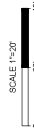


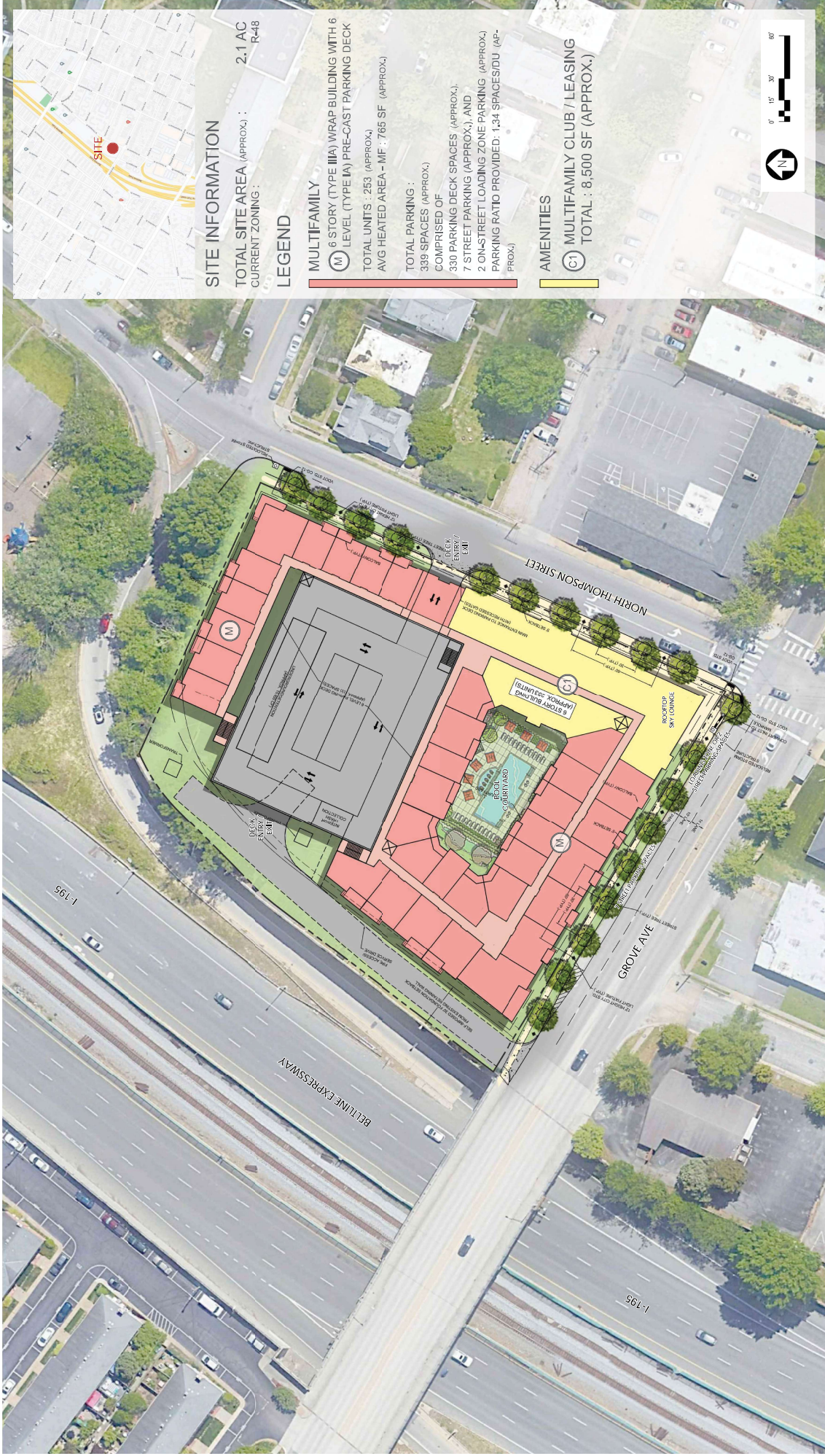
## APRIL 12, 2023

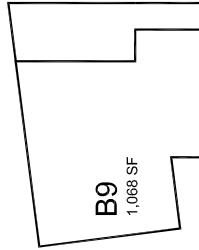
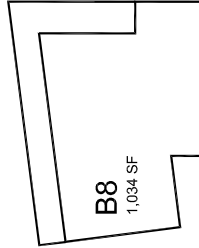
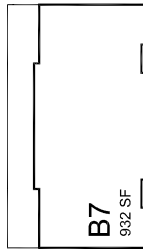
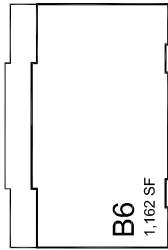
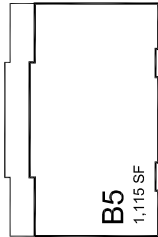
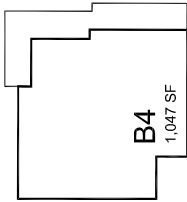
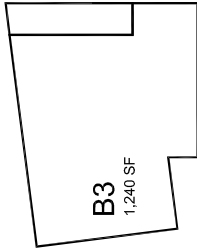
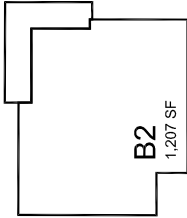
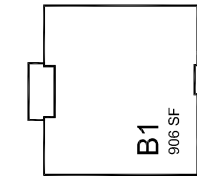
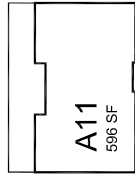
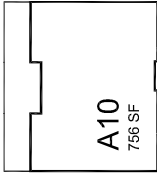
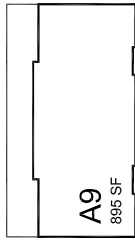
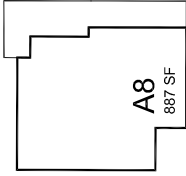
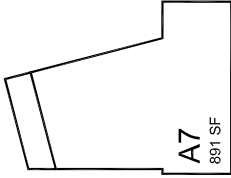
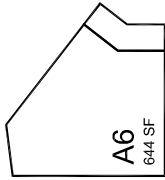
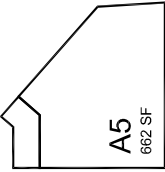
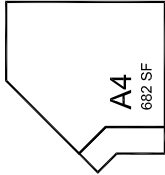
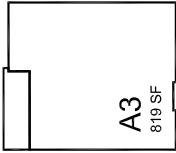
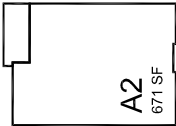
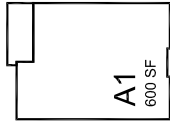
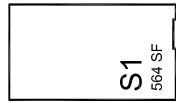


**TIMMONS GROUP**  
ENGINEERING | DESIGN | TECHNOLOGY



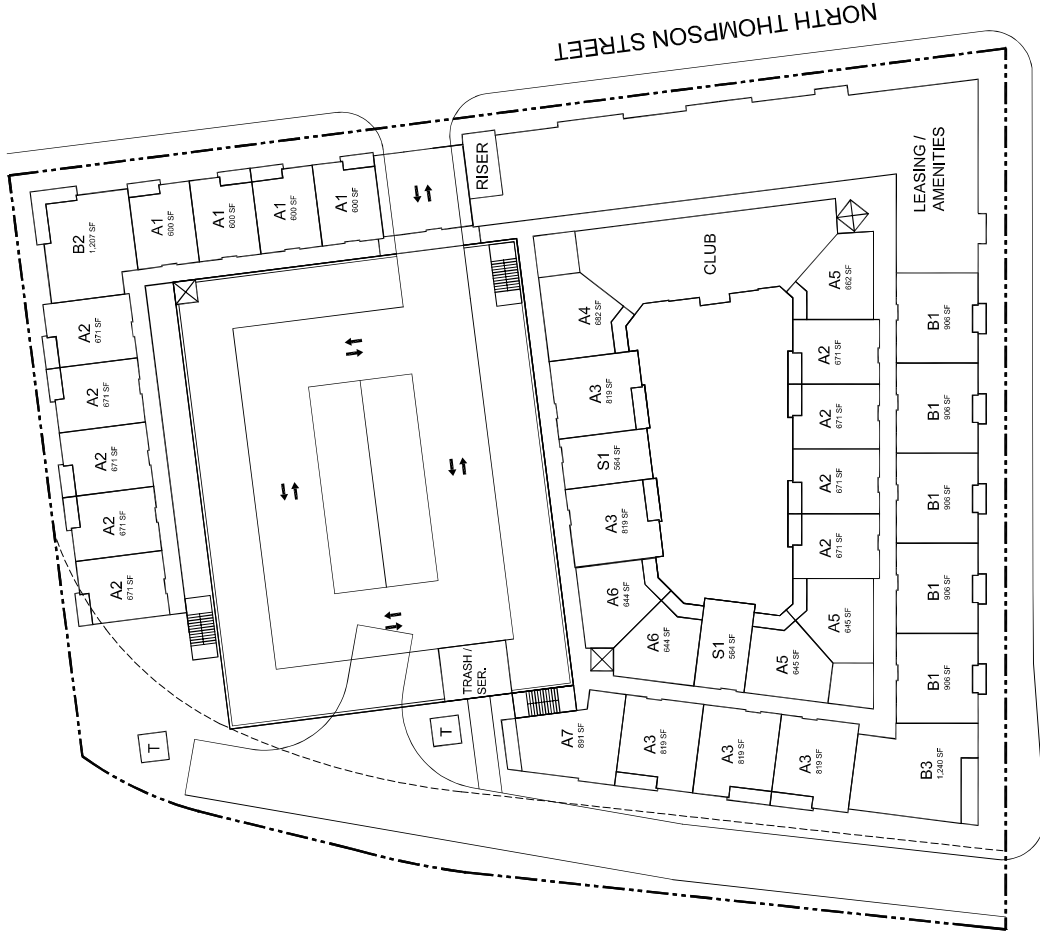






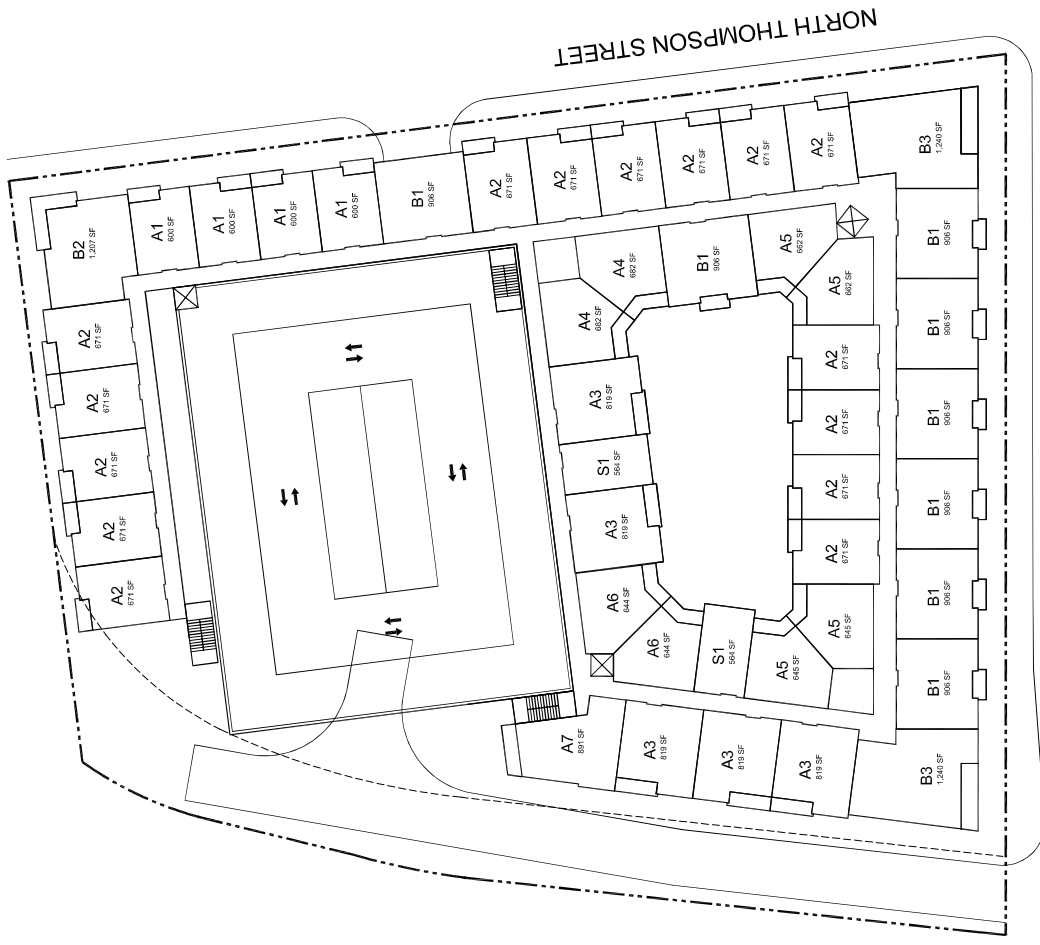
| 4/11/2023        |        | UNIT MIX SUMMARY |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
|------------------|--------|------------------|----|----|----|----|-----|-------|-------------------------|--------------|--------|--------|--------|--|--|--|
| UNIT             | LEVELS |                  |    |    |    |    | QTY | BEDS  | HEATED UNIT AREA (NRSF) |              | BALC.  | MIX %  |        |  |  |  |
|                  | L1     | L2               | L3 | L4 | L5 | L6 |     |       | HEATED                  | TOTAL HEATED |        |        | (NRSF) |  |  |  |
| STUDIO UNITS     |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| S1               | 2      | 2                | 2  | 2  | 2  | 2  | 12  | 12    | 564 SF                  | 6,768 SF     | 0      | 4.74%  |        |  |  |  |
| SUBTOTAL         |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| 2                | 2      | 2                | 2  | 2  | 2  | 2  | 12  | 12    | 564 AVG                 | 6,768 SF     | (NRSF) | 4.74%  |        |  |  |  |
| 1 BED UNITS      |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| A1               | 4      | 4                | 4  | 4  | 0  | 0  | 16  | 16    | 600 SF                  | 9,600 SF     | 56     | 6.32%  |        |  |  |  |
| A2               | 9      | 15               | 15 | 15 | 9  | 9  | 72  | 72    | 671 SF                  | 48,312 SF    | 56     | 28.46% |        |  |  |  |
| A3 (1BR+DEN)     | 5      | 5                | 5  | 5  | 5  | 5  | 30  | 30    | 819 SF                  | 24,570 SF    | 75     | 11.86% |        |  |  |  |
| A4               | 1      | 2                | 2  | 2  | 2  | 2  | 11  | 11    | 682 SF                  | 7,502 SF     | 79     | 4.35%  |        |  |  |  |
| A5               | 3      | 4                | 4  | 4  | 4  | 4  | 23  | 23    | 662 SF                  | 15,226 SF    | 74     | 9.09%  |        |  |  |  |
| A6               | 2      | 2                | 2  | 2  | 2  | 2  | 12  | 12    | 644 SF                  | 7,728 SF     | 80     | 4.74%  |        |  |  |  |
| A7 (1BR+DEN)     | 1      | 1                | 1  | 1  | 1  | 1  | 6   | 6     | 891 SF                  | 5,346 SF     | 92     | 2.37%  |        |  |  |  |
| A8 (1BR+DEN)     | 0      | 0                | 0  | 0  | 0  | 1  | 1   | 1     | 887 SF                  | 887 SF       | 267    | 0.40%  |        |  |  |  |
| A9 (1BR+DEN)     | 0      | 0                | 0  | 0  | 0  | 2  | 2   | 2     | 895 SF                  | 1,790 SF     | 241    | 0.79%  |        |  |  |  |
| A10 (1BR+DEN)    | 0      | 0                | 0  | 0  | 1  | 6  | 7   | 7     | 756 SF                  | 5,292 SF     | 170    | 2.77%  |        |  |  |  |
| A11              | 0      | 0                | 0  | 0  | 0  | 1  | 1   | 1     | 596 SF                  | 596 SF       | 170    | 0.40%  |        |  |  |  |
| SUBTOTAL         |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| 25               | 33     | 33               | 33 | 24 | 33 | 33 | 181 | 181   | 701 AVG                 | 126,849 SF   | (NRSF) | 71.54% |        |  |  |  |
| 2 BED UNITS      |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| B1               | 5      | 8                | 8  | 8  | 7  | 1  | 37  | 74    | 906 SF                  | 33,522 SF    | 51     | 14.62% |        |  |  |  |
| B2               | 1      | 1                | 1  | 1  | 0  | 0  | 4   | 8     | 1,207 SF                | 4,828 SF     | 170    | 1.58%  |        |  |  |  |
| B3 (2BR+DEN)     | 1      | 2                | 2  | 2  | 1  | 0  | 8   | 16    | 1,240 SF                | 9,920 SF     | 140    | 3.16%  |        |  |  |  |
| B4               | 0      | 0                | 0  | 0  | 1  | 0  | 1   | 2     | 1,047 SF                | 1,047 SF     | 220    | 0.40%  |        |  |  |  |
| B5               | 0      | 0                | 0  | 0  | 2  | 0  | 2   | 4     | 1,115 SF                | 2,230 SF     | 205    | 0.79%  |        |  |  |  |
| B6               | 0      | 0                | 0  | 0  | 3  | 0  | 3   | 6     | 1,162 SF                | 3,486 SF     | 230    | 1.19%  |        |  |  |  |
| B7               | 0      | 0                | 0  | 0  | 3  | 0  | 3   | 6     | 932 SF                  | 2,796 SF     | 253    | 1.19%  |        |  |  |  |
| B8               | 0      | 0                | 0  | 0  | 1  | 0  | 1   | 2     | 1,034 SF                | 1,034 SF     | 328    | 0.40%  |        |  |  |  |
| B9               | 0      | 0                | 0  | 0  | 0  | 1  | 1   | 2     | 1,068 SF                | 1,068 SF     | 271    | 0.40%  |        |  |  |  |
| SUBTOTAL         |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| 7                | 11     | 11               | 11 | 18 | 2  | 2  | 60  | 120   | 999 AVG                 | 59,931 SF    | (NRSF) | 23.72% |        |  |  |  |
| TOTALS PER FLOOR |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
| 34               | 46     | 46               | 46 | 44 | 37 | 37 | 253 | 313   |                         | 193,548 SF   | (NRSF) | 100%   |        |  |  |  |
| TOTALS           |        |                  |    |    |    |    |     |       |                         |              |        |        |        |  |  |  |
|                  |        |                  |    |    |    |    | 253 | UNITS | HEATED:                 | 765 AVG      | (NRSF) |        |        |  |  |  |





GROVE AVENUE

LEVEL 01



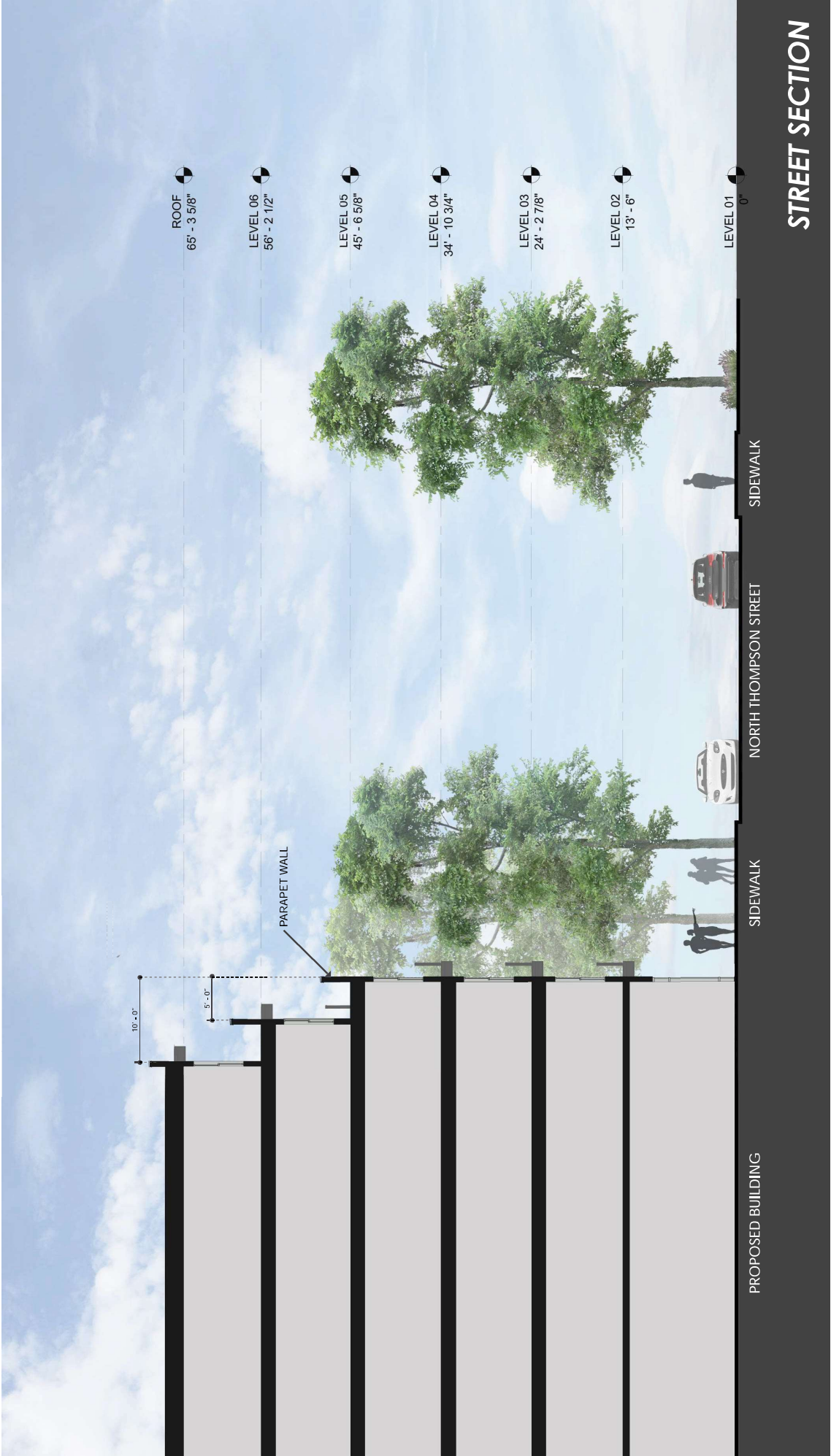
GROVE AVENUE

LEVEL 02-04





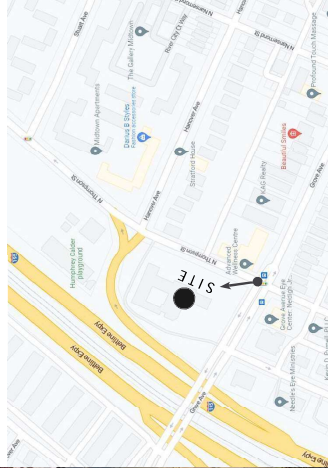
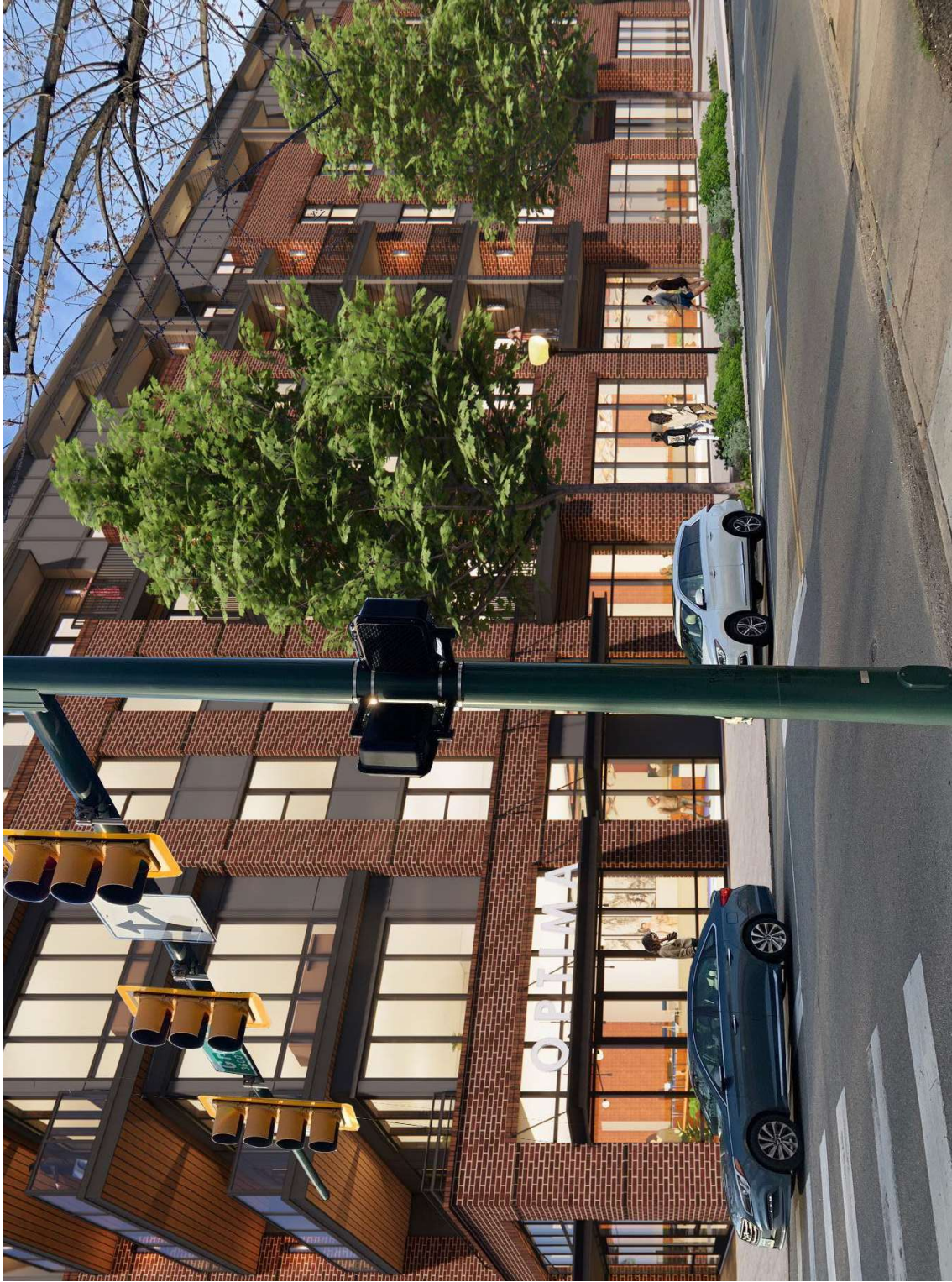




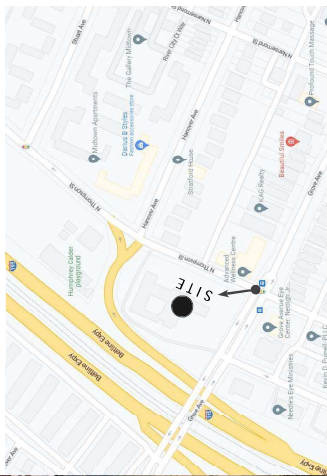
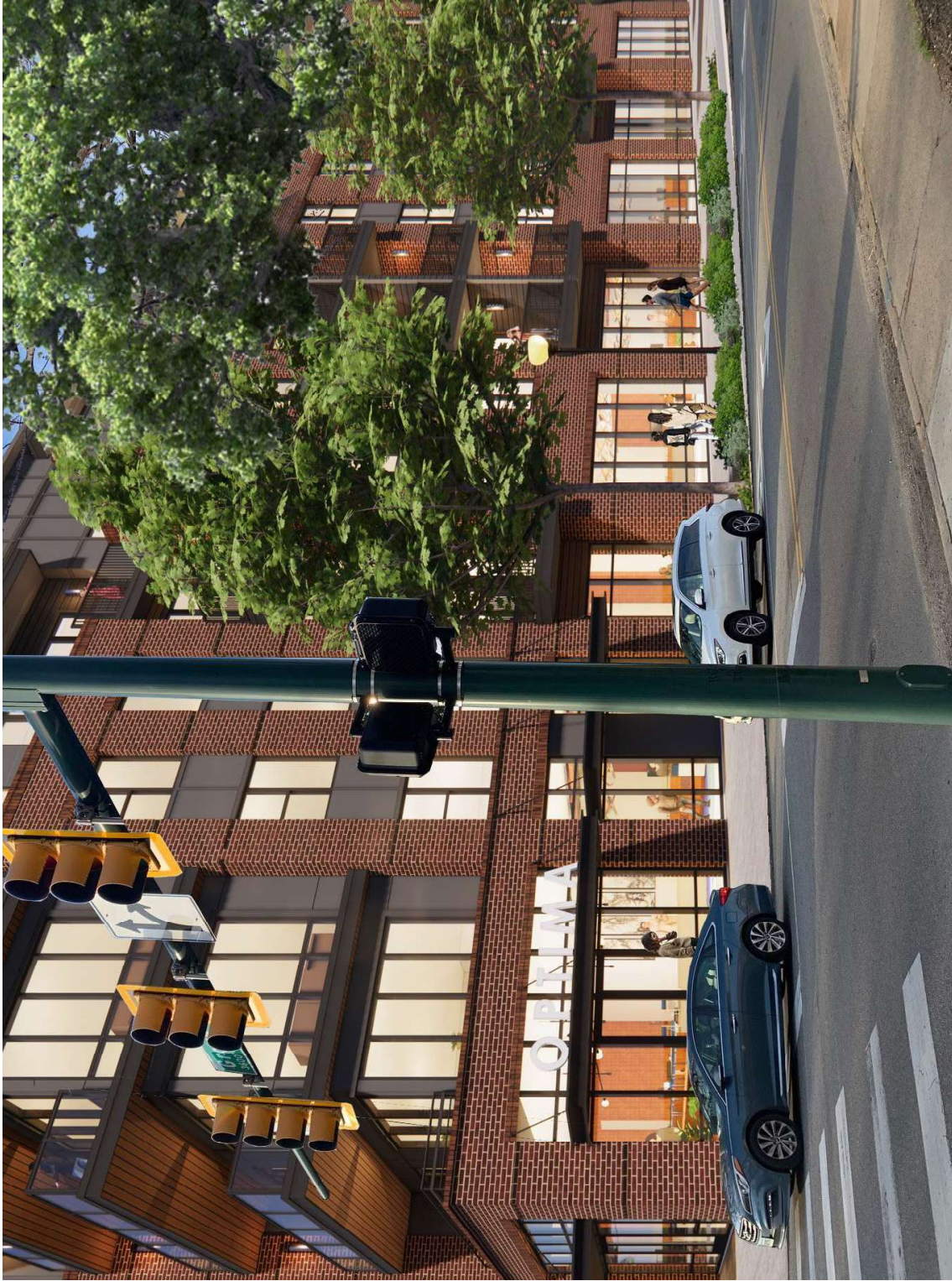












## 3600 GROVE AVENUE MULTIFAMILY

RICHMOND, VIRGINIA

CONCEPTUAL DESIGN • 04-12-2023

FDC2022-47



