

Rosemary Place

FACT SHEET

Overview: Reflecting the beauty and charm of the surrounding Rosemary District and arts community, Rosemary Place is an 11-acre community that is home to the Renaissance of Sarasota, Alinari at Rosemary Place and Villagio at Rosemary Place. Alinari offers 205 condominium residences housed in a 20-story tower, while Villagio offers 50 three-level live/work city homes. All residents of Rosemary Place can take advantage of spectacular views, a wealth of recreational and cultural opportunities and an oasis of first class amenities.

Located on the corner of Boulevard of the Arts and U.S. 41, next to the Renaissance Tower, Hotel Indigo is also a part of the Rosemary Place community. With a unique philosophy that focuses on helping guests create an experience in an environment suited to their own lifestyle, Hotel Indigo will feature 95 guest rooms including, including 30 suites.

Timeline: Renaissance of Sarasota opened in January 2001. Alinari broke ground in January 2005 and will open in first quarter 2007. Villagio will break ground Summer 2006 and open in late summer 2007.

Location: Located on U.S. 41 in the heart of Sarasota's cultural district, Alinari is situated east of the Van Wezel performing arts center. Villagio will surround the perimeter of Rosemary Place along Boulevard of the Arts to the south, Coconut Avenue to the east, and through the center of the community on May Lane.

Nearby cultural venues such as the Van Wezel Performing Arts Center, Florida West Coast Symphony, Asolo Theatre, Selby Botanical Gardens and Ringling Museum of Art offer residents a host of activities to enjoy. Plus, the beautiful beaches of Sarasota and an array of delectable dining options are also within minutes from Rosemary Place.

Property Description: Private gardens, picturesque plazas and lush landscaping throughout Rosemary Place's 11 acres will create a serene retreat for the residents of Alinari and Villagio. Italian architectural details will be featured throughout the condominium and live/work town home residences.

The Residences: Alinari is comprised of 205 spacious one-, two- and three-bedroom condominium residences from 1,076 to 3,218 square feet while Villagio features 50 three-story town/city homes with five unique floor plans ranging from 1,850 to 2,525 square feet.

Owner: America's Capital Partners – Sergio Socolsky

Developer: Coscan Homes, LLC – Al Piazza

Architect: Dorsky Hodgson + Partners – Victor K. L. Yue

Builder: Kraft Construction Company – (941) 330-8990

Real Estate Broker: Michael Saunders & Company; Sarasota, Fla.

Real Estate Sales Office: 500 N. Tamiami Trail, (941) 955-2955; contact Nancy Arbuckle, Project Director, (941) 951-6650 or Karen Wall, Sales Manager, (941) 955-2955.

Web site: www.rosemaryplace.net

Media Contact Information: Andrea Dennis, (941) 448-8249



FACT SHEET

Overview: Alinari at Rosemary Place, located just northeast of the Van Wezel performing arts center on U.S. 41, is part of the 11-acre Rosemary Place community in downtown Sarasota. Featuring 205 condominium residences with spectacular views of Sarasota Bay and the Gulf, priced from the \$700,000's to over \$1 million for the Penthouse residences.

Opening Date: Groundbreaking took place in January 2005, and the anticipated opening is first quarter 2007. Sales are in progress, with more than 90% sold to-date.

Location: Alinari is situated directly north to the Renaissance Tower with the Tower anchored to the south by Hotel Indigo.

Property Description: Alinari's 20-story tower of Italian architectural design will be surrounded by private gardens, picturesque plazas and lush landscaping overlooking Sarasota Bay.

Classic & Loft Residences: Alinari's one-, two- and three-bedroom residences range from 1,076 to 3,218 square feet and offer an array of appointments, including private terraces, nine-foot ceilings, tinted windows, white Carrera marble window sills, ceramic tile flooring, Berber or cut pile carpet, solid core six-panel doors, antique brass Schlage door hardware, CAT5 enhanced cable for telephone and data transmission, granite countertops, Delta faucets, Whirlpool appliances, raised panel cabinetry and decorative "Hollywood" vanity light fixtures.

The Penthouses: Alinari also offers stunning one- and two-story penthouse suites with two- and three-bedroom floor plans. Ranging from 2,563 to 3,061 square feet, the penthouses feature crown moulding in main living areas and foyer and ultra/super capacity washers and dryers in addition to all the appointments of the classic residences.

Parking: Alinari residents will enjoy one parking space per residence and two parking spaces per penthouse and select loft residences.

Amenities: Guest suites, poolside cabanas, fully-equipped fitness center, screening room for resident viewing, wine cellar, card room, tea room, clubroom with catering kitchen, business center and concierge services and on-site property manager.

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Villagio
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Overview: In response to a growing trend to move back to the heart of the city center, convenience is everything at Villagio at Rosemary Place. This unique village of 50 three-level live/work city homes offers residents a chance to do it all within one spectacular community. Located in downtown Sarasota as part of the 11-acre Rosemary Place, Villagio is the third and final phase of the community. Residences are priced from the \$700,000s.

Opening Date: Anticipated groundbreaking for Villagio is Summer 2006 with completion for this third phase slated for late Summer 2007. Pre-construction sales are currently underway.

Location: At the center of Sarasota's thriving arts district, Villagio's live/work 'village' will surround the perimeter of Rosemary Place along Boulevard of the Arts to the south, Coconut Avenue to the east, and down the center of the community on May Lane.

Property Description: Surrounded by the private gardens, picturesque plazas and lush landscaping the city homes of Villagio will feature uniquely designed buildings of Italian architecture with stucco facades and attractive brick paver driveways.

Live/Work City homes: Villagio at Rosemary Place will offer five unique floor plans ranging from 1,850 to 2,525 square feet to accommodate the live/work experience. Residents will open the door of their two-bedroom home to a space designed for their personal art gallery, studio or home-based business. The second level is the center of social activity with living areas and kitchens made for entertaining. And the third level is a personal sanctuary complete with master suite, spacious baths and guest bedroom.

Residential Features: Each residence is well appointed with gourmet kitchens featuring KitchenAid/Architect Series appliances; raised panel wood cabinetry with choice of three finishes in kitchen and bathrooms; Kohler fixtures; granite countertops; 10-foot ceiling heights; dual zone high efficiency air conditioning and heating systems; state-of-the-art telecommunication wiring with multiple outlet locations; recessed lighting in kitchens and bathrooms; decorative crown moulding in living room, dining room, family room, and master bedroom; elegant wood window sills; stained concrete flooring on first floor; imported 18" x 18" Travertine marble flooring on second floor; wall-to-wall carpet in bedroom areas and third floor hallways; solid oak stairs with elegant wrought iron railings and choice of three finishes

Parking: A private internal garage with rear access or a detached garage, which creates an open courtyard, is included with all city homes.

Amenities: Resort-style swimming pool, poolside grill area and well-equipped fitness center with therapy room

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