



lofts

SPACE TO LIVE WORK AND RIDE

SPRING 2001 • EDITION 2 VOL. 1

location lifestyle lofts



HOME SWEET OFFICE

Introducing **IRON HORSE LOFTS**, the first live/work loft community in Contra Costa County. Be a part of this defining moment in the history of lofts and learn how this pioneering community offers the best that both urban and suburban environments have to offer. **IRON HORSE LOFTS** brings cutting edge

architecture and design to the East Bay. Located near downtown Walnut Creek and adjacent to the Pleasant Hill BART station, **IRON HORSE LOFTS** represent a new style of urban living with space to live, work, and ride. • With 1,800 acres of open space, first class shopping, and some of the best restaurants in the Bay Area, Walnut Creek is the premier location in the East Bay. Iron Horse Trail is just outside your door and offers residents easy access to year-

A New Style of Living The Urban Sanctuary

round hiking and biking. If access to San Francisco is important, a short BART ride drops you in the center of the City. • Finally, an opportunity for those of us who want the culture and sophistication of the City without the congestion and hurried pace. Join us on a tour of **IRON HORSE LOFTS**, an urban sanctuary in Contra Costa County.

The Iron Horse Lofts Team — Experience Counts

IRON HORSE LOFTS is a road-tested team which includes Holliday Development, a well known Bay Area developer with over 20 years experience building homes. They are best known for igniting the live/work loft concept in San Francisco. Holliday Development creates lofts that people want to live in. They offer the comforts of a home and the functionality of a loft design. • The design team is headed by David Baker FAIA & Partners, award-winning architects. For the past 12 years, Holliday Development and David Baker have designed and built the most innovative live/work lofts South of Market in San Francisco: the Clocktower, 18th and Arkansas, 601 Fourth and 355 Bryant. The Holliday/Baker team also led the loft movement north of market with The Marquee Lofts at 1000 Van Ness, and then in Emeryville with the Emeryville Warehouse. • San Francisco Funding, Inc. offers a wealth of expertise in financing loft homes. They have been working with Holliday Development for several years and understand the financing needs of a loft buyer. Visit www.sffunding.com and learn how they can help you buy the finest loft that you can comfortably afford.

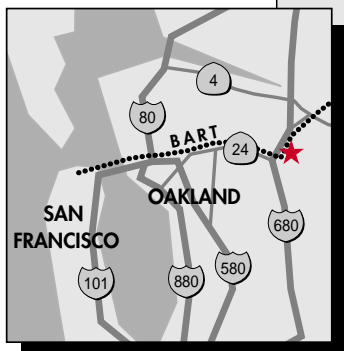
• e-lofts provide the sales and marketing expertise for the team. We will keep you up-to-date on the construction of your new home and the opening dates for the models. Check our website at www.ironhorselofts.com for more information and watch for upcoming newsletters on **IRON HORSE LOFTS**—space to live, work, and ride—all at a terrific value!

www.ironhorselofts.com

visit our website

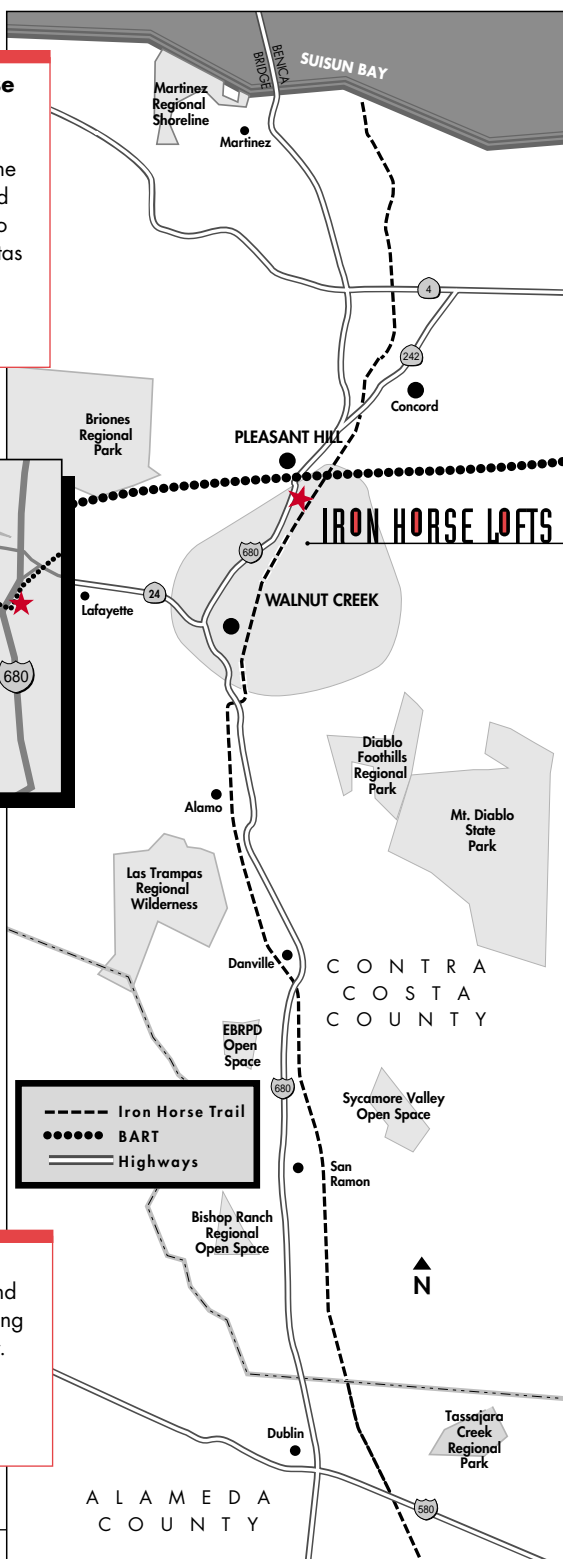
Directions to Iron Horse Lofts by BART

Ride BART and exit at the Pleasant Hill Station. Exit the station and turn right. Head north and pass through two parking lots. Cross Las Juntas Way and turn right. Iron Horse Lofts will be on your left.



Directions from 680

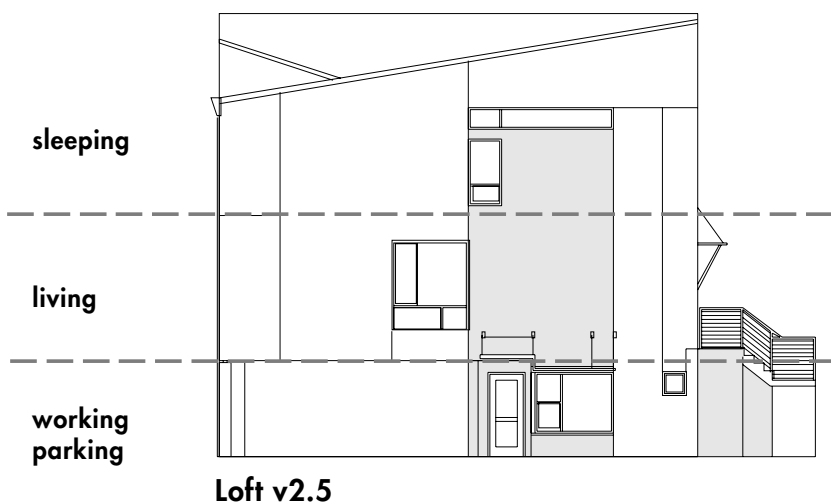
Take the Treat Blvd. exit and turn onto Treat Blvd. heading east. Turn left onto Oak Dr. Turn right onto Las Juntas Way. Iron Horse Lofts will be on your left.



925 945-6555

IRON HORSE LOFTS

W A L N U T C R E E K



Loft v2.5

Lofts Allow You to Create Your Ideal Home

IRON HORSE LOFTS are a fusion of townhouse construction and loft design. They offer the distinctive features of a loft home such as high ceilings, large windows, and open space. The elevated ceilings and expansive windows offer you dramatic design choices. The open space provides the flexibility of loft living so that you can use your imagination to create the space of your dreams that also fits your lifestyle. Additionally, **IRON HORSE LOFTS** provide the livability of a traditional home such as separate sleeping, living, and working areas. Not only will you have the functionality of a loft design, but also the comforts of home. • Lofts By Design, our on-site design center, will help you personalize your new home by providing an array of interesting choices in flooring, cabinetry, window coverings, and more. We've done all the homework for you, so simply choose from the best interior design options available. • Take a closer look at **IRON HORSE LOFTS** and imagine the possibilities...

LET US KNOW WHAT YOU THINK

The Team at Iron Horse Lofts is here to serve you and answer your questions regarding the development of this exciting new loft community - the first of its kind in Contra Costa County. Visit our website at www.ironhorselofts.com for monthly construction reports and general information. Always feel free to contact us directly at info@ironhorselofts.com

For sales information contact **925-945-6555**

DEVELOPED BY BART LOFTS, LLC

This is not an offer to sell, but is intended for information only. In a continuing effort to improve the lofts, the developer reserves the right to make modifications in materials, specifications, plans, designs, scheduling and delivery of the lofts without prior notice.

Let e-lofts help you buy the loft of your dreams

e-lofts is the marketing arm for Holliday Development. This new satellite company is led by Gina Johnson and her team. They will keep you abreast of the latest developments at **IRON HORSE LOFTS** and serve as your personal link to your new loft home. From start to finish and beyond, e-lofts streamlines the home buying process and will service your needs to ensure a simple, effective and enjoyable experience. e-lofts looks forward to making your transition to loft living one of the most exciting events of your life!

www.e-lofts.com

An Opportunity to Own

With the high cost of housing, we understand that it's difficult to find a home to suit your needs. **IRON HORSE LOFTS** finally provides an affordable opportunity to own a home in the Bay Area. The best part is you don't have to give up a bit of architectural design or lifestyle. Leave the car at home and enjoy the life that **IRON HORSE LOFTS** has to offer. The value is unbeatable!

Price (illustration only)	\$375,000
Deposit %	20% down
Mortgage Amount*	\$300,000
Total Monthly Payment (includes HOA and Property tax)	\$2,387
Estimated Tax Savings**	\$526
EFFECTIVE MONTHLY HOUSING COST	\$1,861
APPROXIMATE RENTAL COST***	\$1,900

* Information is based on 80% mortgages at 6.375% interest rate amortized over 30 years

** 33% tax bracket

*** Monthly rental figures are approximate rates for a 2 bedroom rental in Walnut Creek

This sample is for illustration only. Figures are approximate and can change at any time. Please consult your accountant for specific individual information.

visit our website www.ironhorselofts.com

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the next e-lofts newsletter...

- VIEW THE IRON HORSE LOFTS SITE PLAN AND CHOOSE YOUR NEW HOME
- TOUR THE IRON HORSE LOFTS MODELS
- MEET IRON HORSE LOFTS' DESIGNERS AND READ ABOUT THEIR INNOVATIVE IDEAS FOR LOFT LIVING

IRON HORSE LOFTS

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925-945-6555