



REDSTONE RANCH

Denver, Colorado

**REDSTONE RANCH
(F.K.A. ORCHARD CROSSING)**
Denver, Colorado

TYPE OF PROJECT

General Partner Replacement (280 units)
Fee-Simple Acquisition (140 units)
420 units

DOMINIUM'S RESPONSIBILITY

Replacement of General Partners
Stabilize Property Operations
Provide Operating Deficit Guarantees
Assumption of all Financing
Property Management
Section 42 Compliance

FINANCIAL PARTNERS

Colorado Housing and Finance Authority
(CHFA)
Housing and Urban Development (HUD)
Bridgewater Bank

TOTAL PROJECT FINANCING

Debt - \$31,638,392
Equity - \$2,500,000



Redstone Ranch is a 420-unit apartment complex made up of three phases of 140 units each. Phases I and III are Section 42 projects financed with HUD-risk share mortgages, and Phase II is a 100% market rate project.

Dominium purchased the GP-Interests in phases I and III, and fee-simple title to Phase II from the original general partner and owner. The original GP experienced many challenges with the project, including large operating deficits.

Dominium acquired limited partner, state agency, and HUD approvals before being admitted as general partner. These approvals required Dominium to assume financing, provide operating deficit guarantees, and complete a HUD transfer of physical assets (TPA).

Dominium completed the purchase of the entire project in the second quarter of 2008, and through a focused management effort has operations on an improving trend since its involvement.

Dominium Development & Acquisition, LLC has a strong history of assuming complex general partnerships, resyndicating three large portfolios comprised of nearly 5,500 total units, and acquiring several GP interests in one-off transactions. In nearly all cases, the original general partners were unable to perform, and Dominium stepped in to keep the projects out of foreclosure.