

Want to live in a fun, green, family-friendly community in North Portland?

Peninsula Park Commons Condominiums, Phase 2

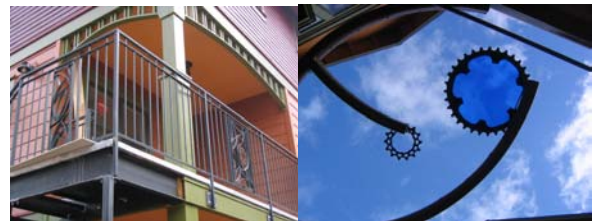
6331, 6335, 6337 N. Albina Ave. Portland, OR 97217 (503) 422-2607

Green Features, Art, and Amenities

- In-floor radiant heat, tankless water heaters, and rooftop solar thermal systems for each unit
- Cedar trellises and custom bicycle sculpture at gable ends, exterior entry stairs, and over exterior windows
- EnergyStar rated homes with advanced framing, 'polar blanket' wall insulation, and R-49 attic cellulose insulation
- Fir entry doors; rain-screen siding system; alder cabinets with plywood boxes; porcelain tile countertops, tub/shower surrounds and bathroom floors; Kahrs engineered wood floors throughout
- Fiberglass windows
- Low-VOC interior paint
- Extensive use of salvaged materials (courtyard bricks, sun room windows...)
- Maple 'live edge' interior trim from 100+ year old tree that fell down in Officer's Row (Vancouver, WA)
- Units 9 and 10 have master bedroom sun decks, attic storage, and are pre-wired for PV electricity
- Unit 8 includes a solid milled wood bar countertop with live edge and built-in overhead storage cabinets.

Common Interior Amenities (available to all residents)

- Common area studio unit with full sized kitchen, living/dining room and bathroom; furnished for movie viewing, dinner parties, guest accommodations and lending library
- Common space in ground floor of new west building includes: 22'x20' interior bike storage room, half bath, and recreation room adjacent to the north courtyard; designed for indoor/outdoor gatherings, play space protected from the weather, and whatever else we want to use it for
- Basement laundry room with two sets of washers/dryers; craft, workshop, and storage space
- Shared wireless DSL service



Common Exterior Amenities (available to all residents)

- Landscaped south courtyard with vegetable and flower gardens, outdoor gathering areas, and edible landscaping (berries, fruit trees...)
- Circular north courtyard with artistic brick pavers, a semicircular seating porch, and adjoining indoor/outdoor common space.
- Exterior bike racks



For more information, contact:

- Eli Spevak (503) 422-2607 eli@aracnet.com

Location

- Across the street from Peninsula Park, which contains a community center, game room, playing fields, tennis and basketball courts, playgrounds, wading pool, covered picnic area, and Portland's original rose garden
- Transportation: On the high-frequency #4 bus line with a stop right across the street; 1/3 mile to Interstate light rail stop and Interstate 5 on/off ramps
- Within 1/2 mile of: New Seasons, Portland Community College's Cascade campus, the Multnomah County North Portland library, and Jefferson Highschool



Unit Number	BR	BA	Square Feet (interior measurement)	Sales Price*	Monthly Condo Fee**
8	2	1	623	205,000	110
9	3	2	1,249	323,000	170
10	3	2	1,235	333,000	170

* ~\$1,700 federal tax credit for solar water available to all buyers. Prices include \$3,000/unit utility allowance for fridge, dishwasher, range, W/D. Income qualifying buyers can reduce price by \$4,000 for waived SDCs. Income qualifying buyer of 2-BR unit may be eligible for 10 year limited property tax abatement.

** Condo fee covers wireless internet, shared Oregonian subscription, landscape and common area unit maintenance, water/sewer, gas for common area unit heat, trash/recycling, common area electrical, insurance, filing fees, and replacement reserves

Timeline

- Construction completion: early April, 2008.

