



PRELIMINARY PRICING

FLOOR PLANS	TYPE	# OF UNITS	SQ.FT.*	SHARE PURCHASE PRICE/RANGES [Ⓞ]	MONTHLY FEE/RANGES [†]
ODYSSEY I	1BR/1BA	4	970	\$161,270 - \$185,791	\$1,517 - \$1,660
ODYSSEY II	1BR/1BA	2	1,085	\$180,380 - \$207,823	\$1,697 - \$1,857
ESSENCE	1BR/1BA+DEN	2	1,205	\$200,330 - \$230,802	\$1,885 - \$2,063
EXPEDITION	2BR/1BA	2	1,215	\$202,000 - \$232,718	\$1,900 - \$2,081
EPOCH I	2BR/2BA	3	1,225	\$203,660 - \$234,634	\$1,916 - \$2,097
EPOCH II	2BR/2BA	3	1,250	\$207,820 - \$239,424	\$1,955 - \$2,140
EPOCH III	2BR/2BA	3	1,250	\$207,820 - \$239,424	\$1,955 - \$2,140
EPOCH IV	2BR/2BA	8	1,285	\$213,640 - \$246,129	\$2,010 - \$2,200
EPOCH V	2BR/2BA	12	1,340	\$222,780 - \$256,666	\$2,097 - \$2,295
EPOCH VI	2BR/2BA	8	1,385	\$230,260 - \$265,287	\$2,167 - \$2,371
EPOCH VII	2BR/2BA	8	1,385	\$230,260 - \$265,287	\$2,167 - \$2,371
VENTURE I	2BR/2BA+DEN	5	1,425	\$236,910 - \$272,950	\$2,229 - \$2,440
VENTURE II	2BR/2BA+DEN	3	1,425	\$236,910 - \$272,950	\$2,229 - \$2,440
VENTURE III	2BR/2BA+DEN	8	1,470	\$244,390 - \$281,561	\$2,301 - \$2,518
VENTURE IV	2BR/2BA+DEN	8	1,500	\$249,380 - \$287,308	\$2,347 - \$2,569
VENTURE V	2BR/2BA+DEN	4	1,575	\$261,850 - \$301,677	\$2,464 - \$2,697
VENTURE VI	2BR/2BA+DEN	4	1,575	\$261,850 - \$301,677	\$2,464 - \$2,697
VENTURE VII	2BR/2BA+DEN	1	1,575	\$278,470 - \$320,835	\$2,620 - \$2,869
JOURNEY	3BR/2BA+DEN	3	1,765	\$293,440 - \$338,067	\$2,761 - \$3,022

ⓄPremium features available on select units based on design attributes and location. Estimated additional costs to apply: \$5,000 to \$19,000. Level (1st and 4th only), corner unit, enlarged terrace/balcony, and vault (4th level only).

*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.

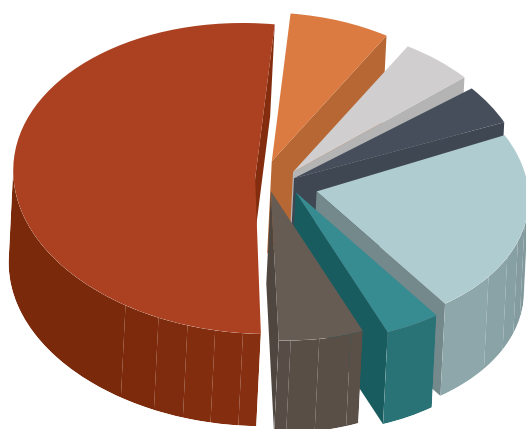
COOPERATIVES: A UNIQUE FORM OF OWNERSHIP AT A GLANCE

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



- 60% PRINCIPAL, INTEREST, AND MORTGAGE INSURANCE
- 5% ADMINISTRATIVE
- 6% OPERATING
- 10% MAINTENANCE
- 9% TAX AND INSURANCE
- 6% REPLACEMENT RESERVE
- 3% OPERATING RESERVE
1% SUPPLEMENTAL RESERVE

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.

