



Washington Village Current Development Plans

January 1, 2010

With the dawning of the New Year, the time is right to move ahead with the first phase of construction at Washington Village. Construction costs are at a ten year low as are interest rates for construction financing, and by moving ahead we will lower the site carrying cost and the project risk.

Washington Village is being developed under Wonderland's Streamlined Cohousing Development open book model where community members participate in design and development decisions and invest in their future neighborhood.

The Washington Village community currently has over 20 members of which 11 have invested in the project to date and 6 have expressed interest in purchasing a market rate unit. Although the real estate market in Boulder is just beginning to recover, we have recently been getting more interest and serious inquiries about the project and the community.

Financing of any type is currently very challenging. Fortunately, because we have the historic school building we have a good opportunity to begin the project in a phased sales and financing plan. This can enable us to start the project with as few as four or five committed market rate buyer members willing to go ahead now.

In order to entice market rate members to invest and purchase in Phase One and to reward them for the extra commitment and risk, we have structured a very attractive pricing and discounting program for those that choose to purchase one of the historic loft units in the school or to invest in a custom single family home site. You can learn more about the pricing in the Phase One Plan and the additional discounts offered for early buyers from a Wonderland representative.

Please call or email us at wonderland if you have any questions or comments on these plans for moving forward.

Jim Leach

Founder of Wonderland Hill Development Company