

# WOW!



## What CAN Cornerstone do you for your properties?

Increase value by \$1,408,650 (gross) in 60 days!

### Cedaridge Apartments / Corner of Chelton & Fountain in Colorado Springs, CO

#### September 1, 2010

Rents at Cedaridge September 1 = \$8043  
Vacancy Rate September 1 = 58%

Rents at Cedaridge November 1 = \$17,434  
Vacancy Rate November 1 = 4%

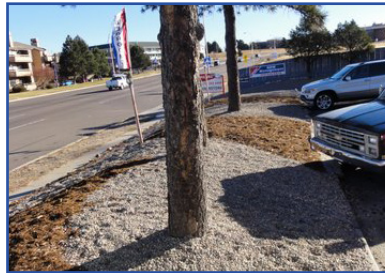
Yearly gross rents increase = \$122,692

Property Value increase based on 8 cap = \$1,408,650

#### November 1, 2010



- 48 Units
- Deferred Maintenance
- 20 Units Missing Appliances
- 28 Vacancies
- 26 UNrentable



- 48 Units
- Up-to Date Maintenance
- No Units Missing Appliances
- 2 Vacancies
- 0 UNrentable

### Bruin Manor Apartments / 325 Cragmor in Colorado Springs, CO

#### September 1, 2010

Rents at Bruin Manor September 1 = \$15,574  
Vacancy Rate September 1 = 24%

Rents at Bruin Manor November 1 = \$19,065  
Vacancy Rate November 1 = 4%

Yearly gross rents increase = \$41,892

Property Value increase based on 8 cap = \$523,650

#### November 1, 2010



- 50 Units
- Deferred maintenance
- 14 Vacancies
- 11 UNrentable



- 50 Units
- No deferred maintenance
- 2 Vacancies
- 0 UNrentable

It's not magic, it's great management.

Do the math,  
then give us a call:

**CORNERSTONE**  
PROPERTY MANAGEMENT, L.L.C.  
**719-243-6400**  
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