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Conrad Properties Now Forming VIP Reservation List for West Village Condomiums in Creve Coeur

"Fusion" Units Projected to be Priced in low \$200,000s!

February XX, 2005 — St. Louis, MO — Conrad Properties Corp. is now accepting names for its VIP pre-construction sales event at West Village Condominiums, a new multi-phased community that it will begin next spring just east of I-270 in Creve Coeur.

Phase I will consist of 24 one- and two-bedroom plans ranging from 1,000 to 1,500 square feet in a four-story elevator building. According to Wendy Timm, Conrad chief operating officer, pre-opening prices are projected to begin in the low \$200,000s.

"Considering that more than 10 years has passed since one could hope to acquire a brand new home at this price point inside the I-270 loop, we're anticipating West Village will prove attractive to a broad spectrum of people—young professionals and seasonal empty nesters," said Timm. "Speaking from experience, people should also appreciate that at Conrad, 'pre-construction pricing' is a phrase with meaning. There is no doubt that the best values will go to those who get their names on the VIP list."

The plans to be unveiled at West Village are a fusion of urban-suburban 'chic' with 10-foot-high ceilings, hardwood-floored public areas, free-flowing, naturally-lit entertaining spaces and private bedrooms. Amenities include fully equipped kitchens with stainless steel appliances and fully equipped private laundries.

"Including a refrigerator, washer and dryer in the base package underscores another amenity unique to West Village—the totally unencumbered, hassle-free lifestyle," she stated.

In addition to having a condominium association in place to handle exterior maintenance, grounds care and snow removal, owners will enjoy access to a heated, outdoor pool with sundeck and patio; a separate hot tub spa; and an 'Owner's Club' with fitness equipment, beverage bar, gathering room with plasma-screen video and a catering kitchen.

"At the outset, we will offer a varied schedule of events for owners and guests including yoga, cooking classes and wine tastings. Ultimately, we'll allow it to evolve as we respond to feedback from owners," said Timm. "Our goal is provide the social and physical foundation that will enable West Village to develop into a true community over time."

Additionally, there will be a separate outdoor fireplace with seating and an equipped outdoor kitchen with bar seating and a dining patio.

Those interested in getting on the VIP list can register by calling 314-898-3464 or keying www.westvillagecondos.com. The VIP pre-sales event will be held in early 2005.