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20 years in the making. A revolutionary artists live-work community designed by local artists and the Logan Park Neighborhood Association, developed by the Northeast Community Development Corporation, built to the highest standards of durability, flexibility, and sustainability. Available for purchase NOW. Scheduled for completion in early 2010.

JOIN THE REVOLUTION

One block west of Central Avenue on 18 ½ and Jackson

“Revolution is not a dinner party.”
Sun Yat-sen

HOW MUCH DO THEY COST?

We have 22 units in the building that are “open market” ownership, meaning that they are just like any other house or condo when it comes time to sell them, you sell for as much as the market will pay, and the appreciation is yours to keep. The other 21 units are designated as “permanently affordable” and require income verification – look at the section titled **WHAT ABOUT THE 21 AFFORDABLE UNITS?** for more information on that.

The open market live-work studios are priced from \$139K to \$199K, and range from 796 to 1230 square feet, with 10' or 12' ceilings, depending on floor.

You are probably asking yourself “is this a good deal?” Unless you have been living under a rock, you’ve heard there is a housing slump going on. New construction condos have been hit hard. You want to know if these are priced right. We believe our live-work units are a great value. Here are four lines of reasoning.

- 1** While there may very well be a 10-year supply of \$500K and up condos in downtown, there are about 100 new construction condos priced under \$200K available in all of Minneapolis, and this represents about a six-month supply at the current pace of sale. There are frankly more people looking to purchase affordable condos than there are affordable condos.
- 2** The average square foot sales price of new construction Minneapolis condos priced under \$200,000 is \$191 per square foot. The average price of our live-work studios is a little under \$175 a square foot. We are intentionally priced aggressively, and we can do this because a) we fundraise, and b) we are a non-profit organization whose principal motivation is economic and community development.

For more information, to talk about reserving a unit, or to give your feedback on design or features, contact our marketing representative Karin Nord Martinek at karinmartinek@comcast.net or 651-226-8621



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- 3** Here is what your “average” (yawn) condo priced under \$200,000 looks like – wall to wall carpet, except for that linoleum they put in the kitchen and bath. White cabinets made out of some sort of wood by-product. Plastic doors lacking in weight or style. 8’ high popcorn ceilings. Wall so thin you answer your neighbor’s questions. Parking in a lot out back. Community amenities? Sorry, no.

The features in our live-work studios that artists insisted on cost money and add value – things like 10’ and 12’ ceilings, “true loft” interior styling, concrete floors, industrial strength everything, a \$600,000 arts community amenity, an indoor parking space with each unit, and the building itself is packed with style and loaded with green and sustainable building features.

- 4** If you are still not convinced of the value, try this. If you cut every corner you can, and buy a very inexpensive piece of land, you might be able to build a condo for \$180 a square foot. Our building will cost over \$250 a square foot when it’s all said and done. How do we do it? We fundraise, and we are a non-profit.

If you want supporting information on any of the information above, please ask. We know value is important to our audience, and we want you to be secure in your decision to join us.

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