



**ESTE**

## **The Newest Address on East 6<sup>th</sup> Street**

Constructive Ventures is pleased to announce plans for our newest development.

Our reservations process is now open.

ESTE ([www.esteastin.com](http://www.esteastin.com)) will be built at 2235 East 6<sup>th</sup> Street, between TwentyOne24 and the Pedernales on the current location of East End Lumber. It is no secret that this area just east of downtown is quickly becoming one of the hottest areas to live and work.

If you think that you may belong east, and we think you do, the sooner you get involved in the reservation process the better chance you will have to purchase a downtown home.

### **DO YOU BELONG EAST???**

Over the past five years, housing costs have risen dramatically all over Austin. East Austin remains virtually the only area adjacent to downtown where some affordability still exists. Given its rapidly growing popularity and the diminishing availability of developable land, it is unclear how much longer this will last.

With recent developments such as the Pedernales, Saltillo Lofts and the Villas on Sixth complete, and others such as 1305 LOFTS, WaterStreet, and TwentyOne24 under construction, 78702 is quickly becoming the zip code to live in.

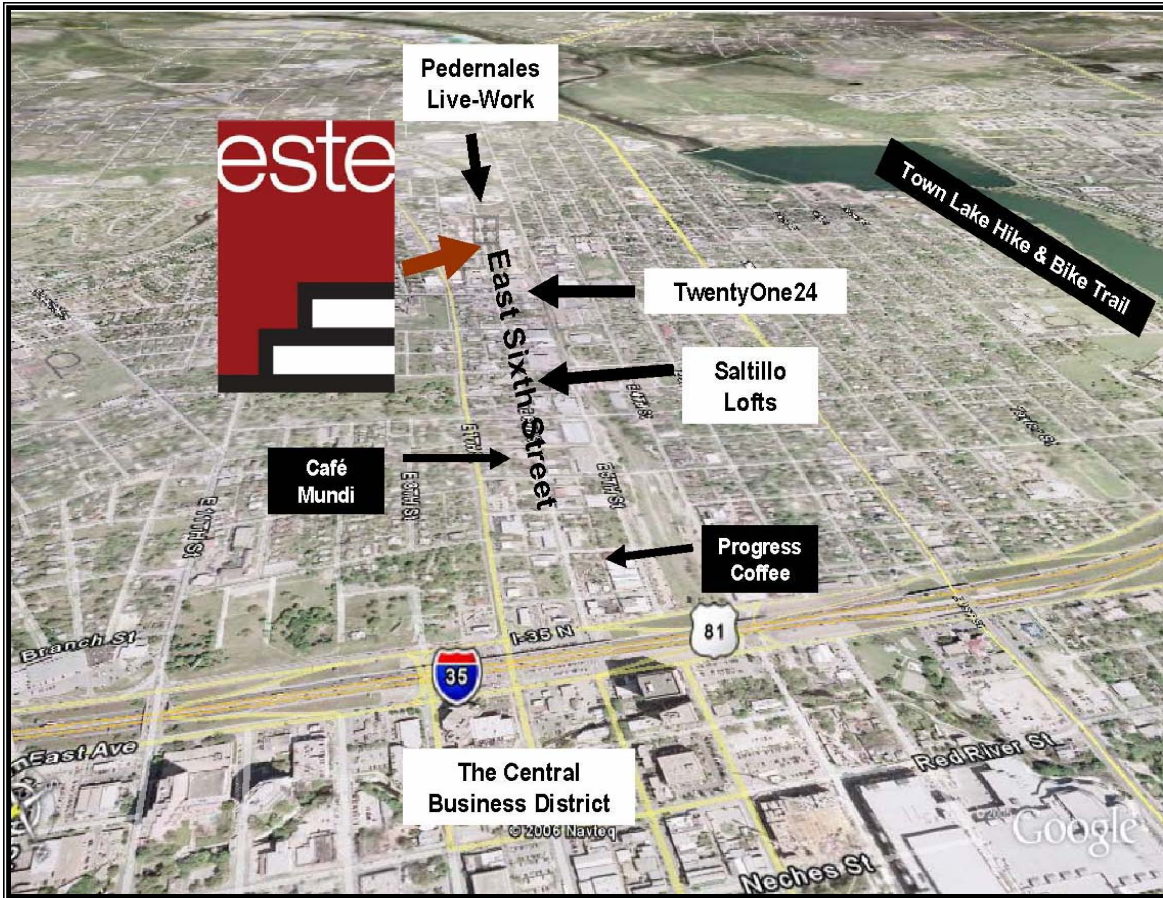
The East Side is well known for its eclectic and diverse culture, arts scene and great restaurants. If you want to be a stones throw from the heart of the city, yet nestled in a quiet urban corridor, ESTE is the place for you. ESTE will offer an urban living experience without the high purchase prices you will find west of I-35.

With farmers markets, authentic restaurants (*i.e. Cisco's, Nuevo Leon, Mi Columbia, Dario's, Los Comales, Mrs. B's, Gene's, etc.*), trendy coffee houses (*i.e. Progress Coffee, Café Mundi, Hot Mamas Espresso, and Bossa Nova*), art studios in abundance, and easy access to the entertainment district, this is truly a dynamic neighborhood.

### **ESTE**

With ESTE, as with our past developments, we are committed to bringing you the highest quality product at the most affordable price. Our customers are consistently happy with their spaces and their investment. In many cases, Buyers have seen double-digit returns in less than a year. ESTE will begin construction in the first quarter of 2007 and be completed in the first quarter of 2008. Please view the preliminary exterior rendering located at [www.esteastin.com](http://www.esteastin.com). Floor plans will be released before the end of the year. The best way to secure your option to purchase is to submit a reservation as soon as you can.

Reservations are 100% refundable at anytime, for any reason. This means that there is no risk involved when planning for your future.



## RELIABLE DEVELOPERS

Constructive Ventures are the developers behind East Austin's most successful addresses. We do not view our developments merely as buildings. Instead, We also aim to meet community needs that advance the positive interests of Austin. We attempt to build community and enhance neighborhoods and we work very hard to maximize the design of each and every aspect of a building.

We understand that a purchase like this is an enormous commitment on your part and we take our responsibility as builders very seriously. Our commitment to you extends from the time you sign a purchase contract to beyond the standard one-year warranty period. In other words, our commitment to your satisfaction does not end when we hand over the keys and we think this separates us from many other developers. We can confidently say that nobody else has our track record for building high quality, affordably priced condos in Austin.



## **RESERVATIONS**

Reservations are *STRONGLY* recommended if you think that you may belong east and are interested in ESTE. Reservation holders are the very first group to select units and always get the best prices. If you were interested in TwentyOne24 but found the unit type you were most interested in unavailable, then odds are it was secured by a reservation holder early on in process. Reservations deposits are fully refundable at anytime for any reason. If you end up purchasing a condominium at ESTE, the reservation deposit will be applied to the purchase price of your unit. If you opt out and decide not purchase a space, then the deposit is refunded back to you. There is NO risk involved. If you are interested in executing a reservation for ESTE, please visit the webpage and download the reservation form and instructions. We have also attached the reservation agreement to this email for your convenience. We anticipate converting reservation holders into contract in the first quarter of 2007. If you have any questions regarding this process and would like immediate attention, please feel free to call Andrew Shaw at 512.786.6356. You can also email him at [andrewshaw@constructiveventures.com](mailto:andrewshaw@constructiveventures.com).

## **LINKS**

Please feel free to check out the following links and find out for yourself just a few of the sites and establishments that make this area of Austin unique. If you are still not convinced that this is a cool part of town, let me know and I can send you more links.

<http://www.peacockaustin.com/>

<http://www.eastaustinstudiotour.com/>

<http://www.nuevoleoninaustin.com/>

<http://www.bluegenieart.com/>

<http://www.boggycreekfarm.com/>

<http://www.bigredsuns.com/site/tweet.html>

<http://www.texascoffeetraders.com/>

## **THANK YOU**

Constructive Ventures, Inc would like to thank you once again for your interest in our developments. ESTE reservations are now being accepted by Heritage Title Company of Austin via fax, 24 hours a day. For reservation instructions please reference the included attachment or visit our website at [www.esteAustin.com](http://www.esteAustin.com).

