

SHARE PRICES & MONTHLY FEES



◆Premium features on select homes are based on design attributes and location. Additional costs apply for one or more of the following features: 1 - Level (1st and 4th only), 2 - Corner home, 3 - Enlarged terrace/balcony, 4 - Vault (4th level only).

*Epoch VII = 3D Virtual Model and Venture V = 3D Rendering

FLOOR PLANS	TYPE	# OF UNITS	SQ. FT. [™]	SHARE PURCHASE PRICES [°]	MONTHLY FEES [†]
ODYSSEY I	1BR/1BA	4	970	\$184,300	\$1,659
Odyssey I - Premium Pricing by Unit is Included in Share Price: 103° - \$192,300 • 403° - \$189,800					
ODYSSEY II	1BR/1BA	2	1,085	\$206,150	\$1,855
ESSENCE	1BR/1BA+DEN	2	1,205	\$228,950	\$2,061
Essence - Premium Pricing by Unit is Included in Share Price: 418° - \$241,950					
EXPEDITION	2BR/1BA	2	1,215	Premium Pricing Below	\$2,078
Expedition - Premium Pricing by Unit is Included in Share Price: 110° - \$238,850 • 410° - \$236,350					
EPOCH I [°]	2BR/2BA	3	1,225	\$232,750	\$2,095
Epoch I - Premium Pricing by Unit is Included in Share Price: 415° - \$238,250					
EPOCH II	2BR/2BA	3	1,265	\$240,350	\$2,163
Epoch II - Premium Pricing by Unit is Included in Share Price: 419° - \$245,850					
EPOCH III	2BR/2BA	3	1,280	\$243,200	\$2,189
Epoch III - Premium Pricing by Unit is Included in Share Price: 417° - \$248,700					
EPOCH IV	2BR/2BA	8	1,285	\$244,150	\$2,197
Epoch IV - Premium Pricing by Unit is Included in Share Price: 105°, 109° - \$252,150 • 405°, 409° - \$249,650					
EPOCH V	2BR/2BA	12	1,340	\$254,600	\$2,291
Epoch V - Premium Pricing by Unit is Included in Share Price: 106°, 121°, 123° - \$262,600 • 406°, 421°, 423° - \$260,100					
EPOCH VI	2BR/2BA	4	1,385	\$263,150	\$2,368
Epoch VI - Premium Pricing by Unit is Included in Share Price: 111° - \$271,150 • 411° - \$268,650					
EPOCH VI PLUS	2BR/2BA	3	1,400	\$266,000	\$2,394
Epoch VI Plus - Premium Pricing by Unit is Included in Share Price: 420° - \$271,500					
EPOCH VII*	2BR/2BA	7	1,385	\$263,150	\$2,368
Epoch VII - Premium Pricing by Unit is Included in Share Price: 107° - \$271,150 • 407°, 422° - \$268,650					
VENTURE I	2BR/2BA+DEN	1	1,405	Premium Pricing Below	\$2,403
Venture I - Premium Pricing by Unit is Included in Share Price: 124° - \$278,450					
VENTURE I PLUS	2BR/2BA+DEN	4	1,425	\$270,750	\$2,437
Venture I Plus - Premium Pricing by Unit is Included in Share Price: 102° - \$278,750 • 402° - \$276,250					

FLOOR PLANS	TYPE	# OF UNITS	SQ. FT.™	SHARE PURCHASE PRICES [Ⓔ]	MONTHLY FEES [†]
VENTURE II	2BR/2BA+DEN	3	1,405	\$266,950	\$2,403

Venture II - Premium Pricing by Unit is Included in Share Price: 424° - \$272,450

VENTURE III	2BR/2BA+DEN	8	1,470	\$279,300	\$2,514
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Venture III - Premium Pricing by Unit is Included in Share Price: 104°, 108° - \$287,300 • 404°, 408° - \$284,800

VENTURE IV	2BR/2BA+DEN	8	1,500	Premium Pricing Below	\$2,565
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Venture IV - Premium Pricing by Unit is Included in Share Price: 100° - \$301,500 • 126° - \$303,500
200°, 226°, 300°, 326° - \$293,500 • 400°, 426° - \$306,500

VENTURE V*	2BR/2BA+DEN	4	1,575	Premium Pricing Below	\$2,693
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Venture V - Premium Pricing by Unit is Included in Share Price: 113° - \$312,250 • 213°, 313° - \$304,250 • 413° - \$317,250

VENTURE VI	2BR/2BA+DEN	4	1,575	Premium Pricing Below	\$2,693
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Venture VI - Premium Pricing by Unit is Included in Share Price: 125° - \$315,750 • 225°, 325° - \$304,250 • 425° - \$317,250

VENTURE VII	2BR/2BA+DEN	1	1,675	Premium Pricing Below	\$2,864
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Venture VII - Premium Pricing by Unit is Included in Share Price: 101° - \$334,750

JOURNEY	3BR/2BA+DEN	3	1,765	Premium Pricing Below	\$3,018
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Journey - Premium Pricing by Unit is Included in Share Price: 201°, 301° - \$340,350 • 401° - \$353,350

∞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.

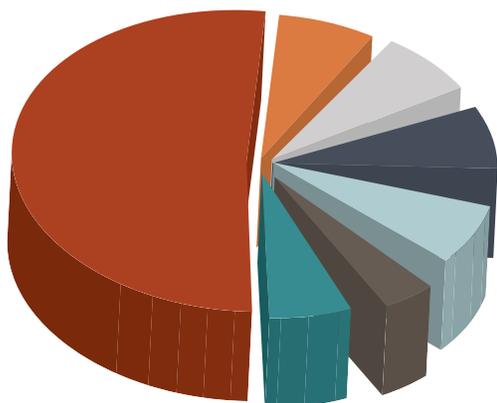
COOPERATIVES: A UNIQUE FORM OF OWNERSHIP AT A GLANCE

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
- 10% MAINTENANCE
- 9% TAX AND INSURANCE
- 6% OPERATING
- 6% REPLACEMENT RESERVE
- 5% ADMINISTRATIVE
- 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.