

ECO LifeStyle Village on Ridge



A Village combining retail, entertainment and living all within easy walking distances

It's not just a home; it's a LifeStyle that makes the best Impression.

Welcome to an easy, comfortable, and uncomplicated world. Living in the high technology condominiums that make up The Residences you'll have more time to do all the things you love because life's necessities and luxuries are close at hand. The Village shops, parks, restaurants and businesses mingle happily with your new home. Once you settle in and meet your neighbors, become a regular at your favorite local hangout. You will quickly discover that you're part of a community with some of the area's best shopping, dining, and grocery store, all just a few steps from your door. With its mix of urban snap and neighborhood charm, ECO LifeStyle Village is where you will want to own your nest.

Developer ECO LifeStyle Developments new creation will be on display in the next summer with the announcing of ECO LifeStyle Village, a \$190 million mixed-use project in the growing Chicago IL suburban area of Northwest Indiana. The project will feature 1056 Condominiums and 45,000 sq. ft. of office space atop 86,000 sq. ft. of shops in a town center project, complete with a public square.

Experts predict that over the next 50 years, vertical mixed-use projects could become the predominant configuration in older, built-out suburban cities with set boundaries. Michael Beyard, senior resident fellow at the Urban Land Institute in Washington, D.C., suggests that developers will redevelop aging strip malls along prime commercial corridors into vertical mixed-use projects, which will translate into reinvestment and



expanded tax bases for the communities. "These projects will continue to happen because of today's rapidly growing metro areas," he says. "The trend is inevitable."

Condos with one bedroom and bath offered from only **\$99,000** pre construction price.

The images are conceptual and not necessarily the developments final designs or layout. Prices and design can change at anytime.

Sample Condominium Floor plans



1 Bedroom / 1 Bath

Suite Type A1, Approximately 709 Square Feet
Note: Every residence is unique. Actual floor plan and square footage may vary.



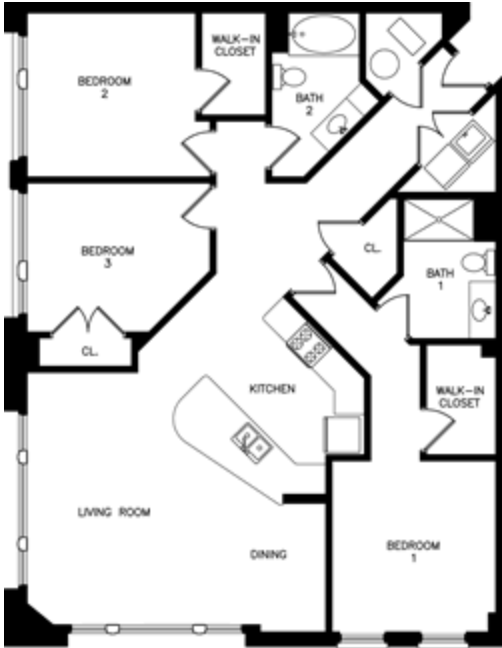
1 Bedroom / 1 Bath (w/Den)

Suite Type B1, Approximately 863 Square Feet
Note: Every residence is unique. Actual floor plan and square footage may vary.



2 Bedroom / 2 Bath

Suite Type C1, Approximately 1,066 Square Feet
Note: Every residence is unique.. Actual floor plan and square footage may vary.



3 Bedroom / 2 Bath

Suite Type D6, Approximately 1,406 Square Feet

Note: Every residence is unique. Actual floor plan and square footage may vary.

Resident Amenities

ECO LifeStyle Village Resident LifeStyle Impressions Rewards Program

ECO LifeStyle Village offers a variety of services to assist you in today's busy lifestyle. Studies show that approximately 62% of today's workers spend more than 40 hours a week on the job. The average person now works an extra month per year compared with 20 years ago.

When you call ECO LifeStyle Village home, you will be surrounded by beauty and pampered with indulgence. From the breathtaking year around atrium Island themed pool, to the cafes, restaurants and shops the life you deserve will be built into every inch of the 45-acre paradise. Live Life in Style knowing you have access to all of this:

- ⌚ A year round two acre pool and amenities atrium that will feature lush, garden-like flourishes that surround a spacious lagoon-style sand beach swimming pool, cabanas, the *ECO Bar* for poolside snacks, putting green and 1/4 mile jogging track
- ⌚ A pet-friendly lake and stream side park and the *Sit-in Theater*, perfect for watching movies under the stars – winter skating
- ⌚ Conveniently located Town Center street-level retail, market, gourmet coffee, deli and bakery
- ⌚ Chic on-site restaurants
- ⌚ Business center with meeting facilities, video-conferencing and clerical services
- ⌚ Harmony Club with fully equipped fitness center, banquet and meeting spaces
 - Package Acceptance
 - Notary Services
 - DVD Library (available on loan)
 - Table Tennis Equipment (available on loan)
 - Executive Business Center
 - Community Events Center

- Private Meeting Rooms
- ① A luxurious full-service spa
- ① Guard 24-hour security; concierge services; valet parking; and assigned covered parking
- ① Monthly Newsletter
- ① 24 Hour Emergency Maintenance
- ① Weekly Pest Control
- ① A Variety of ECO LifeStyle Village Sponsored Resident Activities and Services

The Resident ECO LifeStyle Impressions Club Rewards Program at ECO LifeStyle Village can assist you from little projects to big ones. From assistance with everyday tasks to valuable discounts on a variety of services.

With your LifeStyle Impressions Club Card, you can also receive valuable discounts at participating Town Center restaurants, stores, and area attractions.

Experience the Resident LifeStyle Impressions Club Rewards Program at ECO LifeStyle Village, and experience the ECO LifeStyle Homes difference.

The ECO LifeStyle Impressions Game

ECO LifeStyle Village Management will reward our residents (On the ECO Rent to Own Plan) who pay their rent on time. When you pay your rent on time 3 months in a row, you are eligible to play the LifeStyle Impressions Game!

Calendar of Events

ECO LifeStyle Village will have a wide variety of monthly events including Adult Socials, Themed Parties, Holiday Parties, Kid's Fun Clubs and Movie Nights. Refer to the monthly calendar for additional information.

Save Money and Rent Too (S.M.A.R.T.)

Now you can save money towards the purchase of a new home while you rent!!

The Save Money and Rent Too program (S.M.A.R.T.) allows ECO LifeStyle Village residents to earn equity toward a new home. Saving for your home has never been easier!

ECO LifeStyle Village has partnered with reputable, well known builders of quality construction to provide you the opportunity to use a percentage of your rent towards fulfilling the All American Dream of home ownership. For a list of our "frequently asked questions" contact your ECO LifeStyle Village Sales Consultant.

ECO LifeStyle Village (Town Center)

The traditional Town Center of ECO LifeStyle Village will be the vibrant heart of the community. Connected to our approximate 2,000 Village residents by tree-lined streets, the Town Center will include a wide variety of commercial services provided by grocers, retail stores, banks, restaurants, dry cleaners, a men's and women's hair salon, service station and a host of professional services. Woven within the Town Center will be a mix of multifamily housing of which will be built above the shops and businesses.

Phase 1 of the Town Center is planned to open with the first four residential buildings and consist of approximately 50,000 sq. feet of commercial retail space and will feature condo/apartment units located over the retail shops, services and commercial space ideal for a live/work

environment. Prospective tenants for Phase 1 include a video store, Chinese restaurant, coffee shop, Sport's Bar & Grill, Card Shop and a Dry Cleaner.



Note: The Town Center is a conceptual plan that is subject to change without notice.

Phase 2 of the Town Center will consist of approximately 70,000 sq. feet of retail space and will feature condo/apartment units located over the retail shops, services and commercial space ideal for a live/work environment.

Inquiries regarding leased space and business opportunities in the Town Center should be directed to Jane at (jane@ecolifestyledevelopment.com).

The Time is Now

Architects and urban planners have been enthusiastic in their praise of "New Urbanist" mixed-use projects. They are seen as the perfect antidote to the bland, cookie-cutter developments that have spread across America-along with the interstates and the suburbs-for the past 40 years, separating office parks from shopping centers, from recreational and entertainment facilities.

Mixed-use has put it all back together in a nifty, live-work-play package, where residents and visitors mingle in a lively 24/7 environment, walking from office to restaurant to shop. Indeed, as the proponents of the New Urbanism like to point out, the best mixed-use projects strive for and sometimes succeed in creating urbanity-the stuff of socialized civilization.

Bringing a new vibrancy and sense of community to the suburban landscape and reinvigorating urban downtowns are certainly admirable and socially useful goals. But in the real world of commercial development, what will make New Urbanism and mixed-use a lasting trend is a nice payoff for investors and retail tenants. And, after 15 years of experience with mixed-use, it seems that there is, indeed, a nice profit motive in these good works.

According to a study completed at year end 2002 by real estate historian and author Charles Lockwood (Manhattan Moves Uptown; Bricks to Brownstones), mixed-use developments consistently outperform "standard suburban real estate products in many ways," including office and retail lease rates, residential prices and apartment rents, retail sales and sales tax revenues, hotel room and occupancy rates, and on-site and adjacent property values."

Isn't it about time you indulge yourself in the LifeStyle you deserve?

Isn't it about time you make this LifeStyle Impression yours?

Inquiries regarding pre-construction condominium pricing, lease space and business opportunities in ECO LifeStyle Village should be directed to Ricky J Sullivan ricky@ecolifestyledevelopment.com or text 702-712-4155 for a returned call.