

CASCADΞ

Fully Entitled 208 Unit Development Site in Midtown, Sacramento

Located in an Opportunity Zone Corner of 17TH & I Street





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THE PROPERTY

| | | | | |
|----------------|--------------|---------|------------|----------------|
| 208 | 3,052 | 8 | ±25,600 | \$5,544,000 |
| UNITS ENTITLED | SF OF RETAIL | STORIES | SF OF LAND | PURCHASE PRICE |

Cascade, an architecturally stunning, fully entitled eight (8) story, 208 unit with 3,052 square feet of retail, mixed-use development site in Midtown Sacramento (the “Property”), is +/- 25,6000 square feet of high-visibility opportunity zoned development land (with an existing 17,883 square foot building), located on the north east corner side 17th and I Streets in Midtown Sacramento. The property consists of two (2) parcels with C-2 SPD zoning with a commercial building. The property is square, measuring approximately 160 feet long and 160 feet wide.

Cascade is an incredibly rare, fully entitled Midtown infill development site, located in a Sacramento’s most desirable neighborhood. Some of the nearby recently completed or underway mixed-use properties include The Mansion, a premier high-density mixed-use project of 186 units, currently under construction for delivery in early 2022, H16 Midtown (95 units recently completed), 17 Central (111 units under construction), 16J and 17J (currently under development) and Eleanor Apartments at 16th and E Streets (95 units).

The Property conveniently sits in the epicenter of Midtown Sacramento. The Property is two blocks from J Street and less than 10 blocks from the Golden 1 Center and DoCo, Ice Blocks, and is near more than 100 restaurants, bars, art galleries and entertainment venues. The Property provides walkability to the entire urban core, without sacrificing ancillary parking options, privacy, or noise. The Property is the only fully entitled prime development opportunity on the market in midtown Sacramento.





PROPERTY DETAILS

| | |
|----------------------|---|
| APNs: | 006-0065-023 (1705 Street) 006-0065-022 (1715 Street) |
| Lot Sizes: | ±25,600 SF Each parcel is ±12,600 SF |
| Building Size: | ±17,883 SF (existing) |
| Entitled Units: | 208 130 studio 57 one (1) bedroom 21 two (2) bedroom |
| Entitled Retail SF: | 3,052 |
| Entitled Parking: | 105 73 basement 32 level 1 |
| Zoning: | C-2 SPD |
| Opportunity Zone: | Yes, qualified zone |
| Nearby Developments: | In path of development |



BUILDING LOCATION

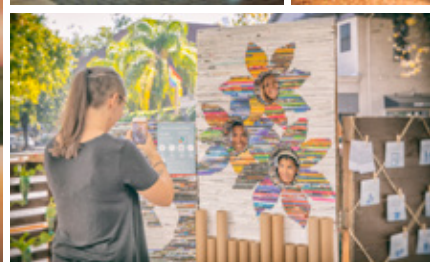
ONE FOOT IN MIDTOWN; ONE FOOT IN DOWNTOWN

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the city

of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. The midtown neighborhood has emerged as urban Sacramento's most popular live, work and play destination. The hubs of this exciting district are the Elliot Building and the MARRS building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Midtown market has high foot traffic both day and night, and is a hot-spot for those who

love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The property sits in the middle of numerous infill commercial and mixed-use development projects are well under development along the 16th Street corridor.





NEARBY AMENITIES

Midtown to the east; Downtown to the west. Tenants of this property enjoy a highly centralized location giving them easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 17TH & I STREET (NOT ALL ARE MENTIONED HERE):

| | | | | |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Cornerstone | Kru Japanese | Paragary's | Tapa the World |
| Ace of Spades | Crepeville | Bombay Bar & Grill | Pizzeria Urbano | Tea Cup Cafe |
| Aioli Bodega Espanola | Der Biergarten | Kupros Craft House | Portofino's | Temple Coffee |
| Amaro Italian Bistro & Bar | Eatuscany Cafe | Lowbrau | Press Bistro | Thai Basil |
| Art of Toys | Elixir Bar & Grill | Lucca | Pronto Pizza | Thai Canteen |
| Azul Mexican | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | The Bread Store |
| Badlands | Federalist Public House | Mango's/Burgertown | Q Street Bar & Grill | The Golden Bear |
| Bar West | Fieldwork Brewing Co. | Make Fish | R15 | The Mill Coffee House |
| Bento Box | FishFace Poke Bar | Massulo Pizza | Red Rabbit | The Porch |
| BevMo | Fit Eats | Mercantile Saloon | Rick's Dessert Diner | The Press |
| Bike Dog | Fox & Goose Public House | Metro Kitchen & Drinkery | Riverside Clubhouse | The Rind |
| Block Butcher Bar | Ginger Elizabeth Chocolates | Mikuni Sushi | Roxie Deli and Barbecue | The Waterboy |
| Bottle & Barlow | Grange | Monkey Bar | Saddle Rock | Tower Theatre Cafe |
| Broderick Midtown | Highwater | Mulvaney's B&L | Sakamoto | Tres Hermanas |
| Buckhorn Grill | Hot Italian | N Street Cafe | See's Candies | Uncle Vito's Pizza |
| Burger Patch | I Love Teriyaki | Nekter | Selland's | University of Beer |
| Burgers and Brew | Identity Coffee | Nido | Shady Lady | Vic's Ice Cream |
| Cafe Bernardo | Iron Horse Tavern | Nishiki Sushi | Shoki Ramen House | Waffle Square Country Kitchen |
| Cantina Alley | Jack's Urban Eats | Old Soul Coffee | Squeeze Inn | Yogurt a GoGo |
| Centro Cocina Mexicana | Jamie's Broadway Grill | Pachamama Coffee Coop | Sun & Soil Juice | Zelda's Pizza |
| Chipotle | Karma Brew | Paesano's | Tank House BBQ | Zocalo |







NEARBY REDEVELOPMENT PROJECTS

Cascade also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center and will be spending more than \$100 million to complete this incredible project. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

Fort Sutter Hotel

The hotel is located at the corner of 28th Street and Capitol Avenue and was developed by local restauranter Randy Paragary. Fort Sutter Hotel is part of the Tapestry Collection, a brand by Hilton Hotels and is home to 114 rooms and multiple restuarants and bars.

16th & J

SKK Developments has applied for a 73-unit project with ground-floor retail at 925 16th St., the northeast corner of 16th and J streets and across from Sacramento Memorial Auditorium.

800 Block

CFY Development’s 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

DOC0 and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOC0, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento’s urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento’s busiest thoroughfare.

H16 Midtown by SKK

95 units completed April 2020 on NEC 16th & H St

Manor Flats

27 Victorian-style units completed SWC 16th & F

Eleanor Apartments by SKK

95 units nearing completion October 2020 on SEC 16th & E Streets

17 Central by D&S

111 units under construction on NWC 17th & K

The Mansion by SKK

186 units under construction delivering early 2022 on SWC 16th & H Streets

Lavender Courtyard by Mutual Housing

50 units planned for SEC 16th & F Streets

Lotus Equity Partners

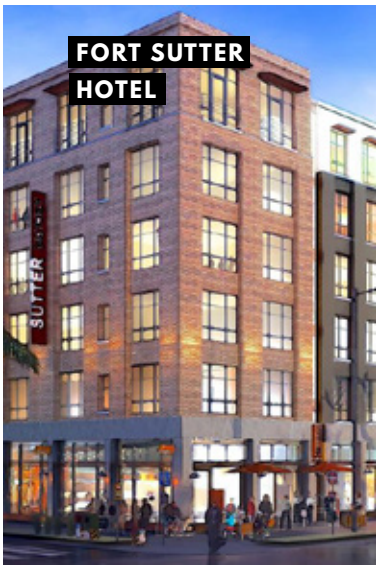
60 units proposed for NEC 14th & H Streets



CONVENTION CENTER



H16



FORT SUTTER HOTEL



THE HARDIN



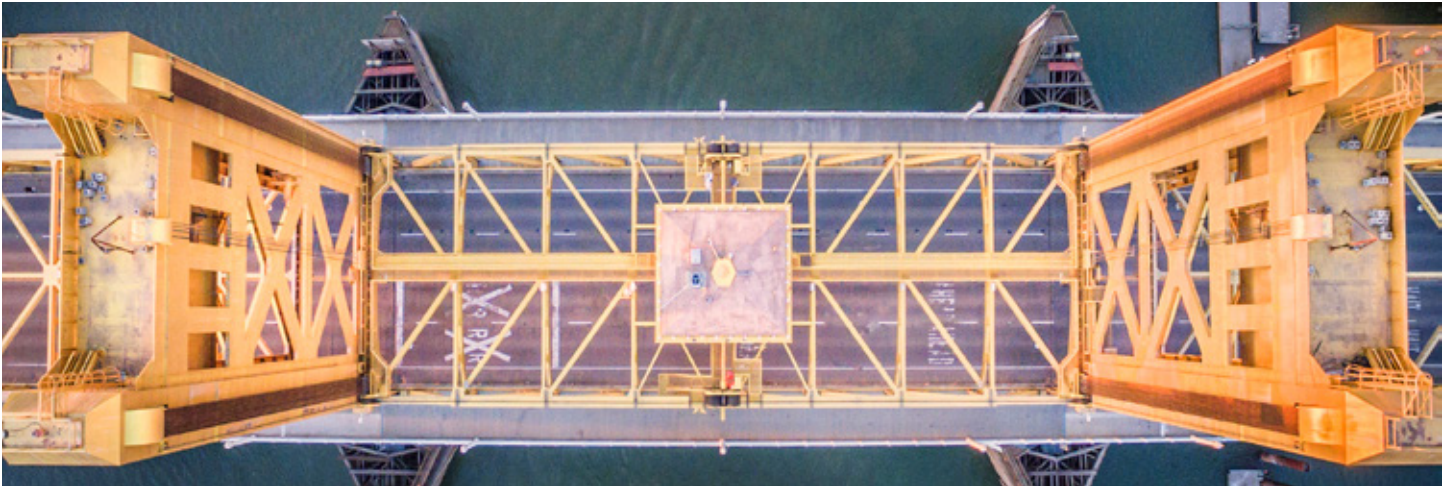
CATHEDRAL SQUARE



DOC0 & GOLDEN 1

THIS LOCATION IS A SACRAMENTO
HOTSPOT. AND THERE IS PLENTY OF
PENT UP DEMAND FOR GOING OUT





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a short ride from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.





THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.

SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

MULTIFAMILY RENTAL TRENDS URBAN CORE:

| Class | Inventory (units) | Avg Rent (all types) | Vacancy (all types) | Absorption* (units) | Under Const. (units) |
|-----------|-------------------|----------------------|---------------------|---------------------|----------------------|
| A | 1,996 | \$2,047 | 19.8% ** | 284 | 809 |
| B | 2,624 | \$1,586 | 8.0% | (21) | 286 |
| C | 10,585 | \$1,045 | 4.9% | (137) | 0 |
| All Types | 15,235 | \$1,392 | 7.4% | (123) | 1,095 |

* Past 12 Months, 11/2020
**4 brand new class A projects recently completed adding to this vacancy rate.
Source: Costar, Multifamily All Unit Mixes

SACRAMENTO: OWNERS VS. RENTERS



GSEC 2020
Applied Geographic Solutions & GIS Planning

SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsize cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

34.3% Of population have a bachelor's degree

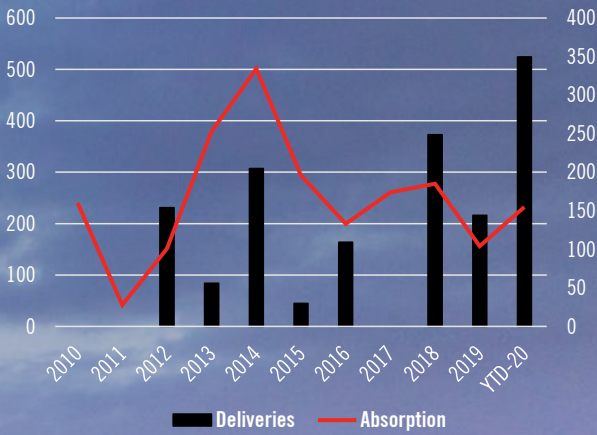
Sources: SmartAsset 2018
Emsi 2019

VACANCY AND AVERAGE RENT TREND URBAN CORE:



Source: Costar, Multifamily All Unit Mixes
* Past 12 Months, 11/2020

DELIVERIES AND ABSORPTION TREND URBAN CORE:



Source: Costar, Multifamily All Unit Mixes
* Past 12 Months, 11/2020

WALK SCORE: 96
BIKE SCORE: 99
TRANSIT SCORE: 60



LOCAL MULTIFAMILY MARKET

The Sacramento Urban Core apartment market is bordered by American River (North), HWY 50 (South), to CSUS (East) and I-5 (West). The market consists of 806 total properties (five units and greater) and a total of 13,028 rental units. These communities benefit from being in close proximity to plentiful urban amenities and the CBD of Sacramento.

At the close of 2020, the Urban Core vacancy rate stood at 7.9%, inflated by more than 700 units delivered over the past two years. The average asking price across all unit types in the Urban Core was \$1,442 and \$2,277 for newer product. Despite the rise in vacant units, leasing activity proved to be strong in 2020—in the middle of a global pandemic—as the year reported the second highest annual absorption on record at 252 units (compared to 307 in 2014).

The Urban Core has witnessed a dramatic

increase in its apartment stock over the past eight years in response to the recent revitalization throughout. What was historically a B & C market until recently, saw a dramatic shift in the development of Class A communities. Represented by just two properties 20 years ago, The Urban Core has ballooned to 22 properties or nearly 2,000 units by year-end 2020, with more right around the corner. This shift was predicated on the growing number of millennials or younger and higher income earning individuals in search of enhanced onsite and local amenities.

The newer, “urban” package resembles more of what you’ll find in a hip, boutique hotel including smart home integration, WiFi lobby/communal areas, roof deck lounges, micro-mobility, Amazon lockers, state-of-the-art fitness centers with Peloton bikes, etc. Coupled with

the best in restaurants, entertainment, and nightlife night life only found in the Urban Core, it’s no surprise millennials fit right in and why we’ve also seen a strong in-bound migration from the Bay Area.

Recent construction further demonstrates the double-down on the millennial population, as 78% of units delivered since 2012 were in the studio and one bedroom unit mixes. These tenants are likely to be either single or couples without children. Rents in these two categories and vintage are seeking on average \$1,788 and \$2,282 per unit, respectively. Currently in the construction pipeline are 7 more projects underway slated to be delivered over the next three to 24 months. In total, this will bring another 1,300 units to the Urban Core.

Multifamily Deliveries

Sacramento GRID – 2020



The Press, Sacramento

SKK, DeBartolo Dev.
277 Units; 200,616 SF
Studio (20); 1BR (137);
2BR (44); & 3BR (7)
Current Avg. Rent: \$2,256



H16, Sacramento

SKK, Guardian Capital
95 Units; 60,000 SF
Studio (42); 1BR (40);
& 2BR (13)
Current Avg. Rent: \$2,108



1430 Q, Sacramento

D&S Development
73 Units; 72,000 SF
1BR (33); 2BR (39); &
3BR (1)
Current Avg. Rent: \$3,603



The Carlaw, Sacramento

James Cordano
26 Units; 45,000 SF
Studio (8); 1BR (10);
& 2BR (8)
Current Avg. Rent: \$2,735

Source: Costar, Multifamily All Unit Mixes

Multifamily Trophy Sales

Sacramento GRID – 2020



The Press

| | |
|-------------------------|----------------------|
| Property Name: | |
| Address: | 1714 21st St |
| Developer: | SKK / DeBartolo Dev. |
| Owner / Buyer: | Oakmont Properties |
| Year Built: | 2020 |
| Site Size SF: | 110,642 |
| Gross Building Area SF: | 200,616 |
| Total Units: | 277 |
| Current Rent Avg: | \$2,385 |
| Current Vacancy: | 61.0% |
| Building Sale Price: | \$118,000,000 |
| Price / SF: | \$588.19 |
| Price / Unit: | \$425,993 |
| Vacancy: | 70.0% |
| Cap Rate: | N/A |
| Sale Date: | 9/30/2020 |



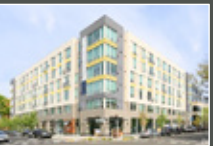
Q19 Apartments

| | |
|-------------------------|----------------------|
| Property Name: | |
| Address: | 1907 Q St |
| Developer: | SKK / Grupe Company |
| Owner / Buyer: | Woodmont Real Estate |
| Year Built: | 2018 |
| Site Size SF: | 25,700 |
| Gross Building Area SF: | 46,170 |
| Total Units: | 68 |
| Current Rent Avg: | \$1,899 |
| Current Vacancy: | 7.4% |
| Building Sale Price: | \$26,800,000 |
| Price / SF: | \$580.46 |
| Price / Unit: | \$394,118 |
| Vacancy: | 0.0% |
| Cap Rate: | 4.65% |
| Sale Date: | 4/19/2019 |



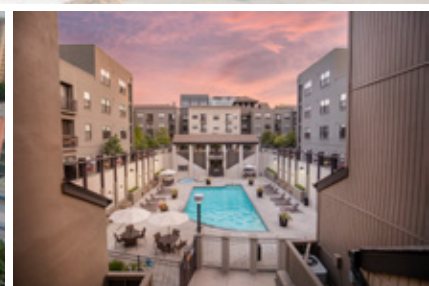
16 Powerhouse

| | |
|-------------------------|-----------------|
| Property Name: | |
| Address: | 1606 P St |
| Developer: | D&S Development |
| Owner / Buyer: | Demmon Partners |
| Year Built: | 2015 |
| Site Size SF: | 19,166 |
| Gross Building Area SF: | 71,929 |
| Total Units: | 50 |
| Current Rent Avg: | \$3,341 |
| Current Vacancy: | 6.7% |
| Building Sale Price: | \$32,500,000 |
| Price / SF: | \$451.83 |
| Price / Unit: | \$650,000 |
| Vacancy: | 0.0% |
| Cap Rate: | 5.05% |
| Sale Date: | 3/6/2018 |



Eviva Midtown

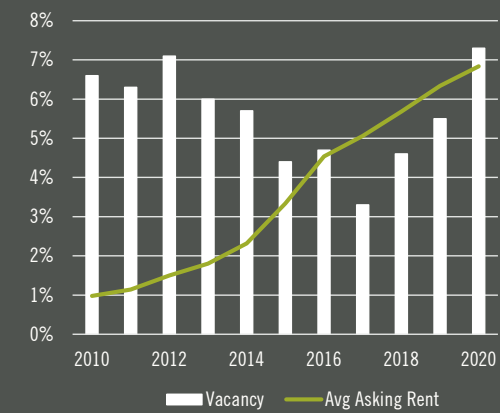
| | |
|-------------------------|-------------------------|
| Property Name: | |
| Address: | 1531 N St |
| Developer: | LDK Ventures / Integral |
| Owner / Buyer: | Sequoia Equities |
| Year Built: | 2016 |
| Site Size SF: | 30,492 |
| Gross Building Area SF: | 180,000 |
| Total Units: | 118 |
| Current Rent Avg: | \$2,226 |
| Current Vacancy: | 4.2% |
| Building Sale Price: | \$53,000,000 |
| Price / SF: | \$294.44 |
| Price / Unit: | \$449,153 |
| Vacancy: | 0.0% |
| Cap Rate: | 4.78% |
| Sale Date: | 9/1/2017 |



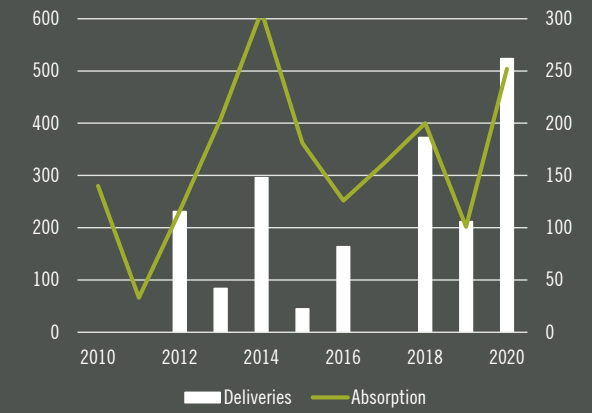
Multifamily Rental Trends

Sacramento GRID

Vacancy & Avg Rent Trend



Deliveries & Absorption Trend



Source: Costar, Multifamily All Unit Mixes

Multifamily Rental Trends

Sacramento GRID – New Construction Since 2012

All Unit Types

27.9%

Vacancy

\$2,277

Avg Rent / Unit

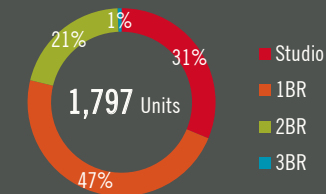
\$3.16

Avg Rent / SF

4.1%

Concessions

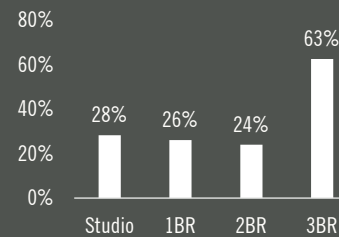
Total Units Delivered



Avg Rent / SF



Vacancy



Avg Rent / Unit



Source: Costar, Multifamily All Unit Mixes



ECONOMICS

| | |
|----------------------------------|-----------------|
| Acquisition Costs | |
| Purchase Price | \$5,544,000.00 |
| Price Per Land SF: | \$216.56 |
| Price Per SF (FAR): | \$27.07 |
| Price Per Door: | \$26,653.85 |
| Development Costs | |
| Hard Costs | \$41,343,252 * |
| Price Per Building SF Gross: | \$228.14 |
| Price Per Building SF Net (Est.) | \$304.19 |
| Architectural Costs | \$2,718,225.00 |
| Price Per Building SF Gross: | \$15.00 |
| Price Per Building SF Net (Est.) | \$20.00 |
| Permit/Impact Fees | \$4,160,000.00 |
| Price Per Building SF Gross: | \$22.96 |
| Price Per Building SF Net (Est.) | \$30.61 |
| Total Development Costs | \$48,221,477.00 |

| | |
|--|------------------------|
| Total Acquisition and Development Costs | \$53,765,477.00 |
| Price Per Building SF Gross: | \$296.69 |
| Price Per Building SF Net (Est.) | \$395.59 |

| | |
|---|-----------------------|
| Disposition Value | |
| Estimated Net Operating Income (Resi) @ 95% | \$3,975,813.06 ** |
| Estimated Net Operating Income (Retail) @ 95% | \$113,076.60 *** |
| Estimated Net Operating Income (Parking) | \$315,000.00 **** |
| Total Net Operating Income (Est.) | \$4,403,889.66 |

| | |
|----------------------------------|-------------------------|
| Capitalized Value at 4.5% | \$97,864,214.583 |
| Value Per Building SF Gross | \$540.04 |
| Value Per Building SF Net (Est.) | \$720.06 |
| Capitalized Value at 5.0% | \$88,077,793.125 |
| Value Per Building SF Gross | \$486.04 |
| Value Per Building SF Net (Est.) | \$648.05 |

| | |
|---|-------------------------|
| Net Profit Before Carry Costs @ 4.5% Cap | \$44,098,737.583 |
| Net Profit Before Carry Costs @ 5.0% Cap | \$34,312,316.125 |

* prepared by DesCor Builders
** \$3.60 per sf gross, 25% opex
*** \$3.25 per sf NNN
**** \$250 per stall per month (double parking day/night)



FLOOR PLANS

| | | | |
|----------------|--------------|---------|----------------|
| 208 | 3,052 | 8 | 105 |
| UNITS ENTITLED | SF OF RETAIL | STORIES | PARKING STALLS |

BUILDING BREAKDOWN

BUILDING SUMMARY:

| LEVEL | GROSS AREA | GARAGE AREA | COMMON OPEN SPACE* | PRIVATE PATIO/ BALCONIES* | NUMBER OF UNIT TYPES | | | TOTAL UNITS |
|----------|------------|-------------|--------------------|------------------------------|----------------------|---------|---------|-------------|
| | | | | | STUDIO | ONE BED | TWO BED | |
| BASEMENT | 25,020 SF | 25,020 SF | | - | - | - | - | - |
| LEVEL 1 | 23,500 SF | 11,725 SF | - | - | - | - | - | - |
| LEVEL 2 | 21,410 SF | - | 1,980 SF | 1,450 SF | 22 | 9 | 2 | 33 |
| LEVEL 3 | 22,220 SF | - | - | 150 SF | 23 | 10 | 2 | 35 |
| LEVEL 4 | 22,220 SF | - | - | 150 SF | 23 | 10 | 2 | 35 |
| LEVEL 5 | 18,910 SF | - | 1,300 SF | 2,230 SF | 23 | 7 | 2 | 32 |
| LEVEL 6 | 18,675 SF | - | - | 150 SF | 23 | 7 | 2 | 32 |
| LEVEL 7 | 15,660 SF | - | 930 SF | 1,920 SF | 8 | 7 | 6 | 21 |
| LEVEL 8 | 13,600 SF | - | 680 SF | 1,410 SF | 6 | 7 | 5 | 18 |
| TOTAL | 181,215 SF | 36,745 SF | 4,890 SF* | 7,460 SF* | 128 | 57 | 21 | 206 |

* COMMON OPEN SPACE AND PRIVATE PATIOS ARE NOT INCLUDED IN GROSS AREA TOTALS.
** GROUND FLOOR INCLUDES TWO LIVE/WORK UNITS AND 3,052SF OF RETAIL SPACE

UNIT SUMMARY:

| UNIT TYPE | TOTAL UNITS | MIN. SF | MAX. SF | PERCENT |
|-----------|-------------|---------|---------|---------|
| STUDIO | 130 | 309 SF | 734 SF | 63 % |
| ONE BED | 57 | 502 SF | 704 SF | 27 % |
| TWO BED | 21 | 783 SF | 961 SF | 10 % |
| TOTAL | 208 | - | | 100 % |

PARKING SUMMARY:

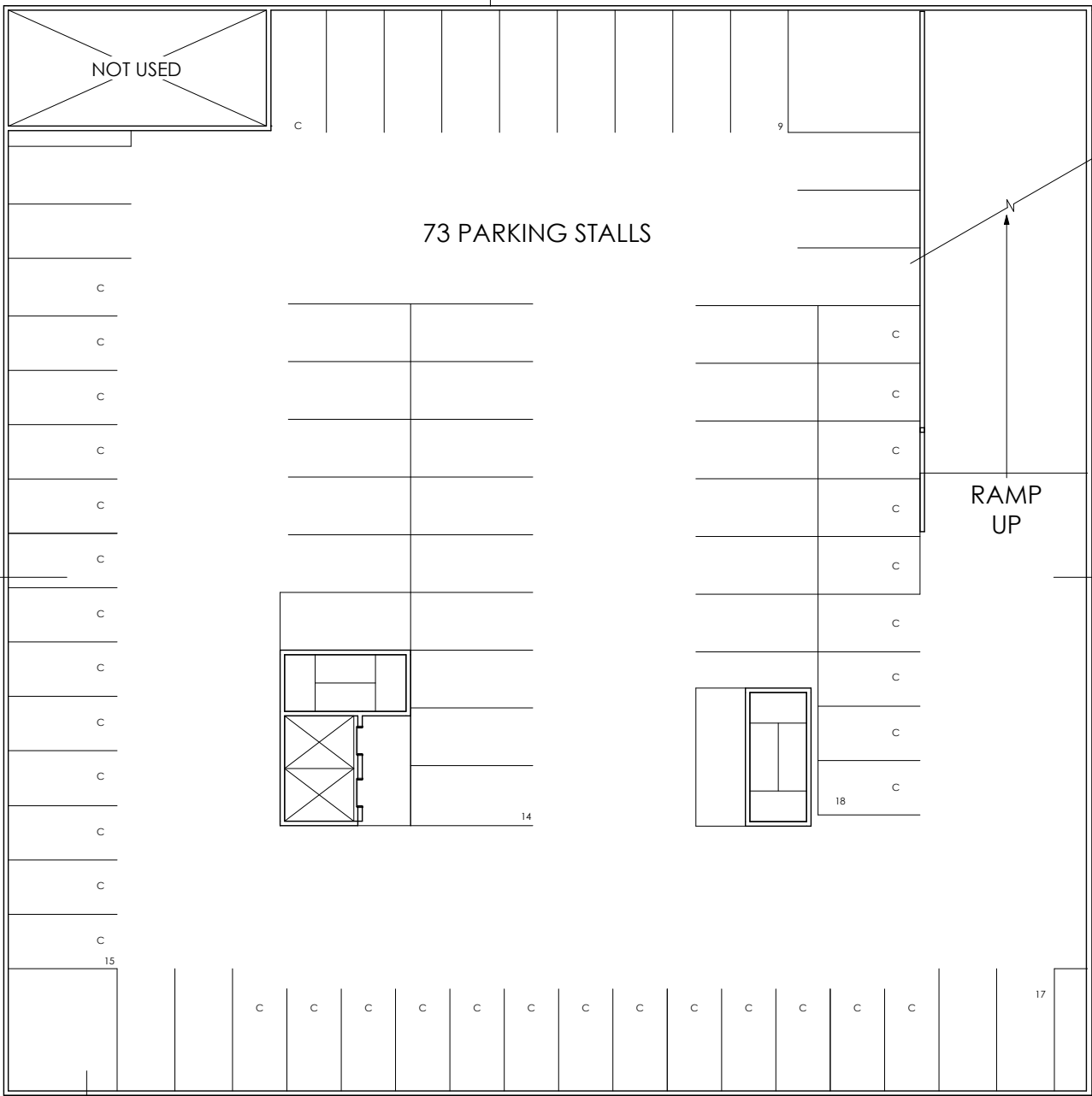
| LEVEL | STALLS | RATIO TO UNITS |
|----------|--------|----------------|
| BASEMENT | 73 | 105/208= 50% |
| LEVEL 1 | 32 | |
| TOTAL | 105 | |

*11 EV Capable parking spaces are required. 11 EV Capable parking space are provided.

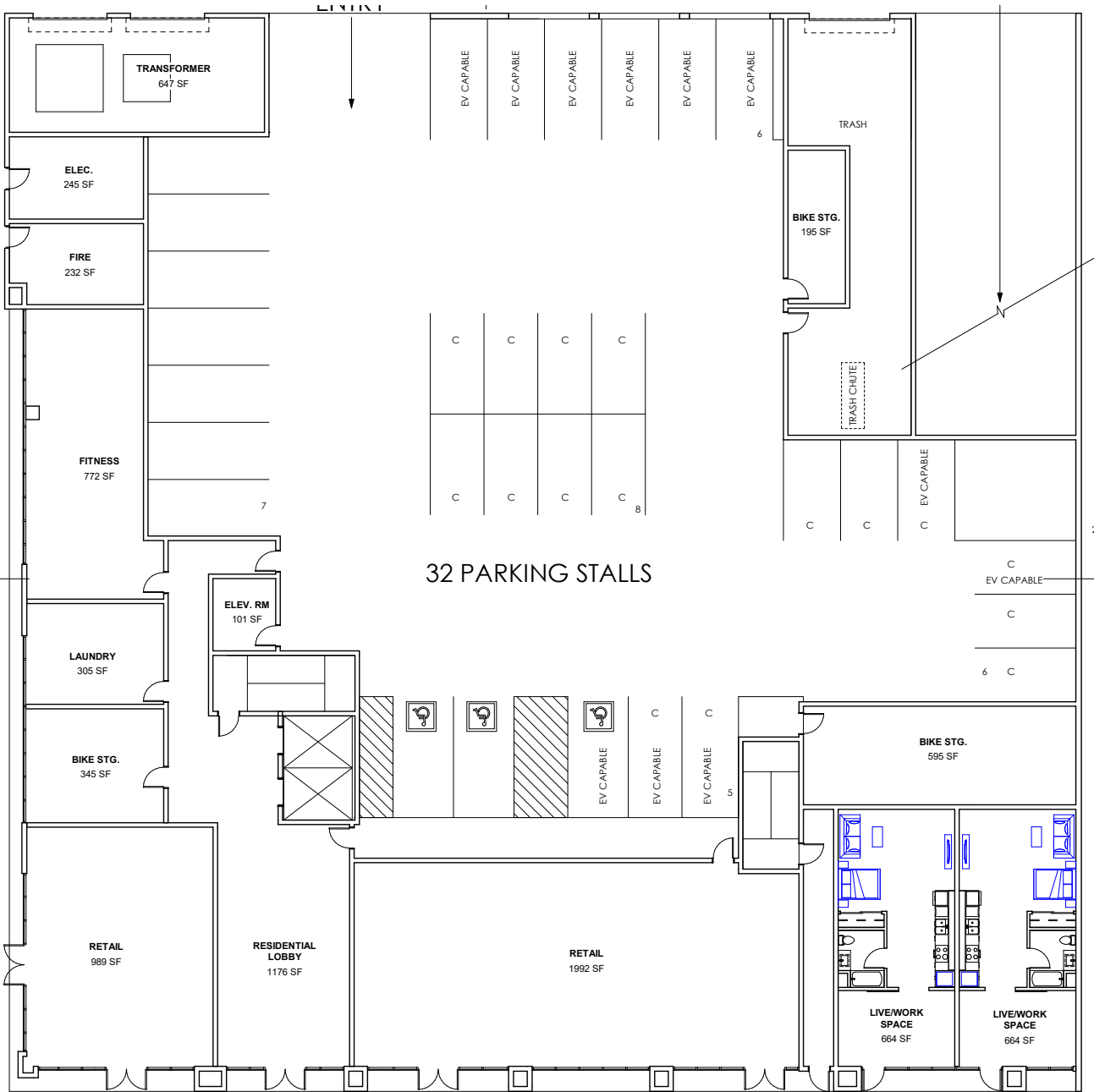
BIKE PARKING SUMMARY:

| PROGRAM | LONG TERM REQUIRED | LONG TERM PROVIDED | SHORT TERM REQUIRED | SHORT TERM PROVIDED |
|-------------|-----------------------|-----------------------|------------------------|------------------------|
| RESIDENTIAL | 208/2 = 104 | 104 | 208/10 = 21 | 22 |
| RETAIL | 2 MIN (3,052SF) | 2 | 3,052/2,000 = 2 | 2 |
| TOTAL | 106 | 106 | 23 | 24 |

BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD - FOURTH FLOOR



FIFTH FLOOR

SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



ROOF

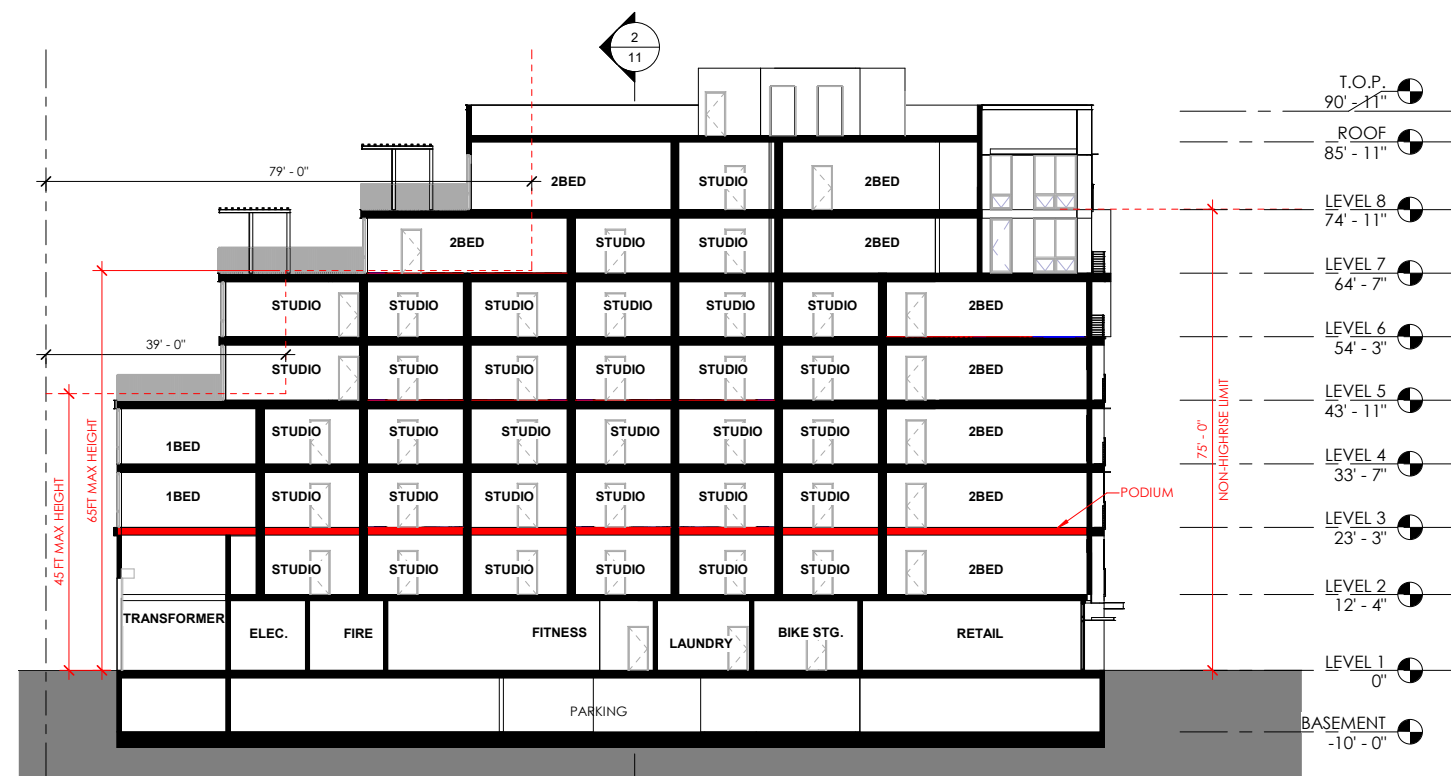


N/S SECTION 3





N/S SECTION 1



N/S SECTION 2





WEST ELEVATION



SOUTH ELEVATION





NORTH ELEVATION



EAST ELEVATION





TURTON
COMMERCIAL REAL ESTATE