

FACT SHEET

LOCATION:	<p>Grove East is located at the southeast corner of Broward Boulevard and State Road 7 at the intersection of the City of Plantation's community redevelopment area. It is just up 441 from the new Hard Rock Hotel & Casino and with Downtown Fort Lauderdale just a few miles east, residents can be in the heart of the action within minutes.</p> <p>Grove East is situated at the gateway to the family-friendly, suburban community of Plantation, offering great access to the main roads of Broward and is close to top-rated schools, shopping and major malls.</p>
OVERVIEW:	<p>A mixed-use project, Grove East is a luxury condominium that offers eight buildings with 220 units as well as 17,650 square feet of retail space. It is designed as a new urban development that provides for charming living spaces at competitive prices in an area of rising property values.</p>
DEVELOPER:	The Altman Companies
PRINCIPAL:	Joel Altman
SALES OFFICE:	Onsite
SALES & MARKETING AGENT:	Kirschner Realty International, Inc.

ARCHITECT: Tseng Consulting Group Inc.
Donna Hagert

PREFERRED LENDERS: Wells Fargo & Bank of America

NUMBER OF BUILDINGS: 8

BUILDING(S) HEIGHT(S): Buildings are built in a quaint, comfortable garden style, with two and three stories.

NUMBER OF UNITS: 220 units

FLOORPLANS: Studio, one, two and three-bedroom units

UNIT SIZE: 605-1,311 square feet

PARKING: Open

PRICING: From the upper \$100,000s to over \$300,000s

TIMELINE: Sales: November 2005
Construction: March 2006
Completion: Spring 2007

COMMUNITY AMENITIES:

- Clubhouse with cyber café, fitness center and club room
- Pool and spa
- Playground
- Picnic area