



MAIN STREET VILLAGE APARTMENTS

New Brighton, Minnesota

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TYPE OF PROJECT
125 Luxury Apartments

ARCHITECT
Boarman Kroos Vogel Group

CONSTRUCTION MANAGEMENT
Benson-Orth Associates, Inc.

DOMINIUM'S RESPONSIBILITY
Real Estate Development
Project Financing
Legal and Environmental Services
Design and Construction Management
Property Management

FINANCIAL PARTNERS
Associated Bank

TOTAL DEVELOPMENT COST
\$14,500,000

SIZE
3.3885 acres (site)
204,915 sq. ft. (building)

COMPLETION DATE
November 2003



The Main Street Village Apartments site is located less than half a mile from downtown New Brighton, Minn. adjacent to a former Environmental Protection Agency (EPA) SuperFund site. The property is part of an overall redevelopment plan of a former telephone pole treatment facility that contains office, restaurant, retail and luxury rental housing components. Dominion played an integral role in helping the city of New Brighton redevelop this environmentally contaminated site.

Main Street Village Apartments consists of 4 studio flats, 52 one-bedroom flats, 40 two-bedroom flats, 25 two-bedroom townhomes and 4 three-bedroom townhomes. The property consists of one U-shaped building with two-story townhomes on the ends, rising to three and then four stories of flats and townhomes in the center of the building. Many of the units have excellent views of the surrounding cityscape.

The exterior of the building is styled as a multi-colored brick block, with lighter colored stucco and siding at the upper floors. The building has a pitched roof with large window areas and a great degree of facade articulation to complete the elevations.

The site is less than a mile from Interstate Highway 35W and Interstate Highway 694, providing easy access to all parts of the metropolitan area. Residents of Main Street Village are able to drive or bus to downtown Minneapolis or downtown Saint Paul in 10 minutes. This proximity to major employment centers appeals to residents - especially couples or roommates who commute in different directions.

In 2005, Dominion made the decision to convert Main Street Village apartments into for-sale condominiums. All 125 units in the project are expected to be converted by mid-2007.

