

FOR IMMEDIATE RELEASE

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### **Connexion Asset Group (CAG) Purchases 126 units in Aurora, Colorado**

Lakewood CO (June 2, 2009) – Connexion Asset Group, a Lakewood based real estate investment company, has announced that it has purchased Sand Creek Apartments in Aurora, Colorado for \$2.70 million.

Completed in 1974, the 126-unit Sand Creek Apartments is located at 14155 E. Montview Blvd. in Aurora. “Sand Creek was an opportunity that we could not pass up,” said CEO Ed Anderson. “As the Fitzsimons Redevelopment continues, it will drive thousands of new residents to the area.” Sand Creek is minutes from the Fitzsimons Redevelopment, a \$4.3 billion renovation of a former Army hospital site into a medical research campus. As one of the nation’s largest medical development projects, the redevelopment of the Fitzsimons Army Medical Center calls for up to 13.6 million-square-feet of new construction dedicated to excellence in patient care, education and research. About 7 million square feet of building space is planned to be in use by 2010, with another 6.6 million square forthcoming. The project also features housing, retail, hotels and transit-oriented development (TOD) at two future FasTracks stations.

#### **Projected Economics of Investment:**

Purchase Price of Transaction:	\$2,700,000 (\$20,454/unit)
Initial Equity Required:	\$700,000 (\$5,303/unit)
Average Leveraged Cash on Cash:	15.95%
Leveraged 5 Year Gross Investment IRR :	37.82%

Homes at Sand Creek Apartments offer residents features such as air conditioning, dishwashers, and private patios and balconies. The community’s amenity package includes covered parking, a heated outdoor pool and a playground.

Connexion Asset Group is a full service real estate investment firm comprised of individuals with broad backgrounds and long histories in the commercial real estate arena. Connexion’s principals and key officers have established investment relationships with national and international clients. The team members have extensive records of accomplishment in commercial real estate investment and development projects throughout the U.S.

To schedule an interview with a CAG executive regarding this transaction or for more information about Connexion Asset Group, please contact Sherry Kyle at [skyle@connexionassetgroup.com](mailto:skyle@connexionassetgroup.com) or 303.205.6700.