NEWS RELEASE

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For Immediate Release

First Residents Move into Solera, Denver's First LEED-Gold Apartments

Denver, CO (June 30, 2010) -- After much anticipation, downtown Denver's first LEED apartment building, Solera, will welcome its first residents on July 30th.

As Zocalo Development's second LEED-certified multi-family project, Solera will be the first LEED-Gold rental development in the Rocky Mountain Region and one of only a few dozen in the country. Zocalo's first LEED multi-family project – award-winning RiverClay – outperformed projected energy savings, reducing energy consumption by nearly 60 percent compared to EPA standards. Through "virtuous tinkering," Solera, according to developer David Zucker, implements "a dozen energy-conserving strategies that seek to make Solera even more energy efficient than RiverClay".

Boasting a solid, sustainable build and earth-friendly finishes and amenities, this 11-story building comprises 120 units and 5,500 square-feet of retail space just walking distance from downtown Denver. One- and two-bedroom apartments range from $1,035 to $2,990 per month with flexible six- to 13-month lease options.

These beautifully-appointed apartments bring luxury to green living, with loft-style ceilings, large windows, open kitchen layouts, and incredible mountain and city views.

Solera makes it easy to live green with standard sustainable features such as low-e windows, *Energy Star* appliances, high-efficiency lighting and occupant sensors, dual flush toilets, and programmable thermostats. Each unit also comes with TED, *The Energy Detective*, a real time power usage display that tracks day-to-day and monthly energy usage, allowing residents to make informed decisions about their energy choices.

By living in a sustainable apartment, residents will likely experience noticeable savings on their energy bill compared to similar apartment buildings.

The savings continue when you factor in Solera's walkable location. Adjacent to the Ballpark Neighborhood, Solera is three blocks from Coors Field, four blocks from the 16th Street Mall, and five blocks from Light Rail. Not to mention the 1,000 retailers and 300 bars and clubs in the neighborhood. According to the popular website Walkscore.com, Solera's proximity to shops, restaurants and entertainment make it a virtual "Walker's Paradise," with a score of 95 out of 100. For those who prefer biking, Solera offers a free bike parking space for every apartment as well as the most complete bike maintenance facility in any apartment in downtown.

Solera's lobby and common areas feature a Mac/PC "bar," gaming area, refurbished '60's pool table, a conference room for telecommuting residents, demonstration kitchen, and state-of-the-art fitness center. Designed to mimic a hotel, the lobby will also include complimentary coffee/tea service.

Interested residents are encouraged to take a tour at 1956 Lawrence Street the week of July 12th to be entered into a raffle for *Club Seating* at a Rockies game. Please stop by the temporary Leasing Office located at 2040 Lawrence Street to sign in and begin the tour. The first 50 visitors are eligible. Tours of model apartments can be scheduled by calling the Solera Team at 303-381-7777. As part of a limited-time new construction incentive, Solera is offering one month's free rent for 12- or 13-month leases. This offer is subject to change or termination without further notice prior to lease execution.

Solera is a joint venture between Zocalo Development and 1956 Lawrence Investors, LLC, a wholly owned subsidiary of Principal Green Property Fund, I, LLC. Principal Green Property Fund I, LLC is advised by Principal Real Estate Investors, LLC.

For more information about Solera's location, amenities and sustainability commitment, visit www.soleraliving.com.

About Zocalo Community Development

Zocalo Community Development is an award-winning Denver-based development and construction services company focused on creating sustainable communities. Locally-produced and contextually-sensitive are descriptors of Zocalo's commitment to community development. Zocalo seeks to reduce the impact residential and mixed-use buildings have on the earth and the environment, and is committed to making substantial reductions in building-generated greenhouse gases. Zocalo is "vertically-oriented," performing and controlling all design, sustainability commitments, development, construction and marketing of its projects. The product of this complete integration is the development of residences of enduring quality and sustainability.

About Principal Real Estate Investors:

Principal Real Estate Investors is the fourth largest institutional real estate manager in the United States based on tax-exempt assets under management and manages or subadvises $33.7 billion* in commercial real estate assets. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate group of Principal Global Investors, a diversified asset management organization and a member of the Principal Financial Group®.

**AUM as of 3/31/10.*

What is LEED?

LEED is the sustainability standard of the US Green Building Council (USGBC), a national non-profit organization of practitioners who continue to refine the definition of sustainable development. Buildings that are LEED-certified are subject to the strictest sustainability standards in building construction, finish selection and performance. LEED focuses on five areas of sustainability: Sustainable Sites, Water Efficiency, Energy Efficiency, Materials and Resources, and Indoor Air Quality.

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