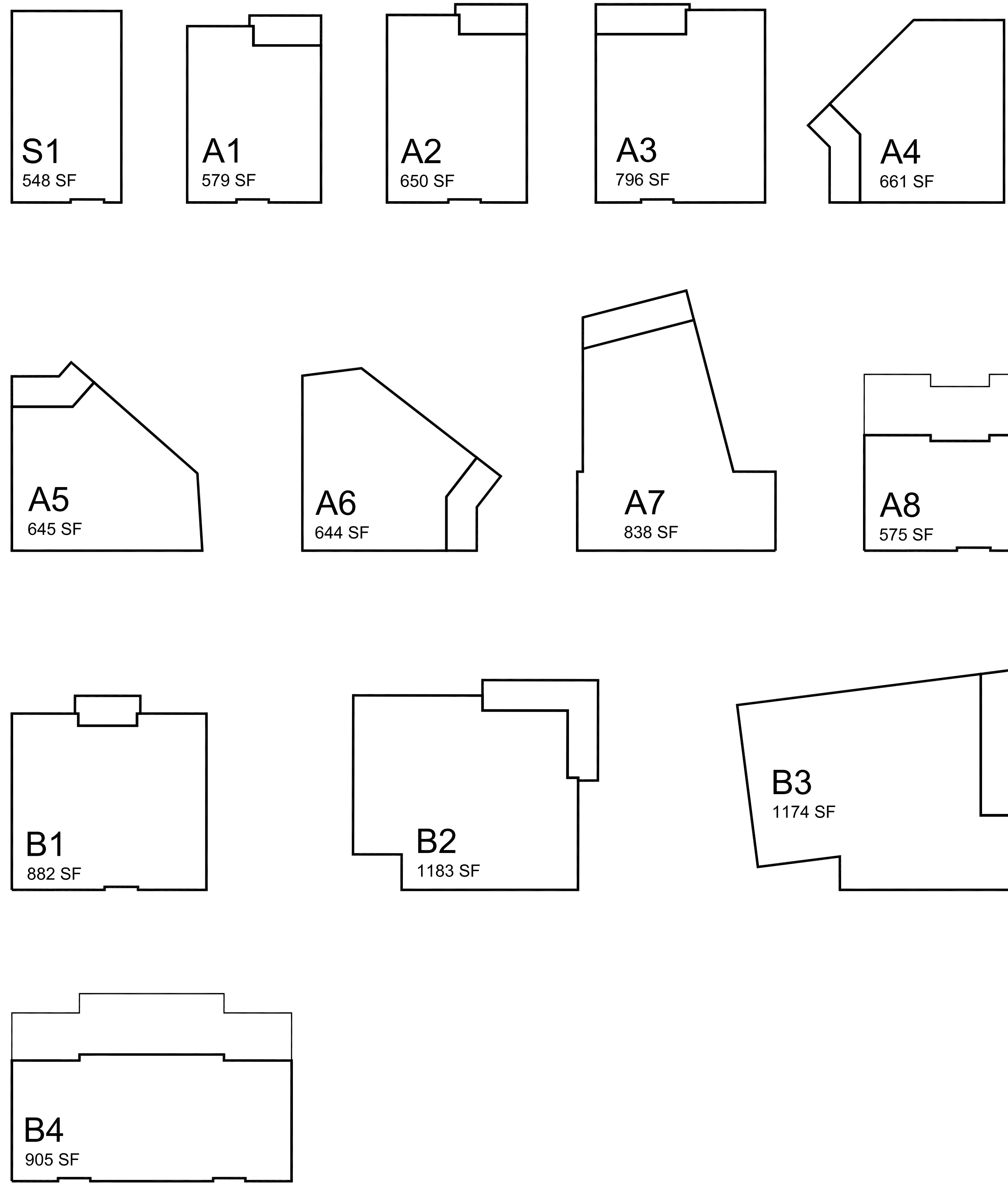


SITE INFORMATION

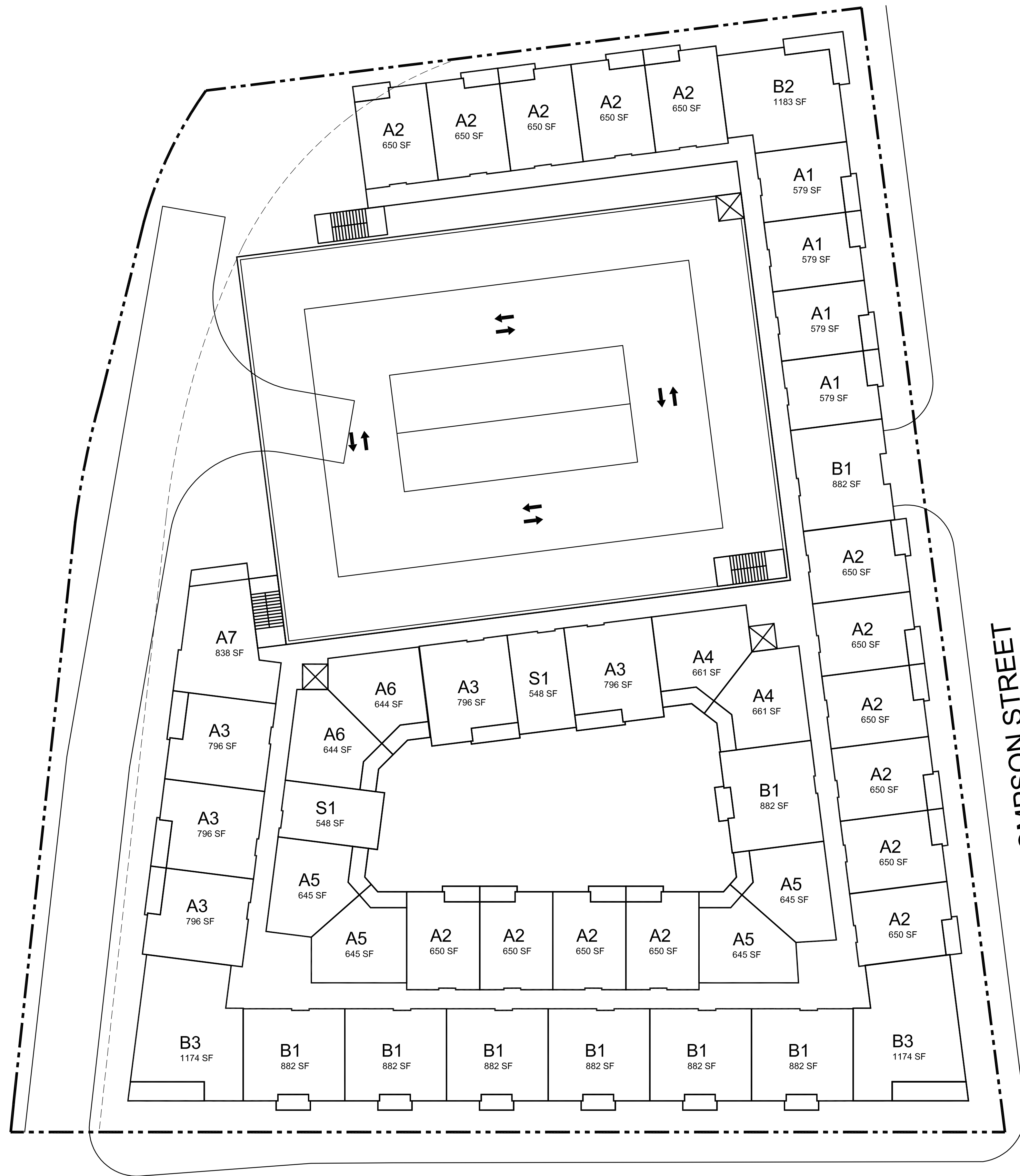
TOTAL SITE AREA (APPROX.): **2.1 AC**
 CURRENT ZONING: **R-48**

LEGEND

- MULTIFAMILY**
- (M)** 6 STORY (TYPE IIIA) WRAP BUILDING WITH 6 LEVEL (TYPE IA) PRE-CAST PARKING
 - TOTAL UNITS : 260 (APPROX.)
 - AVG HEATED AREA - MF : 730 SF (APPROX.)
- TOTAL PARKING :**
 344 SPACES (APPROX.)
 COMPRISED OF
 335 PARKING DECK SPACES (APPROX.),
 7 STREET PARKING (APPROX.), AND
 2 ON-STREET LOADING ZONE PARKING (APPROX.)
 PARKING RATIO PROVIDED: 1.32 SPACES/DU (APPROX.)
- AMENITIES**
- (C1)** MULTIFAMILY CLUB / LEASING
 TOTAL : 8,500 SF (APPROX.)



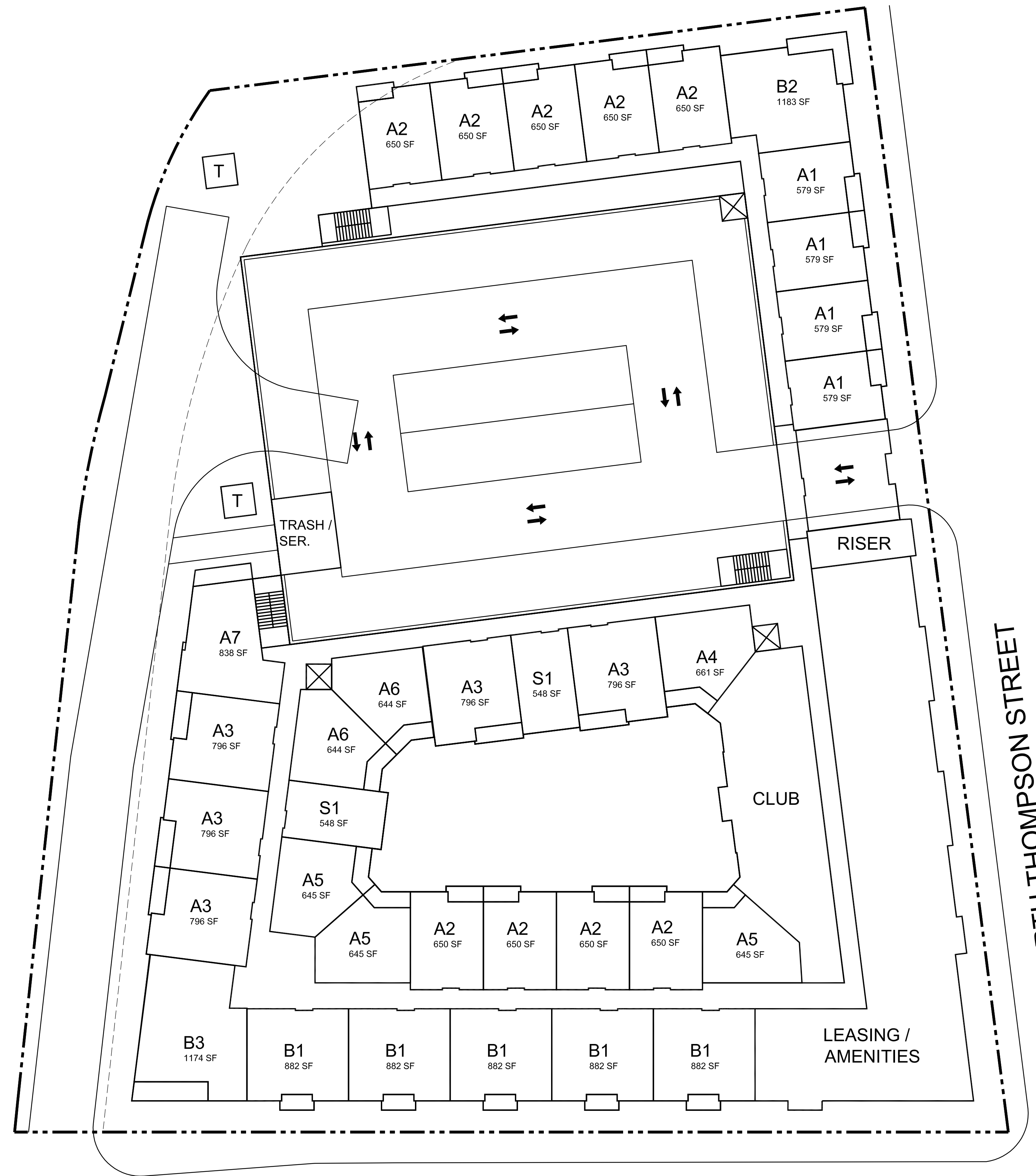
3/28/2023		UNIT MIX SUMMARY											
UNIT	LEVELS						QTY	BEDS	HEATED UNIT AREA (NRSF)		BALC. (NRSF)	MIX %	
	L1	L2	L3	L4	L5	L6			HEATED	TOTAL HEATED			
STUDIO UNITS													
S1	2	2	2	2	2	2	12	12	548 SF	6,576 SF	0	4.62%	
SUBTOTAL	2	2	2	2	2	2	12	12	548 AVG	6,576 SF	(NRSF)	4.62%	
1 BED UNITS													
A1	4	4	4	4	4	4	24	24	579 SF	13,896 SF	56	9.23%	
A2	9	15	15	15	15	9	78	78	650 SF	50,700 SF	56	30.00%	
A3 (1BR+DEN)	5	5	5	5	5	5	30	30	796 SF	23,880 SF	75	11.54%	
A4	1	2	2	2	2	2	11	11	661 SF	7,271 SF	79	4.23%	
A5	3	4	4	4	4	4	23	23	645 SF	14,835 SF	74	8.85%	
A6	2	2	2	2	2	2	12	12	644 SF	7,728 SF	84	4.62%	
A7 (1BR+DEN)	1	1	1	1	1	1	6	6	838 SF	5,028 SF	94	2.31%	
A8	0	0	0	0	0	4	4	4	575 SF	2,300 SF	310	1.54%	
SUBTOTAL	25	33	33	33	33	31	188	188	668 AVG	125,638 SF	(NRSF)	72.31%	
2 BED UNITS													
B1	5	8	8	8	8	4	41	82	882 SF	36,162 SF	51	15.77%	
B2	1	1	1	1	1	1	6	12	1,183 SF	7,098 SF	170	2.31%	
B3 (2BR+DEN)	1	2	2	2	2	1	10	20	1,174 SF	11,740 SF	138	3.85%	
B4	0	0	0	0	0	3	3	6	905 SF	2,715 SF	413	1.15%	
SUBTOTAL	7	11	11	11	11	9	60	120	962 AVG	57,715 SF	(NRSF)	23.08%	
TOTALS PER FLOOR	34	46	46	46	46	42	260	320		189,929 SF	(NRSF)	100%	
TOTALS							260	UNITS	HEATED:	730 AVG	(NRSF)		



GROVE AVENUE

LEVEL 02

NORTH THOMPSON STREET



GROVE AVENUE

LEVEL 01

NORTH THOMPSON STREET

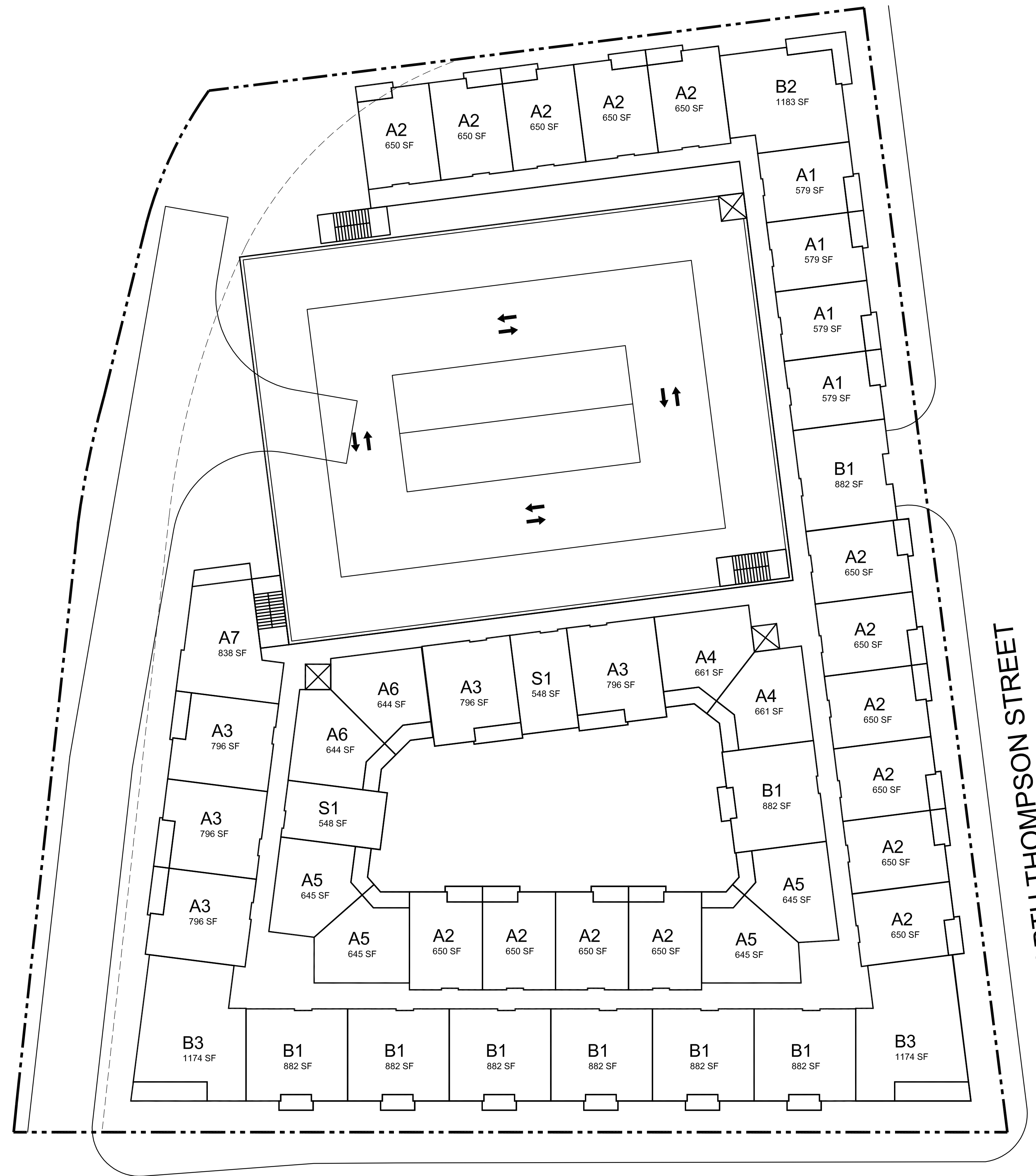




GROVE AVENUE

LEVEL 06

NORTH THOMPSON STREET

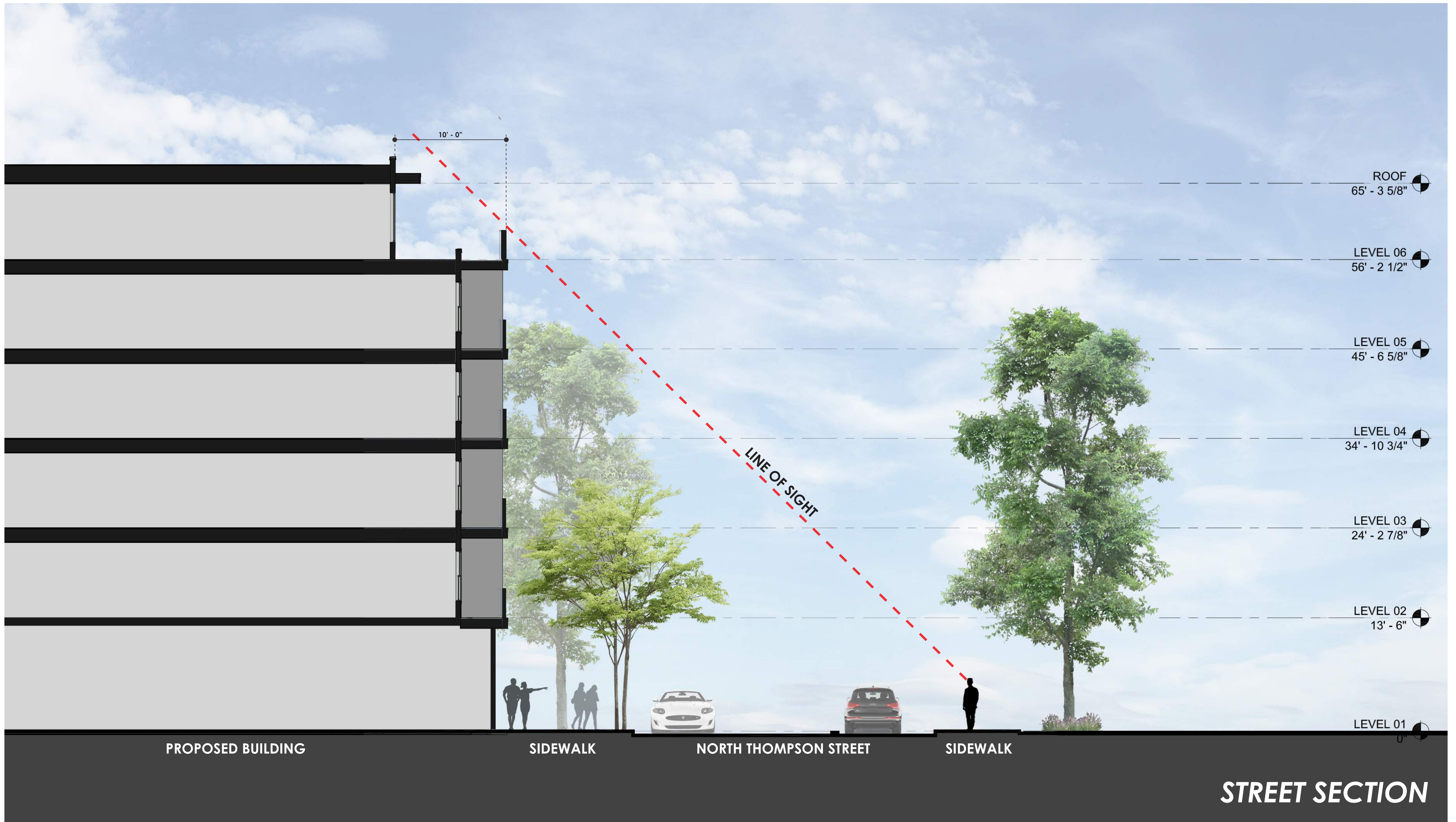


GROVE AVENUE

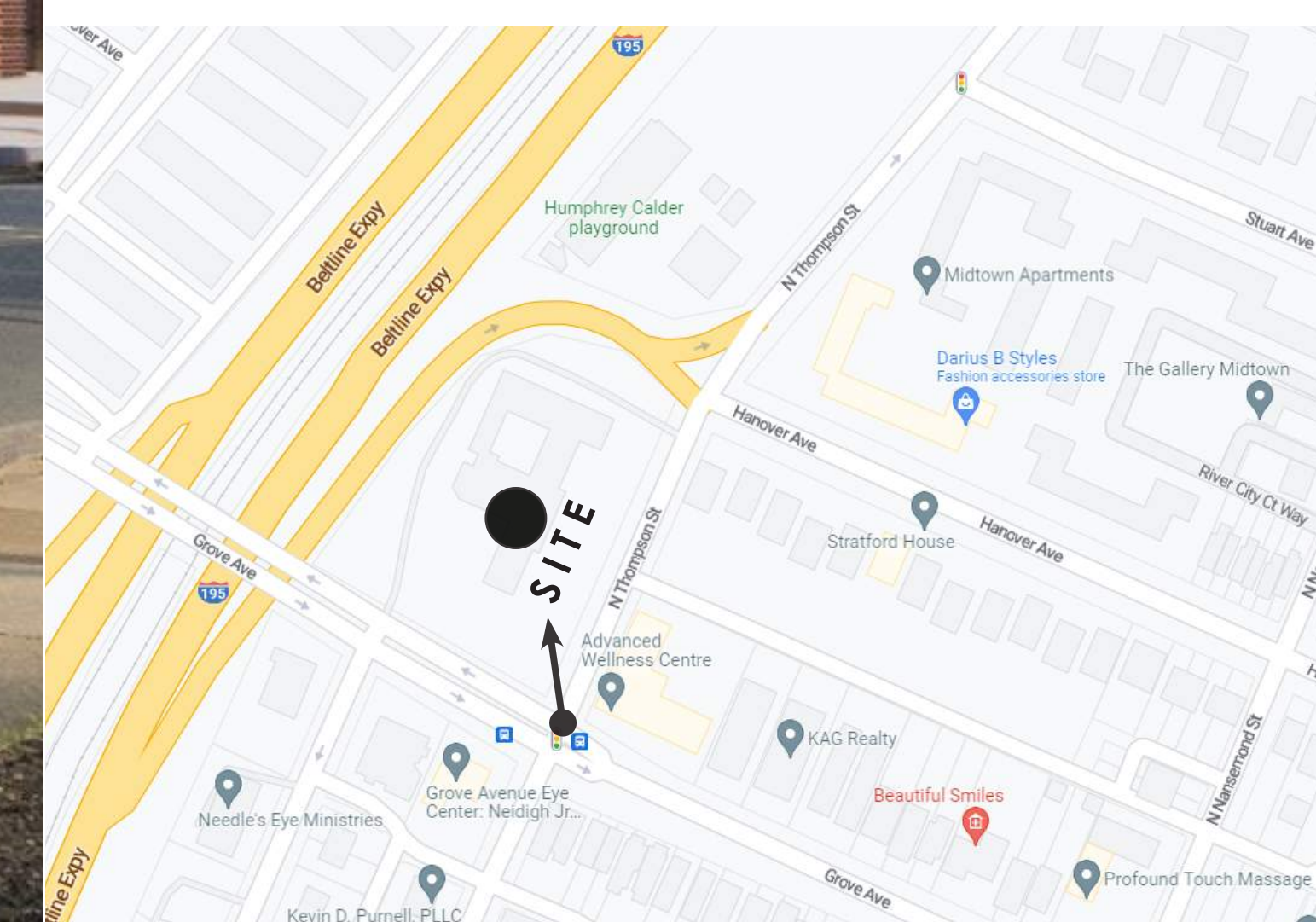
LEVEL 03-05

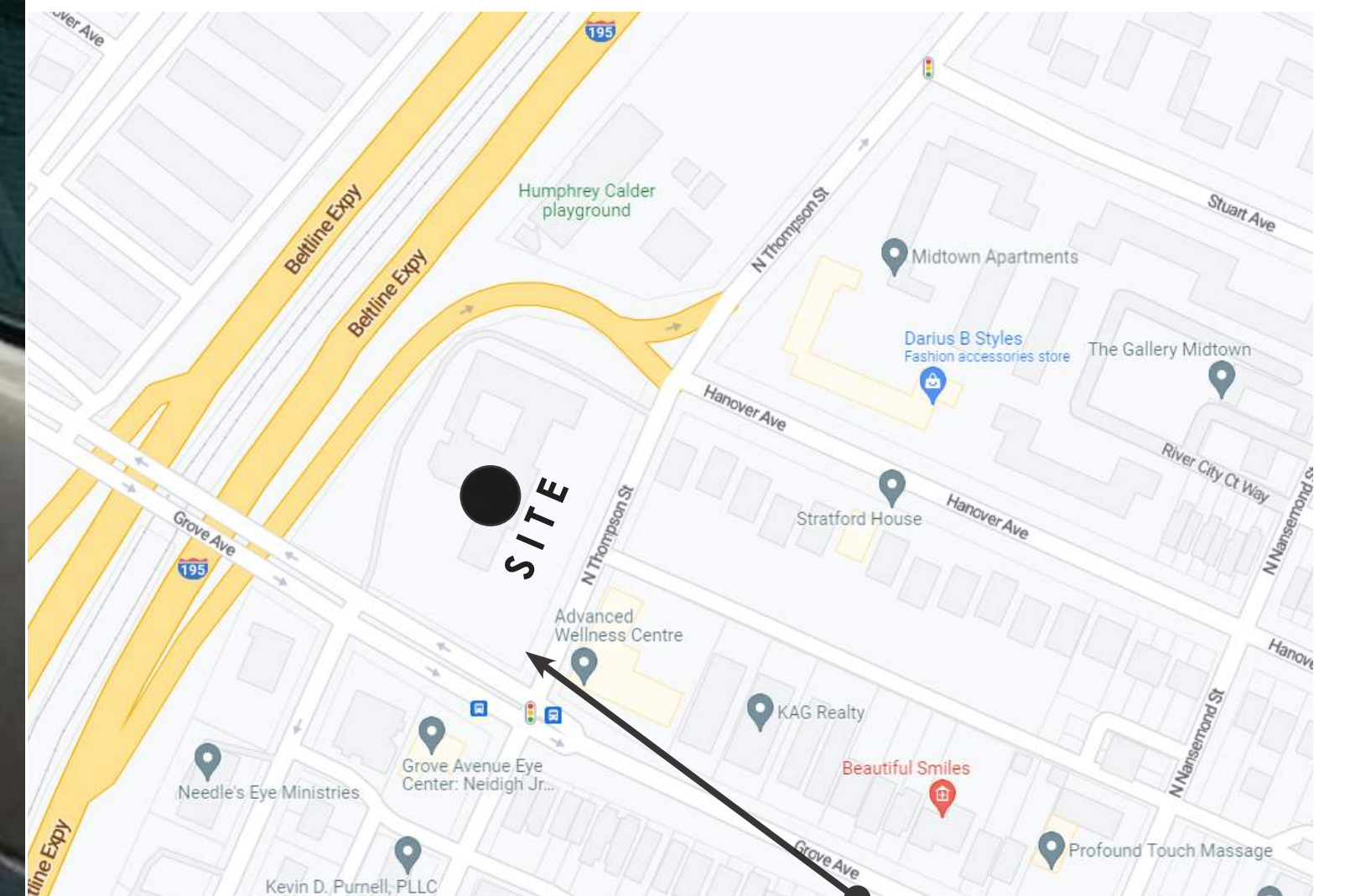
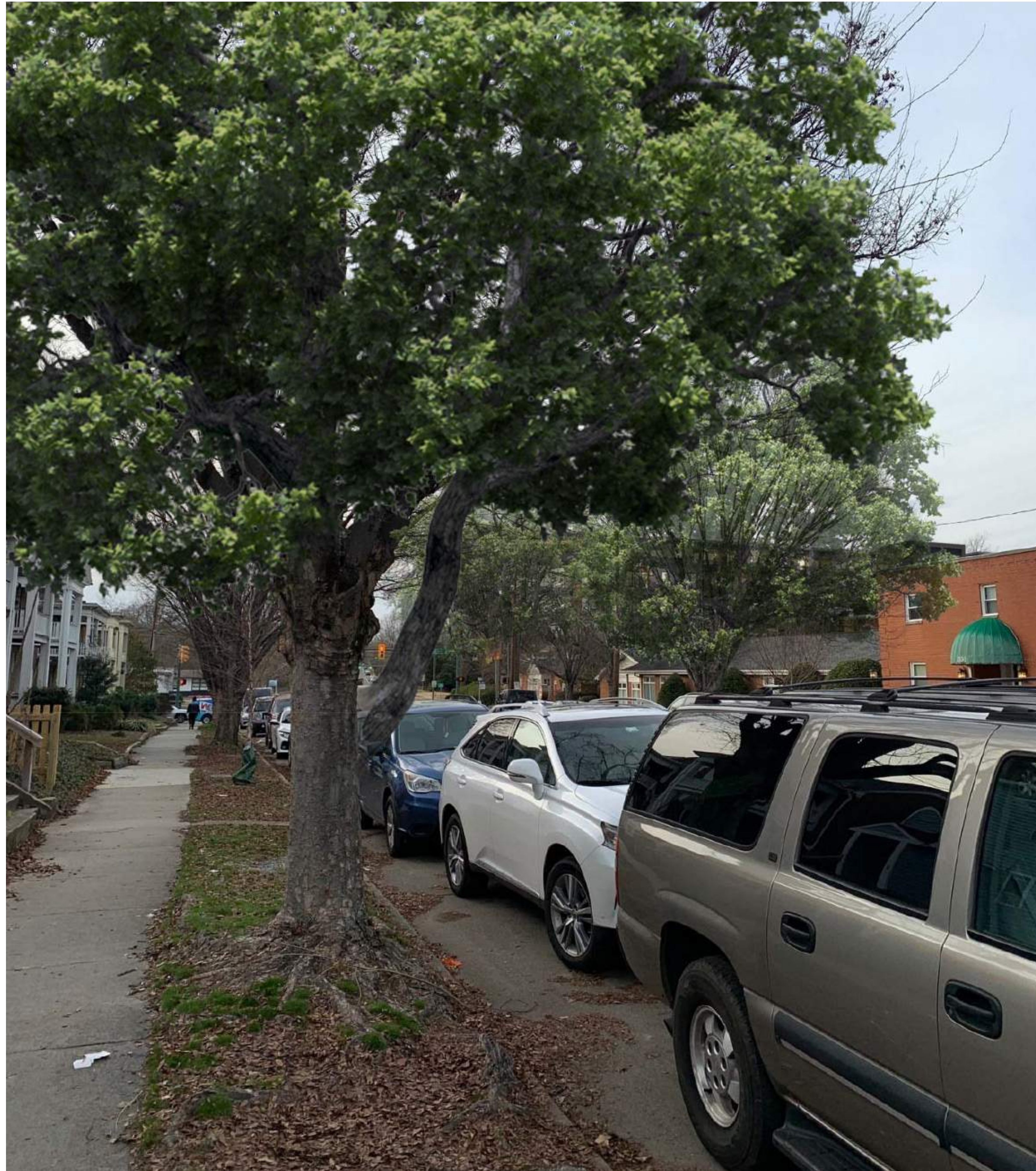
NORTH THOMPSON STREET

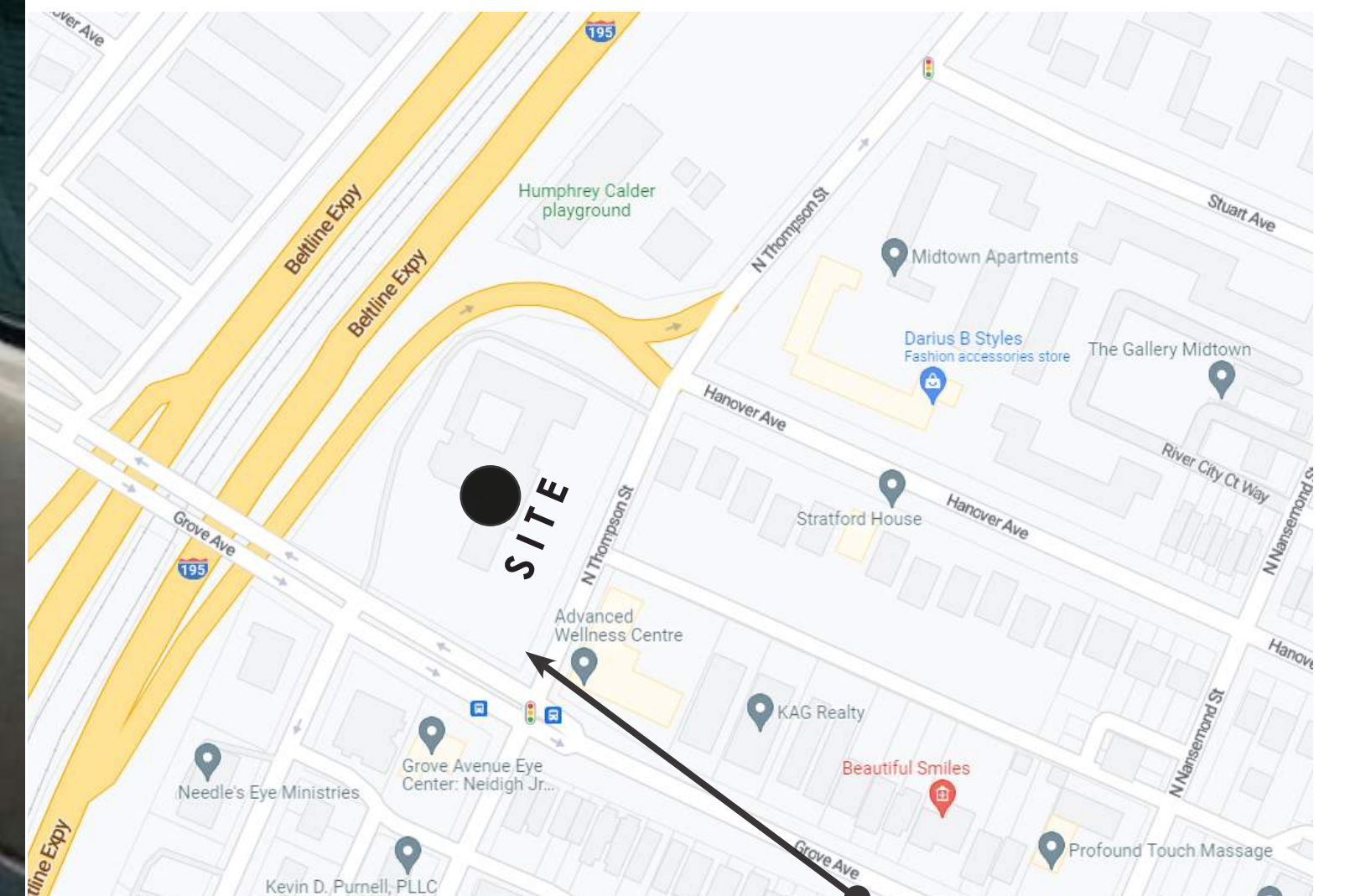




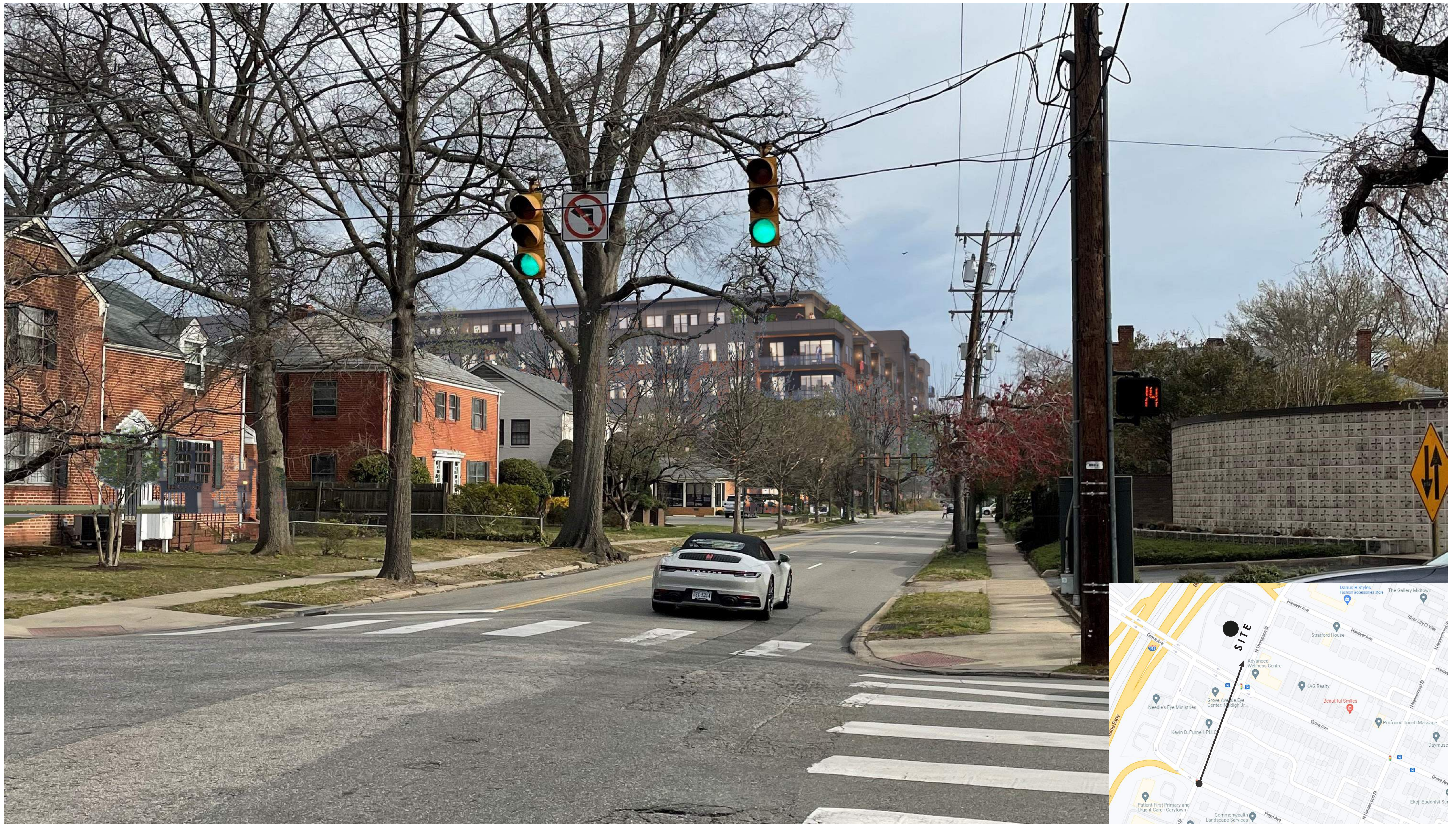


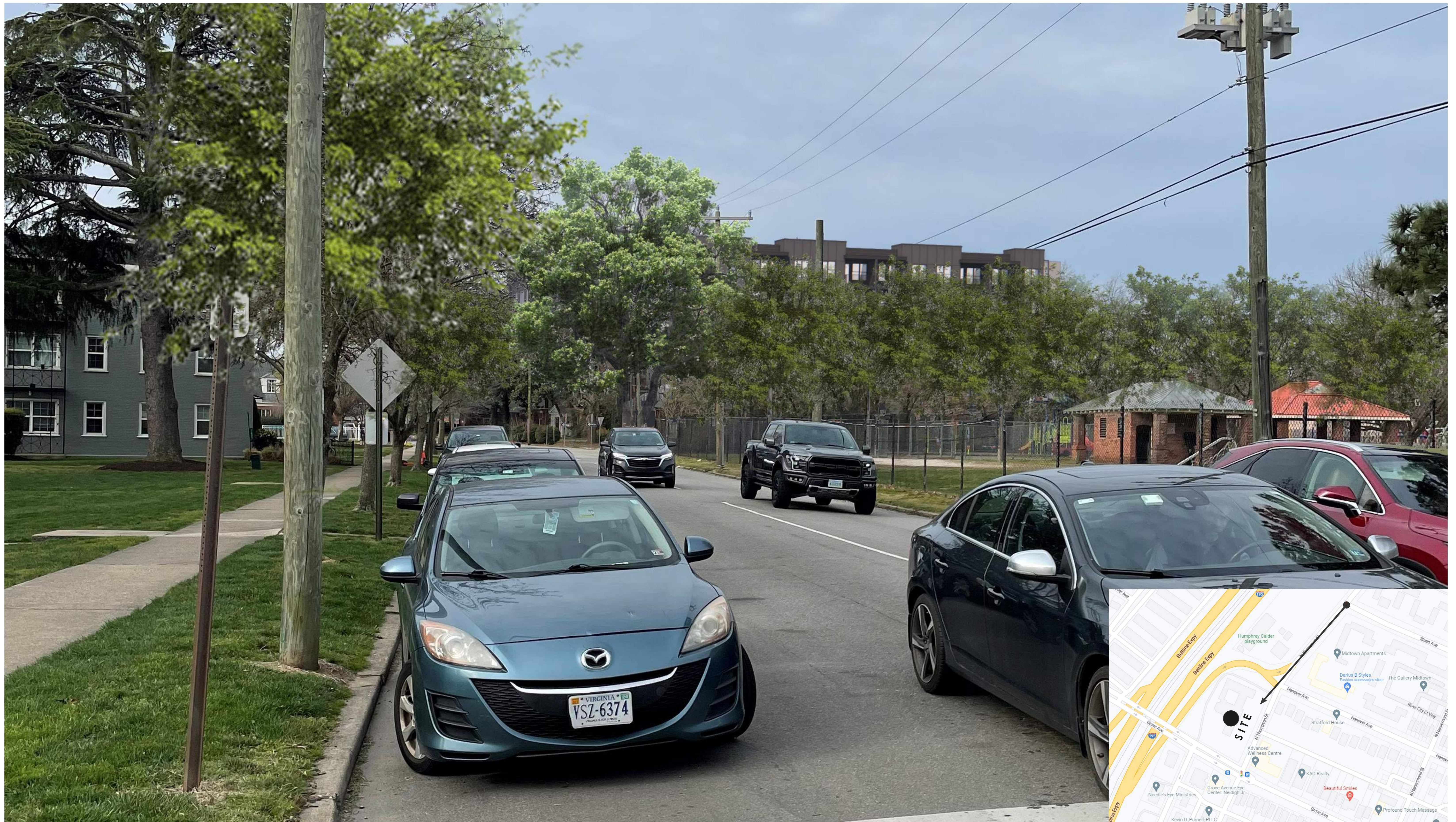
















SOUTH ELEVATION (GROVE AVE)



EAST ELEVATION (NORTH THOMPSON (STREET))

