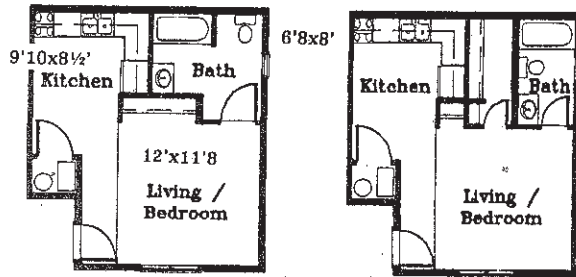


K. Ross Toole Village

K. Ross Toole Village consists of single and two-story apartments with four to nine units in each building. Apartments range in size from studio to three bedrooms. Each unit is equipped with washer/dryer hookup (except the studio apartments). A laundry facility is located within the complex. Play areas and a walking trail are located in this village area.

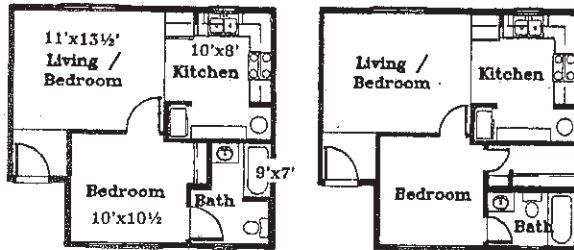
Twenty-two units (ranging from studios to three bedrooms) have been designed to meet ADA accessibility standards.



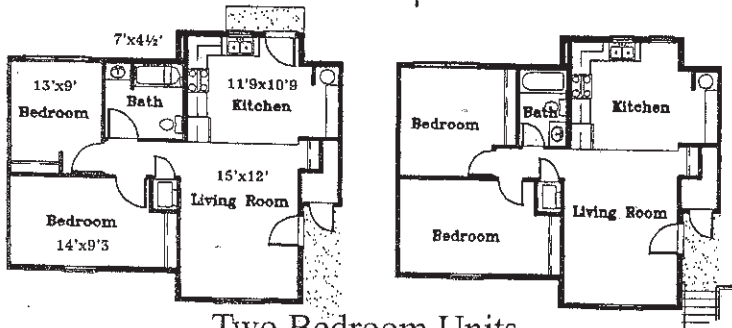
Studio Units
411 sq. ft.

Window Sizes with Traverse Rods

Bedroom5'6" L x 4' W and 5'6" L x 7'6" W
Living Room4'6" L x 5'6" W and 4'6" L x 3' W
Kitchen3'6" L x 3' W and 4'6" L x 3' W
Bath2'6" L x 2'6" W
Hallway and	
Utility Room2'6" L x 2'6" W



One Bedroom Units
504 sq. ft.



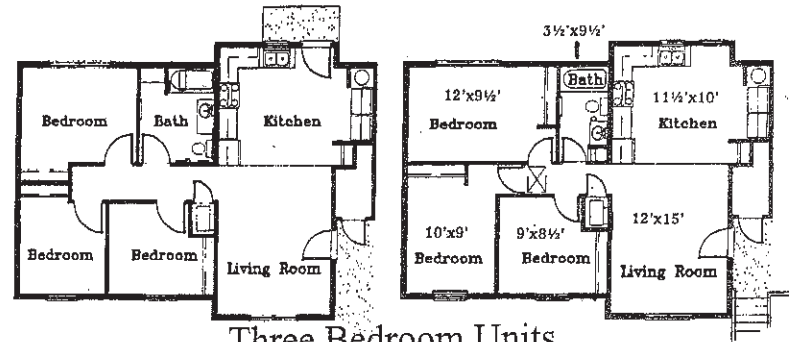
Two Bedroom Units
795 sq. ft.

University Villages provides:

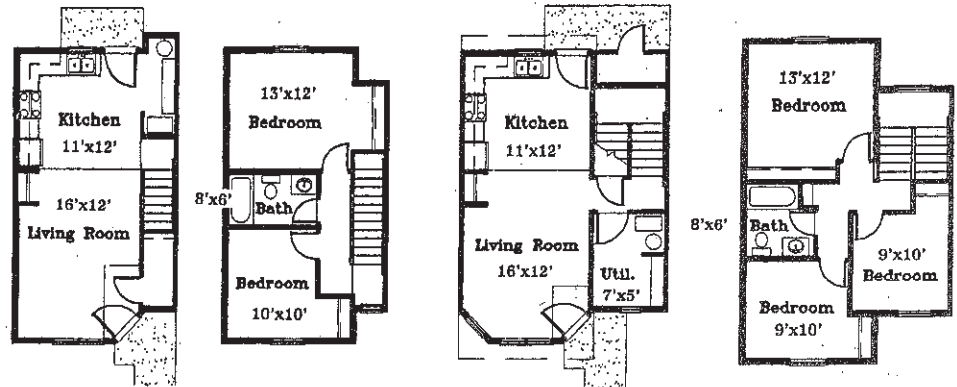
- Water
- Garbage removal
- Carpeting
- Off-street Parking with University Villages apartment decal

Tenant provides:

- Furniture
 - Drapes
 - Telephone
 - Gas
 - Electricity
 - Internet service
- Refrigerator
Electric Range
Cable TV service
All units have showers



Three Bedroom Units
924 sq. ft.



Two Bedroom
Townhouse Units
870 sq. ft.

Three Bedroom
Townhouse Units
1080 sq. ft.

The University of Montana is committed to provide all persons an equal opportunity for education, employment and participation in university activities without regard to race, color, religion, national origin, sex, marital status, age or disability.