/chimney

Sub-Areas	Area-SQFT	Structural Elements by Unit	# Units
Basement Garage	318	3/4 Bath (3 fixture)	1.0
Basement Total	543	Bedroom (Above Grade)	3.0
Deck	388	Fireplace (Above Grade)	1.0
Detached Garage	586	Full Bath+K+L	1.0
First Floor	983	Nbr of Dwelling Units	1.0
Out Shed	84		
Second Floor	684		