

SHARE PRICES & MONTHLY FEES



*Premium Features on select units based on design attributes and locations. Additional costs apply for one or more of the following features:
 1 = 1st Floor with 10 Foot Ceilings, 2 = Corner Unit, 3 = Enlarged Terrace/Balcony, 4 = Top Floor, 5 = 18 Foot Vaulted Ceilings.

FLOOR PLANS	UNIT #	TYPE	SQ. FT. [™]	PREMIUM FEATURES	SHARE PURCHASE PRICES [°]	MONTHLY FEES [†]
ODYSSEY I	103	1BR/1BA	970	1	\$192,300	\$1,659
ODYSSEY I	203	1BR/1BA	970		\$184,300	\$1,659
ODYSSEY I	303	1BR/1BA	970		\$184,300	\$1,659
ODYSSEY I	403	1BR/1BA	970	1	\$189,800	\$1,659
ODYSSEY II	210	1BR/1BA	1,085		\$206,150	\$1,855
ODYSSEY II	310	1BR/1BA	1,085		\$206,150	\$1,855
ESSENCE	318	1BR/1BA+DEN	1,205		\$228,950	\$2,061
ESSENCE	418	1BR/1BA+DEN	1,205	3 & 4	\$241,950	\$2,061
EXPEDITION	110	2BR/1BA	1,215	1	\$238,850	\$2,078
EXPEDITION	410	2BR/1BA	1,215	4	\$236,350	\$2,078
EPOCH I	215	2BR/2BA	1,225		\$232,750	\$2,095
EPOCH I	315	2BR/2BA	1,225		\$232,750	\$2,095
EPOCH I	415	2BR/2BA	1,225		\$238,250	\$2,095
EPOCH II	219	2BR/2BA	1,265		\$240,350	\$2,163
EPOCH II	319	2BR/2BA	1,265		\$240,350	\$2,163
EPOCH II	419	2BR/2BA	1,265	4	\$245,850	\$2,163
EPOCH III	217	2BR/2BA	1,280		\$243,200	\$2,180
EPOCH III	317	2BR/2BA	1,280		\$243,200	\$2,180
EPOCH III	417	2BR/2BA	1,280	4	\$248,700	\$2,180
EPOCH IV	105	2BR/2BA	1,285	1	\$252,150	\$2,197
EPOCH IV	109	2BR/2BA	1,285	1	\$252,150	\$2,197
EPOCH IV	205	2BR/2BA	1,285		\$244,150	\$2,197
EPOCH IV	209	2BR/2BA	1,285		\$244,150	\$2,197
EPOCH IV	305	2BR/2BA	1,285		\$244,150	\$2,197
EPOCH IV	309	2BR/2BA	1,285		\$244,150	\$2,197
EPOCH IV	405	2BR/2BA	1,285	4	\$249,650	\$2,197
EPOCH IV	409	2BR/2BA	1,285	4	\$249,650	\$2,197

FLOOR PLANS	UNIT #	TYPE	SQ. FT. [~]	PREMIUM FEATURES	SHARE PURCHASE PRICES ^o	MONTHLY FEES [†]
EPOCH V	106	2BR/2BA	1,340	1	\$262,600	\$2,291
EPOCH V	121	2BR/2BA	1,340	1	\$262,600	\$2,291
EPOCH V	123	2BR/2BA	1,340	1	\$262,600	\$2,291
EPOCH V	206	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	221	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	223	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	306	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	321	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	323	2BR/2BA	1,340		\$254,600	\$2,291
EPOCH V	406	2BR/2BA	1,340	4	\$260,100	\$2,291
EPOCH V	421	2BR/2BA	1,340	4	\$260,100	\$2,291
EPOCH V	423	2BR/2BA	1,340	4	\$260,100	\$2,291
EPOCH VI	111	2BR/2BA	1,385	1	\$271,150	\$2,368
EPOCH VI	211	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VI	311	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VI	411	2BR/2BA	1,385	4	\$268,650	\$2,368
EPOCH VI+	220	2BR/2BA	1,400		\$266,000	\$2,394
EPOCH VI+	320	2BR/2BA	1,400		\$266,000	\$2,394
EPOCH VI+	420	2BR/2BA	1,400	4	\$271,500	\$2,394
EPOCH VII	107	2BR/2BA	1,385	1	\$271,150	\$2,368
EPOCH VII	207	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VII	222	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VII	307	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VII	322	2BR/2BA	1,385		\$263,150	\$2,368
EPOCH VII	407	2BR/2BA	1,385	4	\$268,650	\$2,368
EPOCH VII	422	2BR/2BA	1,385	4	\$268,650	\$2,368
VENTURE I	124	2BR/2BA+DEN	1,405	1	\$278,450	\$2,403
VENTURE I+	102	2BR/2BA+DEN	1,425	1	\$278,750	\$2,437
VENTURE I+	202	2BR/2BA+DEN	1,425		\$270,750	\$2,437
VENTURE I+	302	2BR/2BA+DEN	1,425		\$270,750	\$2,437
VENTURE I+	402	2BR/2BA+DEN	1,425	4	\$276,250	\$2,437

FLOOR PLANS	UNIT #	TYPE	SQ. FT. [~]	PREMIUM FEATURES	SHARE PURCHASE PRICES [°]	MONTHLY FEES [†]
VENTURE II	224	2BR/2BA+DEN	1,405		\$266,950	\$2,403
VENTURE II	324	2BR/2BA+DEN	1,405		\$266,950	\$2,403
VENTURE II	424	2BR/2BA+DEN	1,405	4	\$272,450	\$2,403
VENTURE III	104	2BR/2BA+DEN	1,470	1	\$287,300	\$2,514
VENTURE III	108	2BR/2BA+DEN	1,470	1	\$287,300	\$2,514
VENTURE III	204	2BR/2BA+DEN	1,470		\$279,300	\$2,514
VENTURE III	208	2BR/2BA+DEN	1,470		\$279,300	\$2,514
VENTURE III	304	2BR/2BA+DEN	1,470		\$279,300	\$2,514
VENTURE III	308	2BR/2BA+DEN	1,470		\$279,300	\$2,514
VENTURE III	404	2BR/2BA+DEN	1,470	4	\$284,800	\$2,514
VENTURE III	408	2BR/2BA+DEN	1,470	4	\$284,800	\$2,514
VENTURE IV	100	2BR/2BA+DEN	1,500	1, 2 & 3	\$301,500	\$2,565
VENTURE IV	126	2BR/2BA+DEN	1,500	1, 2 & 3	\$303,200	\$2,565
VENTURE IV	200	2BR/2BA+DEN	1,500	2 & 3	\$293,500	\$2,565
VENTURE IV	226	2BR/2BA+DEN	1,500	2 & 3	\$293,500	\$2,565
VENTURE IV	300	2BR/2BA+DEN	1,500	2 & 3	\$293,500	\$2,565
VENTURE IV	326	2BR/2BA+DEN	1,500	2 & 3	\$293,500	\$2,565
VENTURE IV	400	2BR/2BA+DEN	1,500	2, 3, 4 & 5	\$306,500	\$2,565
VENTURE IV	426	2BR/2BA+DEN	1,500	2, 3, 4 & 5	\$306,500	\$2,565
VENTURE V	113	2BR/2BA+DEN	1,575	1 & 2	\$312,250	\$2,693
VENTURE V	213	2BR/2BA+DEN	1,575	2	\$304,250	\$2,693
VENTURE V	313	2BR/2BA+DEN	1,575	2	\$304,250	\$2,693
VENTURE V	413	2BR/2BA+DEN	1,575	2 & 4	\$317,250	\$2,693

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ESTORIA
COOPERATIVE LAKEVILLE

FLOOR PLANS	UNIT #	TYPE	SQ. FT. [≈]	PREMIUM FEATURES	SHARE PURCHASE PRICES [⊖]	MONTHLY FEES [†]
VENTURE VI	125	2BR/2BA+DEN	1,575	1, 2 & 3	\$315,750	\$2,693
VENTURE VI	225	2BR/2BA+DEN	1,575	2	\$304,250	\$2,693
VENTURE VI	325	2BR/2BA+DEN	1,575	2	\$304,250	\$2,693
VENTURE VI	425	2BR/2BA+DEN	1,575	2, 4 & 5	\$315,250	\$2,693
VENTURE VII	101	2BR/2BA+DEN	1,675	1, 2 & 3	\$334,750	\$2,864
JOURNEY	201	3BR/2BA+DEN	1,765	2	\$340,350	\$3,018
JOURNEY	301	3BR/2BA+DEN	1,765	2	\$340,350	\$3,018
JOURNEY	401	3BR/2BA+DEN	1,765	2, 4 & 5	\$353,350	\$3,018

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≈In a continuous effort to improve our product and due to construction, actual dimensions vary. Estoria Cooperatives reserves the right to change specifications and dimensions. Share prices (⊖) and monthly fees (†) are estimated and could be subject to change based on final project costs. Share prices do not include upgrades, total cost may vary based on betterments and improvements.

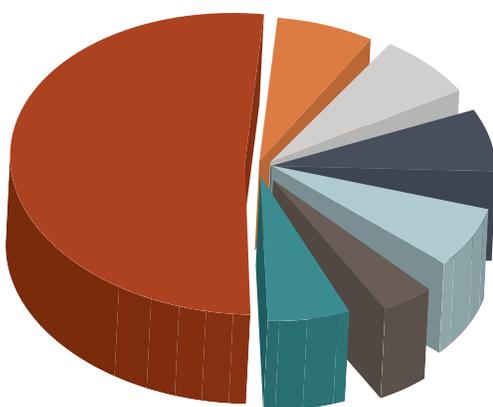
COOPERATIVES: A UNIQUE FORM OF OWNERSHIP AT A GLANCE

MEMBERSHIP PURCHASE

The purchase of a share provides a membership in the cooperative, one share per home. There are two primary costs associated with membership: the share price and the monthly fee.

The share price is the purchase price and is set at 40%-60% of the share value, which keeps cooperative homes reasonably priced compared to single family homes, townhomes, or condominiums priced at full market value.

SAMPLE MONTHLY FEE BREAKOUT



MONTHLY FEE

The monthly fee includes a pro-rata share of the cooperative's master mortgage, property taxes, reserves, and building insurance. Other operating costs, such as internal and external maintenance, gas heat, water, sewer, garbage removal, bulk rate TV and internet service, and secured underground parking are also included. Electricity, phone, and homeowners insurance are the member's responsibility.