

DOWNTOWN LOFT TOUR 2008

SATURDAY APRIL 5, 2008 | 10:00 AM to 4:00 PM

Seeing is Believing. Buy a one day "all access pass" to tour Downtown's most exclusive, private residences.

Venture down for the first annual tour of 13 lofts and condos in Shockoe Slip, Shockoe Bottom, Broad Street, Jackson Ward and Manchester.

Tour includes lofts featured in *Southern Living*, *Dream Lofts and Condos*, *R-Home Magazine*, *Creative Work Space* and the *Richmond Times-Dispatch*.

RICHMOND URBAN CHIC

www.VentureRichmond.com

Tickets: \$20 in advance. A limited number of tickets are available for group discounts for parties of 10 or more at \$15 per person.

Purchase tickets online at www.venturerichmond.com or at the following shops:

La Difference, 125 South 14th Street
Waller & Co. Jewelers, 19 East Broad Street
J. Emerson, Inc., 5716 Grove Avenue
Papeterie, 3048 Stony Point Road.

Day of the tour: any remaining tickets will be sold for \$25 at the Downtown Loft Tour information area located on the Canal Walk at 14th Street.



PRODUCED BY:

VENTURE
richmond





Shockoe Slip | Canal Walk

Shockoe Slip | Canal Walk

Vistas on the James

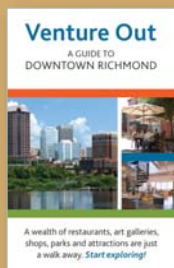
301 Virginia Street

1. Condo 713
2. Condo 1102

Park at the 14th and Cary Street parking deck. Chartered buses will connect the sites and run every 10 minutes.

See multiple lofts at each stop and tour at your own pace. Plan to try a new restaurant for lunch and explore the neighborhoods.

You'll receive a Venture Out pocket guide to help you explore.



Tobacco Row Area

The Pohl Paper Box Factory

2419 East Franklin Street
Penthouse Loft

Shockoe Bottom



The Reserve

2501 East Franklin Street
Unit 8

RICHMOND



Jackson Ward
401 Brook Lofts
 401 Brook Road
 Unit 3



Manchester West
The Old Manchester Lofts
 815 Porter Street
 Loft 315
 Loft 215
 Loft 115

Emrick Flats
 101 West Marshall Street
 Unit 42

Broad Street | Jackson Ward

Manchester | East-West



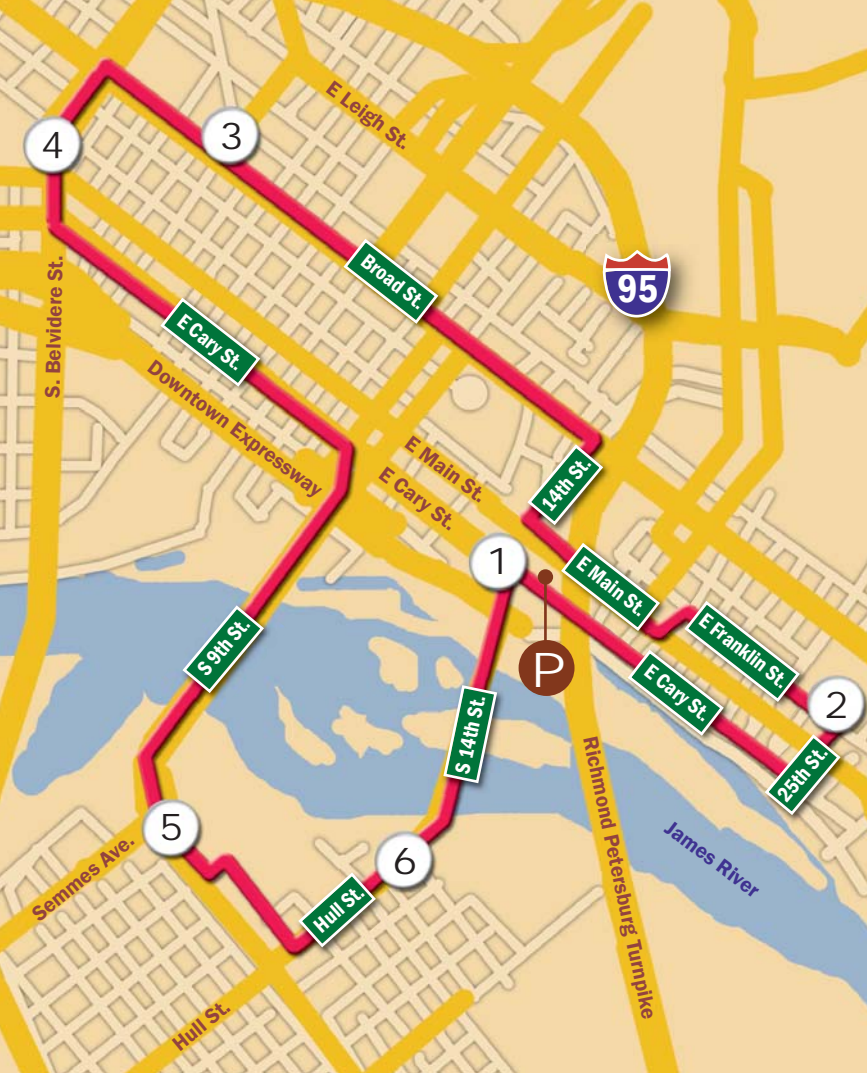
Broad Street
Popkin Lofts
 121 West Broad Street
 Loft 201



Manchester East
The Decatur
 39 East Third Street
 Unit C
 Unit B



Warehouse 201
 201 Hull Street
 Loft 52



Stop 1
Shockoe Slip
 Vistas on the James
 301 Virginia Street
 Condo 713
 Condo 1102

Stop 2
Shockoe Bottom
 The Pohlig
 Paper Box Factory
 2419 East Franklin Street
 Penthouse Loft

The Reserve
 2501 East Franklin Street
 Unit 8

Stop 3
Broad Street | Jackson Ward
 401 Brook Lofts
 401 Brook Road
 Unit 3

Emrick Flats
 101 West Marshall Street
 Unit 42

Popkin Lofts
 121 West Broad Street
 Loft 201

Stop 4
VCU Monroe Park Campus
 Parking Destination
 and Race HQ

Stop 5
Manchester West
 The Old Manchester Lofts
 815 Porter Street
 Loft 315
 Loft 215
 Loft 115

Stop 6
Manchester East
 The Decatur
 39 East Third Street
 Unit C
 Unit B

Warehouse 201
 201 Hull Street
 Loft 52

P
Parking
 Located at the
 14th and Cary Street parking
 deck in Shockoe Slip.



For Sale Downtown

The following Downtown development projects have "for sales" housing options; this list does not include the developments that have already sold out.

Shockoe Slip | Canal Walk

Vistas on the James
 Riverfront condominiums; 1-2 bedrooms; remaining units start at \$358,000; 301 Virginia Street
www.VistasOnTheJames.com

Shockoe Bottom

Church Hill Gables
 Historic rehab: 1-3 bedrooms; \$159,950-\$235,000; 2418 East Franklin Street.
www.churchhillgables.com

Sterling Row

New construction condominium townhouses: 2-3 bedrooms; starting in the low \$400,000s; 110 North 19th Street.
www.sterlingrow.com

The Reserve

Restoration of one building and new construction of another: 1-2 bedrooms; starting at \$220,000-479,000 25th & E. Franklin Streets.
www.reserve25.com

Monroe Ward

The Presidential Court Club
 Renovation: 1-3 bedrooms; starting at \$170,000. Madison & W. Franklin Streets.
www.ThePresidentialCourtClub.com

Jackson Ward

Emrick Flats
 Renovation: studios to 3 bedrooms; remaining units range from \$169,000 - \$325,000; located on the triangle at Adams, Brook and Marshall Streets.
www.emrickflats.com

212 Condos

Renovation: 1-2 bedrooms; ranging from \$179,000-\$285,000; 3rd and Clay Streets.
www.jacksonward.com

2C Condos

Conversion: 2-3 bedrooms; remaining penthouse \$335,000; 2nd and Clay Streets
www.2ccondos.com

Jackson Commons

New construction and rehab: 3-4 bedrooms; prices starting at \$229,000 - \$325,000; Phase 3 is underway. 31-37 W. Jackson St. 601-603 W. Chamberlayne Parkway.
www.monroeproperties.com or
www.jacksonward.com

Studio 516

New construction and rehab: studios; 440 s.f.; starting at \$89,000; 516 N. Second Street.
www.jacksonward.com

Marshall Street Bakery Condos

Renovation: 1-2 bedrooms; ranging from \$205,000-\$305,000; 110-118 W. Marshall Street. The Hanson Company. Colony Management.

Marshall Street

Townhouse Condominiums
 Renovation: 3 bedrooms; prices from \$220,000-\$270,000; Adams and Marshall streets.
 The Hanson Company

The Sanctuary

Renovation: 1-2 bedrooms; priced at \$179,950; 9 E. Clay Street.
www.sanctuaryonclayst.com

Manchester East | West

Old Manchester Lofts

Historic rehab of an industrial warehouse: 1-2 bedrooms; ranging in price from \$225,000 to \$270,205; 815 Porter Street.
www.monroeproperties.com

Old Manchester Historic District Homes for Sale

New-construction and historic rehab single family houses for sale: 3 bedroom; priced in the \$299,000 range; 1407 Porter Street
www.monroeproperties.com.

Porter Street Flats

New Construction; 2 bedrooms; remaining units range from \$195,000-\$199,000; 1508-1512 Porter Street.
www.monroeproperties.com

Oregon Hill

The Overlook Townhouses

New construction: 2-4 bedrooms; ranging from \$279,000 to \$559,000. 714 South Pine Street.
www.overlooktownhouses.com

Rocketts Landing

Rocketts Landing

Mixed used community: 1-3 bedrooms; starting at \$195,000. 5000 Old Osborne Turnpike.
www.rockettsvillage.com.

In addition to these development projects, there are a number of individual "for sale" options Downtown—row houses, townhouses, lofts and condos—listed with real estate companies or offered "for sale by owner." Check real estate listings for details.