

Letter to Stockholders, January 28, 2005:

In 2004 we elected to give the savings we made from our buyout back to you in the form of a dues reduction.

Also in 2004 we spent \$47.74 per share of stock which equates out to \$412.00 per quarter for a 1 bedroom and \$567.00 per share for a two bedroom.

After reviewing our budget for 2005 we need to raise our maintenance to \$424.00 per quarter for a 1 bedroom and \$584.00 per quarter for a 2 bedroom. This equates out to \$49.16 per share which is a very moderate increase of just under 3%.

Also, we stopped at Sterling Village to make sure our budgets are in line. The charge at Sterling Village for a 1 bedroom is \$588.00 per quarter and for a 2 bedroom is \$678.00 per quarter.

We sincerely hope this helps you understand our dues increase for 2005.

Respectfully,

Helen Wildermuth
President, 2560 Corp.