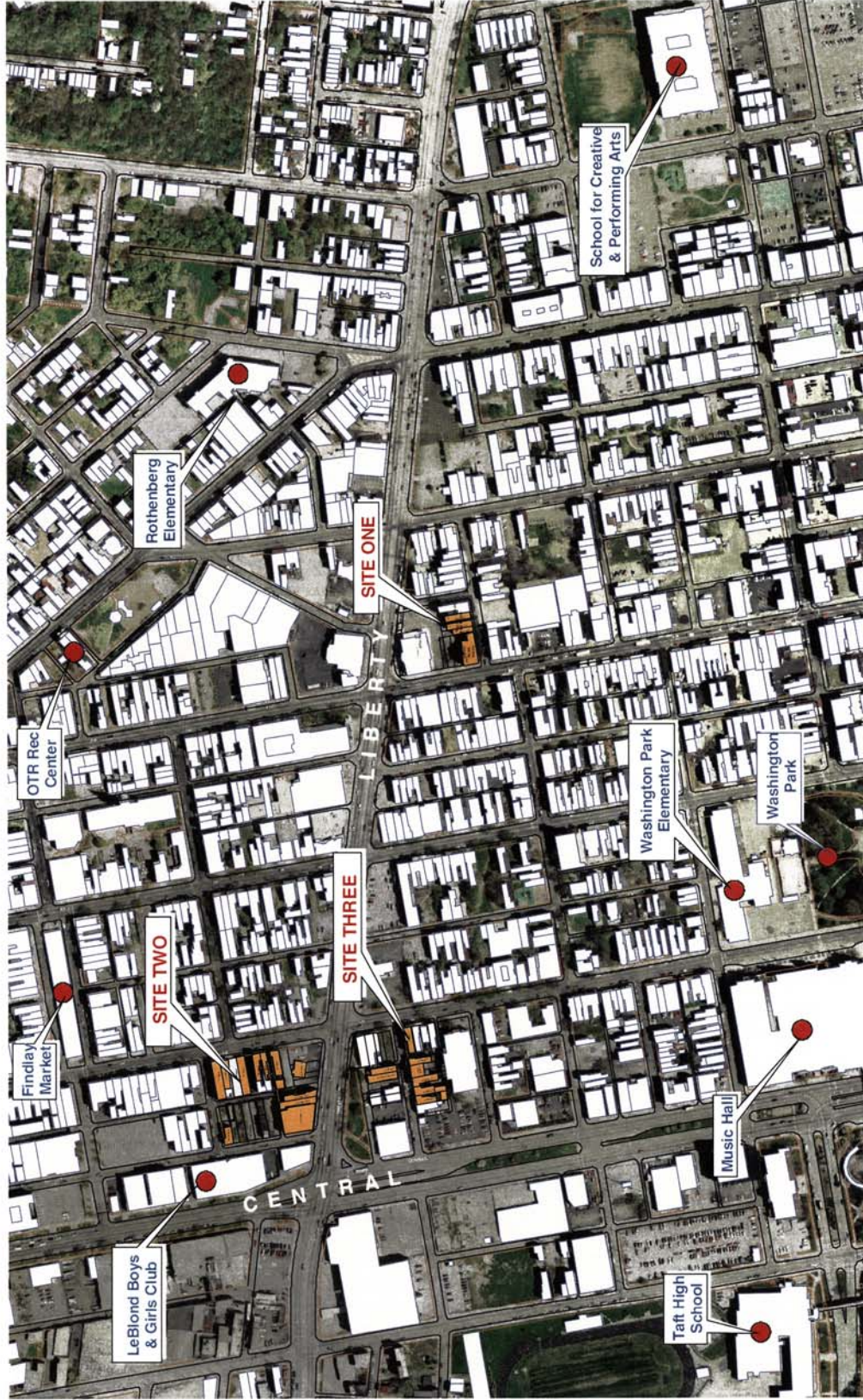


J E R I C H O

*A Development in Over-the-Rhine
Cincinnati, Ohio*

Red Rock Global
REAL ESTATE SERVICES COMPANY
Nov 22nd, 2002





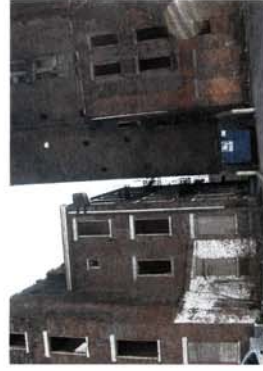
Aerial View of Site One



Proposed Office Interior



1502 Vine seen from East 15th Street



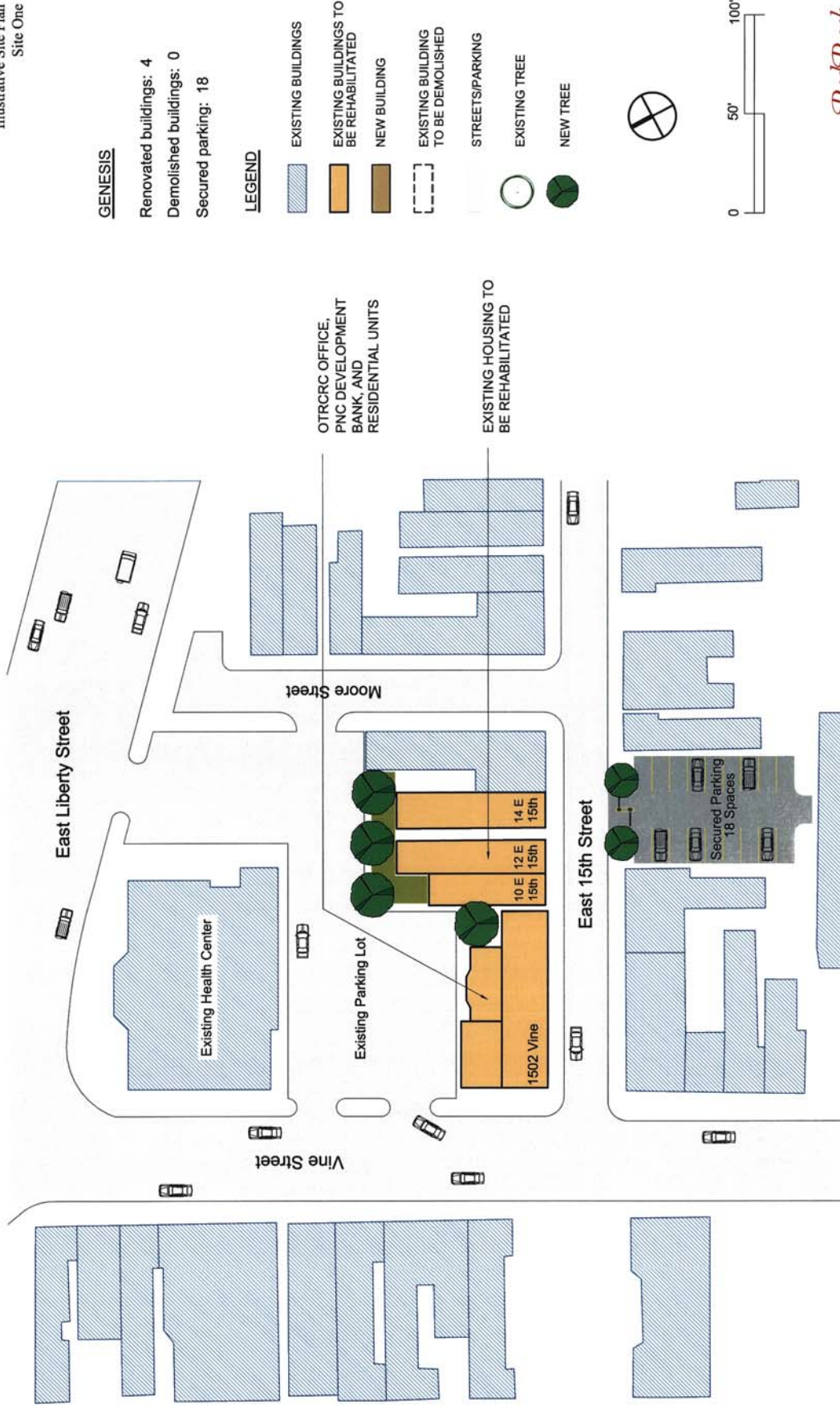
Back of 12-15 East 15th Street



Proposed Loft Apartments

Site One Concept:

Four properties located on Vine Street and 15th Street will be renovated to include 26 residential units and 2 retail/office units. An adjacent lot will be converted to accommodate 18 secure parking spaces. The anchor for this development will be the completely renovated 1502 Vine Street property which will house PNC's Development Bank office, as well as the offices of the OTRCRC and Red Rock Global. Additionally, one of 13 residential units in 1502 Vine Street will be leased to OTRCRC.





Aerial view of Site Two



Proposed 208 W Liberty



1701-1703 Elm as seen from Logan Street



1611 Elm as seen from Liberty Street

Site Two Concept:

Intended to create an additional 23 new homeowners and 43 new or redeveloped residential units. The 23 properties would be offered through the Home Investment Program. There are also two existing residential buildings that will be renovated slightly and allowed to remain as low income properties. All of the properties would also be offered use of the New Liberty Street Residence Center.

Two important aspects to Site Two are:
 (1) 95 outstanding parking spaces, and (2) a 38,400 square foot, new construction retail and residential building.










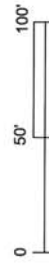
Proposed Retail Interior

NEW LIBERTY NORTH

Renovated buildings: 8
New buildings: 1
Secured parking: 70

LEGEND

-  EXISTING BUILDINGS
-  EXISTING BUILDINGS TO BE REHABILITATED
-  NEW BUILDING
-  EXISTING BUILDING TO BE DEMOLISHED
-  STREETS/PARKING
-  EXISTING TREE
-  NEW TREE





Aerial View of Site Three



Proposed Wade Street looking West



215-217 Wade Street Looking South



Back of 217-215 Wade as seen from Tiffin Alley



Wade Street looking East








Site Three Concept:

Two existing residential buildings will be renovated slightly and allowed to remain as low income properties. Additionally 6 new homeowners (21 additional residential units), each with the opportunity to own and occupy their own 3-4 unit residential property, will be sought through the HIP. Secured parking is also included. The 21 additional residential units will be addressed separately from this project. The site acquisition are included as part of this Project's scope.

NEW LIBERTY SOUTH

- Renovated buildings: 7
- Demolished buildings: 1
- Secured parking: 18

LEGEND

-  EXISTING BUILDINGS
-  EXISTING BUILDINGS TO BE REHABILITATED
-  NEW BUILDING
-  EXISTING BUILDING TO BE DEMOLISHED
-  STREETS/PARKING
-  EXISTING TREE
-  NEW TREE

