

# UPTOWN CONDOS

9/24/2008



**Bissell~Hayes**  
Realtors



Complex Name	Address	Completion Date	Developer, Architect, Contractor	Sales Rep.	# of Units	# of stories	Sq. Ft. range	Price range	Notes
<b>M Street</b>	<b>1st Ward</b> McDowell & 7th	Completed in 2006	Developer: Centro Cityworks Architect: David Furman		67	4	1,090 - 1,334	Resales only. Check mls.	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a> All 2 bedroom/2 bath units.
<b>Courtside</b>	<b>1st Ward</b> Caldwell & 6th	Completed in 2006	Developer: Centro Cityworks Architect: David Furman		106	17	589-2,685	Resales only. Check mls.	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a> One bedroom and one bedroom/den flats, floor-to-ceiling glass in living areas, 10' ceilings, roof top terrace, parking in deck attached to building.
<b>Court 6</b>	<b>1st Ward</b> Davidson & 6th	Completed in 2007	Developer: Centro Cityworks Architect: David Furman		80	4	480-1,200's	Resales only. Check mls.	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a> Flats with open loft floor plans and city or courtyard views, 10' ceilings, parking in deck attached to building.

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<b>The Quad At Quarterside</b>	<b>1st Ward</b> McDowell between 6th & 7th	2008	Developer: Centro Cityworks Architect: David Furman	Centro City Works 704-332-4008	82	4	552-1,171	Remaining units \$215,900 \$319,900	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a>  Condo community in Quarterside - a mixed use development. Loft style condos oriented around a courtyard. 10' ceilings, one and two bedroom units - some flats and some two story, covered parking underneath building.
<b>The Ledge At Quarterside</b>	<b>1st Ward</b> McDowell between 6th & 7th	2008	Developer: Centro Cityworks Architect: David Furman	Centro City Works 704-332-4008	84	4	407-1248	Remaining units \$240,900 \$335,900	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a>  Condo community in Quarterside - a mixed use development. Loft style condos around courtyard or overlooking pool terrace. 10' ceilings, one and two bedroom units - some flats and some 2-3 story units, covered parking beneath the building.
<b>Encore (incorporating the historic Carolina Theatre)</b>	<b>1st Ward North</b> Tryon & 6th St.	2009	Developer: Pursuit Group LLC with Camden Management Partners of Atlanta Architect: Liquid Design Contractor: Bovis Lend Lease	Sales Boutique 221 S. Tryon St. (in the Emerson Joseph building) M-F 11-2 and by appointment 704-370-7775 info@encorecharlotte.com	20	20	3,000- 7,000	\$1,700,000 - \$5,000,000	<a href="http://www.encorecharlotte.com">www.encorecharlotte.com</a>  Unique car elevators and passenger elevators that open within a few feet of each condo door. Office, restaurants, restored theater and entertainment areas on first 3 floors. Roof top terrace with lap pool for swimming and a smaller pool for cooling off.

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<b>Enclave (Converted to apartments during new construction phase)</b>	<b>1st Ward</b> 710 E. 7th St. between Davidson, McDowell, 6th & 7th St.	Completed in December 07	Developer: Colonial Properties Trust/Bucci Development Architect: Perkins, Eastman	Leasing Agent 866-531-7694 M-F 9-5 Sat. 10-5 Sun. 1-5	85	4	550-1,713		<p style="text-align: center;"><b><a href="http://www.enclaveuptown.com">www.enclaveuptown.com</a></b></p> Studios,1,2,3 bedroom flats as well as 3 bedroom penthouses, courtyard pool and outdoor fireplace, tiled baths, hardwoods in living area, extensive moldings, 10' ceilings, granite kitchen countertops, secure, gated resident parking. Located 3 blocks from trolley and light rail service.
<b>One Charlotte Construction Delayed Indefinitely Earnest Money Returned</b>	<b>2nd Ward</b> College & Stonewall	TBD	Developer: Portman Holdings. LLC Architect: John Portman		99	40	2,000-8,000	\$1,500,000 - \$10,000,000	<p style="text-align: center;"><b><a href="http://www.onecharlotteresidences.com">www.onecharlotteresidences.com</a></b></p> Buyers will enjoy a truly pampered lifestyle, attended by a personal assistant, concierge, doorman and 24-hour parking valet. Floor-to-ceiling glass residences, four elevators will be security coded so doors will open directly into a unit for only the owner. Two full floors of indoor and outdoor retreats will feature an estate-style 24,000 sq. ft. terrace with mature trees, fountain, firepit and outdoor kitchen. Indoors, a 10,000 sq. ft. club and social venue. A lap pool will spill into a resort-style water feature, surrounded by Portman designed cabanas.

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Complex Name	Address	Completion Date	Developer, Architect, Contractor	Sales Rep.	# of Units	# of stories	Sq. Ft. range	Price range	Notes
<b>210 Trade Construction Delayed Indefinitely</b>	<b>2nd Ward</b> College & Trade	2010	Developer: The Ghazi Co, Flaherty & Collins Properties Architects: GDA/ Dallas, Texas	Sales Center: 201 S. College St. Suite 150 704-333-0244 M-F Open 11-5:30 Weekends by appointment	419	53	660-1,567	\$296,000 - \$9,500,000+	<b>www.210trade.com</b>  Within Epicentre retail/entertainment area on old Convention Center site. One and two bedroom luxury residences. Two-story penthouses crown the top six floors. 24 hr. concierge service, professional chef's kitchen, private dining room and wine loft. Resort style pool, spa, cabannas, putting green, fire pit, pet walk and meditation garden. Two story sports and fitness club and multi-media lounge.
<b>The Park Construction Delayed Indefinitely (70% complete) Lender has initated foreclosure. Auction in August at Meck. County Courthouse</b>	<b>2nd Ward</b> Caldwell & 3rd	TBD	Developer: Verna Engineering Architects: McClure Nicholson & Montgomery (Charlotte)		107	21	950-2,600	\$156,850 - \$700,000	Each unit has private, covered balconies ranging from 9x10 to 9x52 ft. with drains and lighting. 9 floors of parking, 9 floors of condos, appr. 7500 sq. ft. of retail on 1st floor. Fiber optic connectivity to each unit. Charlotte's first all fiber digital condo community. 24 hr. on-site and patrolling security services, 60 security video cameras and concierge services. 10,500 sq. ft. rooftop garden park, putting green, pool, trees and walking paths. Modeled after the Fairmont Hotel in San Francisco.
<b>The Trust</b>	<b>2nd Ward</b> E. 4th & Tryon	2008	Developer/Owner: Jim Donnelly Architect: Liquid Design	Helen Adams Realty Shane McDevitt 704-763-0063	8 (7 of 8 sold)	7	3,500 - 7,000	\$1,500,000 to \$3,000,000 Remaining unit \$2,025,000 (front half of top floor)	<b>www.trustcharlotte.com</b> <b>thetrust4b.com (virtual tour)</b>

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<b>Brooklyn Village</b> <b>(proposed)</b>	<b>2nd Ward</b> E. 3rd St. at S. McDowell St.	2010	Developer: Spectrum Properties Architect: Gantt Huberman, Architects		695 (284 apts., 411 condos)	7			Park in the center of development. 40,000 sq. ft. of retail space, 180,000 sq. ft. of office space. Some of the residential units will be affordable housing. CMS Education Center will be part of this new village.
<b>The Tower</b>	<b>2nd Ward</b> E 2nd St. at S. Caldwell St.	2009	Developer: Lee Curry & C.W. Smith Architect: Godwin Associates		26	15		\$750,000 - \$1,500,000	All classified as penthouses. Located between the Hilton Garden Inn and The Hampton Inn, one block from future Nascar Hall of Fame. The residents will have access to all the services of the 2 hotels.
<b>230 South Tryon</b>	<b>3rd Ward</b> 230 S Tryon S Tryon & 3rd	Completed in 2006	Developer: Spectrum Properties Architect: LS3P (Charlotte)		110	13	530-3,000	Resales only. Check mls.	<b>www.230southtryon.com</b> 1-3 bedrooms. Doorman. Lobby with fine art, residents' salon, cyber cafe, clubroom with bar, billiard tables and plasma TV. Full concierge services. Car detailing service, coffee shop, fitness center.
<b>300 South Tryon</b> <b>Construction Delayed Indefinitely.</b> <b>Earnest money returned. (50% were sold)</b>	<b>3rd Ward</b> 300 S Tryon (adjacent to new 5-acre Third Ward Park)	TBD	Developer: Spectrum Architect: LS3P Builder: R.J. Griffith	Sales Center: 237 S. Tryon Helen Adams 704-714-3000 <b>Sales Suspended</b>	150	32	From 610+	mid \$200's - \$3,000,000	Studios, 1-bedroom, 2- bedroom, 3-bedroom and penthouse units. Residences begin on 17th floor including a 17,000 sq. ft. spa and fitness center, 25 meter pool and hot tub, pool deck, gourmet kitchen, private dining room, theatre room, billard room, wine storage. Units will have European style finishes, spacious balconies (every unit), spa bath package, gourmet kitchen package and entertainment package.

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Trade Mark	3rd Ward on Trade St. between Mint & Poplar	Completed in 2007	Developer: Centro Cityworks Architect: David Furman	Centro Cityworks 704-332-4008	192	28	500-2,000	Some units available through mls or Centro Cityworks.	<a href="http://www.centrocityworks.com">www.centrocityworks.com</a> Tower consists of retail/restaurant and office space with water feature in lobby. Secured building and parking for residents. Pool, fitness center, community room, fire pit and pet walk.
1st Row	3rd Ward (Warehouse District) 1st & Elliott	Completed in 2007	Developer: Tim Crawford, Dan Wendover of Citiline Development Architect: Narmour Wright Associates Builder: Crosland		84	4	551-1,745	Resales only. Check mls.	Part of the 3rd Ward Warehouse District. Adjacent to Frazier Park and the Meck Greenway system. 75 - 1 & 2 bedroom flats, 6- 2 bedroom townhomes, 3 -3-story live-work townhomes. 1.5 acre project.
Wachovia Condo Tower	3rd Ward W. 1st St. at S. Tryon St. (between S. Tryon & S. Church)	2010	Developer: Wachovia Corporation Architects: Thompson, Ventulett, Stainback, and Associates Builder: Batson-Cook Company	Sales Center to open in Fall 2008	326	46	TBA	TBD	Site will include 48 story office tower and public art facility. The mixed-use project will include 2,500 parking spaces, a park, ground level retail, 1,200 seat theatre, Wake Forest's Business School, Bechtler Museum, and a new Mint Museum of Art and Afro-American Cultural Center.

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Complex Name	Address	Completion Date	Developer, Architect, Contractor	Sales Rep.	# of Units	# of stories	Sq. Ft. range	Price range	Notes
Twelve	3rd Ward Corner of Martin Luther King, Jr. Blvd. & S. Mint Street	2010	Developer: Novare Group Architects: Smallwood, Reynolds, Stewart, Stewart and Associates, Inc.		400 condos and 150 hotel suites.	39			<p style="text-align: center;"><a href="http://twelvehotels.com">twelvehotels.com</a></p> <p>On same site as Catalyst Condo Tower and ammenites include full service hotel services for both condo owners and hotel guests.</p>
Catalyst	3rd Ward Corner of Martin Luther King, Jr. Blvd. & S. Mint Street	Early 2009	Developer: Novare Group Architects: Smallwood, Reynolds, Stewart, Stewart and Associates, Inc.	Cottingham Chalk Builder Services Kate Vandiver 704-930-2900 M-F 10-6 Sat. 2-5 Sun. 12-5	462	27	670-1,100	\$180,000s- \$440,000s	<p style="text-align: center;"><a href="http://www.catalystcharlotte.com">www.catalystcharlotte.com</a></p> <p>1 and 2 bedroom condos and 20,000 sq. ft. street level retail. Adjacent to the proposed 5 acre- West Park and Triple-A baseball stadium. Amenities include elevated pool and activity deck, private clubroom, fitness center, media room and video-gaming area. Will feature extensive use of technogy in home and residential common areas including a virtual art gallery in the lobby, Ipod docking stations in each condo, and complimentary Wi-Fi access in lobby areas. This tower is part of another project named Twelve - a condo and hotel project.</p>
Skybox	3rd Ward (Warehouse District) Hill Street	Completed in 2007	Developer: Citiline Developers Architect: Narmour Wright Associates	Leigh Ferguson Bo Younts 704-375-7485 ext. 123, ext 121	12	4	1,578- 1,776	\$249,000- \$354,000	<p style="text-align: center;"><a href="http://www.3wwd.com">www.3wwd.com</a></p> <p>12- 3 story units crowned with sky deck providing spectacular views of the skyline. Secured building with parking garage access. 10 commerical units.</p>

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Complex Name	Address	Completion Date	Developer, Architect, Contractor	Sales Rep.	# of Units	# of stories	Sq. Ft. range	Price range	Notes
The Gallery Lofts	3rd Ward (Warehouse District) Hill Street	Completed in 2007	Developer: Citiline Developers Architect: Narmour Wright Associates	Leigh Ferguson Bo Younts 704-375-7485 ext. 123, ext 121	20	2	1700-2000	\$389,000 - \$443,000	<a href="http://www.liveatthegallery.net">www.liveatthegallery.net</a> 20 ft. ceilings, stained concrete floors, granite countertops, ceramic tile baths, ground level patios. Capacity to have an ammenity package or blank canvas. Two story townhouse units.
The Annex	3rd Ward (Warehouse District) Hill Street	Completed in 2007	Developer: Citiline Developers Architect: Narmour Wright Associates	Leigh Ferguson Bo Younts 704-375-7485 ext. 123, ext 121	14	3	1800-2100	\$186,000- \$276,000	<a href="http://www.3wwd.com">www.3wwd.com</a> 14 1-2 bedroom flats, 4 retail ground units. Capacity to have an ammenity package or blank canvas.
Avenue	4th Ward Church & 5th	Completed in 2007	Developer: Novare Group Architect: Smallwood, Reynolds, Stewart, Stewart & Associates of Atlanta	Sales Center 210 N. Church St. Brandon Davis 704-887-0588 Tues-Sat 10-6	386	36	668-1,846	Check mls or call Sales Center.	<a href="http://www.avenueuptown.com">www.avenueuptown.com</a> 1 & 2 bedrooms, floor-to-ceiling windows, pool, outdoor fireplace, fitness center, media room, bar with catering kitchen, business center, 24 hr. congierge, secured parking in garage underneath building.
626 N. Graham	4th Ward 626 N. Graham @ West 10th & Graham	Completed in 2005	Developer: Boulevard Company Architects: FMK General Contractor: Choate Construction Co.		43	4	500-938	Resales only. Check mls.	12 ft. ceilings. Exposed brick interior walls. Stained concrete floors, exposed ductwork, balconettes, 1700 sq. ft. of retail space on ground floor. Subway restaurant located in retail space.

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<b>The Citadin (pending)</b>	<b>4th Ward</b> 501 N. Graham St.	2010	Developer: JLT Partners Architect: Watts Leaf Architects Contractor: Harold K. Jordan		424	10	600-2,500	\$193,700s - \$1,100,000	<a href="http://www.citadinliving.com">www.citadinliving.com</a>  Plans are pending for the complex configuration. Pool, courtyard and community clubhouse with fitness facilities are proposed. This will replace 4th Ward Square apartment complex.
<b>Fifth &amp; Poplar</b>	<b>4th Ward</b> Fifth & Poplar	Completed in 2007	Developer: Spectrum Properties		304	4	765-2800	Resales only. Check mls.	<a href="http://www.fifthandpoplar.com">www.fifthandpoplar.com</a>  Built in 2002. Conversion to condos. Business Center, cyber café, game room, fitness center featuring pool, grill, lounge area, outdoor terrace with gas log fireplace, putting green, 1 acre outdoor plaza (Harris Teeter on the property), granite countertops, stainless steel appliances. Option to have furnished.
<b>The Vue</b>	<b>4th Ward</b> Pine Street between 5th & 6th (across from Harris Teeter)	Mid 2010	Developer: MCL Companies Contractor: RJ Griffin & Company	Morris and Raper Realtors Street level sales office next to Starbucks @ 101 N. Tryon in One Independence Center 704-374-0089 Lauren Fenimore lauren@vuecharl.com	409	51	600 to 4,000	\$319,000 - \$2.2 million +	<a href="http://www.vuecharlotte.com">www.vuecharlotte.com</a>  1.16 acre site. Unobstructed view of skyline. Sq. ft. range - Studios (600 sq. ft.) to 8 penthouses (3200 sq. ft). 4 penthouses (2200-2500 sq. ft.) or can be sold as raw shell or custom. Can also combine units. 160 units will be 2 story, 1 bedroom lofts with expansive floor-to-ceiling glass. Designed to accommodate a variety of income levels. Olympic size pool, 5,000 sq. ft. health club with yoga room and cyber cafe, theatre/media room/tennis, 7 story secure parking garage, 6000 sq. ft. of ground level retail space.

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Complex Name	Address	Completion Date	Developer, Architect, Contractor	Sales Rep.	# of Units	# of stories	Sq. Ft. range	Price range	Notes
<b>715 North Church</b>	<b>Edge of 4th Ward</b>	Completed in 2003	Developer: The Boulevard Company Architects: John Krueger of FMK Architects Builder: Rodgers Builders		75	8	468-1,259		Combines residential, office and retail spaces. Features 75 one bedroom units adjacent to the new Tryon Center for Visual Art. 9 ft. ceilings, private balconies and gated covered parking. Roof top terrace and courtyard area with swimming pool. Views of 4th Ward and some with views of skyline.
<b>The Garrison At Graham</b>	<b>4th Ward</b> 715 North Graham Street	2009	Developer: Thomas Barnes and Hawkins & West Architect: Woods Architecture Contractor: Rodgers Builders	First Charlotte Properties For appointments call 704-377-9000 LA/Terry Childers ext. 5323 Cell - 704-299-6925	41	11	1256-2023	Remaining units start at \$425,000. Some units in mls.	<a href="http://www.thegarrisonatgraham.com">www.thegarrisonatgraham.com</a> Every Garrison Loft faces the skyline. A minimum of 168 sq. ft. of window expanse in every unit. 2 bedroom lofts/all 2 stories. Secured parking garage. Social area on rooftop with 2 hot tubs, 2 fireplaces, and outdoor kitchen with grill, 16 ft. ceilings. Styled after 1920's industrial building.
<b>701 North Church</b>	<b>4th Ward</b> West 10th at N. Church	Completed in 2007	Developer: The Boulevard Company Architect: FMK	Kristin Messick 704-944-9271 David Abernathy 704-661-6550 Helen Adams Realty	9	3	2,215 - 2,264	\$300,000s to \$600,000s	<a href="http://www.701northchurch.com">www.701northchurch.com</a> Brownstone style front entrance and copper roof. 3 bedrooms, 3 full baths and 2 half baths. Hardwoods in living areas. Granite countertops in kitchen. Private elevator for each townhome. Rooftop terrace with gas fireplace and dramatic skyline views. Top floor entertainment room with wet bar. Access to community pool. Street-level, private garage with each townhome.

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<b>200 West 10th Proposed</b>	<b>4th Ward</b> Corner of West 10th Street & North Church Street	TBD	Developer: The Boulevard Company Architects: FMK Architects		24	5	900-1,500	\$300s - \$500s	<a href="http://www.theblvdco.com">www.theblvdco.com</a> One, two, and three bedroom units. Covered parking will be available for tenants as will the use of the 715 North Church pool next door.

**This report is provided for general information only and is subject to change by the developers without our knowledge.**

## Area Facts

1. Projected population in **2027**: (Charlotte Metro: 4.5 million) (City: 1.1 million) (County: .6 million) -- **2007 Population**: (Charlotte: 664,342) (Mecklenburg County: 871,432) (Metro: 2,419,078)
2. Uptown Charlotte Population **2007**: 13,000 **2027**: 100,000
3. Transportation in Charlotte **2007**: 81% drive in their car alone to work, 13% car pool to work, 1% use public transportation, 3% work from home, 1% walk to work
4. Transportation in 2027: 70% will drive in their car alone to work, 14% will car pool to work, 5% will use public transportation, 5% will work from home, 5% will walk to work.
5. Number of Schools in Charlotte: **2007**: 161 schools **2027**: 300 schools
6. Number of Students in Charlotte **2007**: 129,011 **2027**: 236,000
7. Charlotte is the 19th largest city in the U.S.
8. Charlotte has the 10th largest airport in the U.S.      Source: Bob Morgan (President of the Charlotte Chamber)      Photo of Light Rail courtesy of CATS      Skyline Photo: Baxter Hayes