

Unit Mix

Unit Description	Unit Type	No. of Units	Unit SF	Current		Pro Forma		% Upside
				Rent	Monthly Total	Pro Forma	Monthly Total	
Ash	Single/Studio	5 Units	450 SF	\$810	\$4,050	\$950	\$4,750	17.28%
Elm	1 Bedroom	7 Units	700 SF	\$1,260	\$8,820	\$1,300	\$9,100	3.17%
Dog Wood	1 Bedroom	10 Units	775 SF	\$1,395	\$13,950	\$1,400	\$14,000	0.36%
Fern	2 Bedroom	5 Units	950 SF	\$1,710	\$8,550	\$1,800	\$9,000	5.26%
Evergreen	2 Bedroom	10 Units	1,000 SF	\$1,800	\$18,000	\$1,750	\$17,500	(2.78%)
Pine-3bd	Other	5 Units	1,200 SF	\$2,160	\$10,800	\$2,100	\$10,500	(2.78%)
Ash (2nd Floor)	Single/Studio	5 Units	450 SF	\$860	\$4,300	\$1,000	\$5,000	16.28%
Elm (2nd Floor)	1 Bedroom	7 Units	700 SF	\$1,310	\$9,170	\$1,400	\$9,800	6.87%
Dog Wood (2nd Floor)	1 Bedroom	10 Units	775 SF	\$1,445	\$14,450	\$1,500	\$15,000	3.81%
Fern (2nd Floor)	2 Bedroom	5 Units	950 SF	\$1,760	\$8,800	\$1,900	\$9,500	7.95%
Evergreen (2nd Floor)	2 Bedroom	10 Units	1,000 SF	\$1,850	\$18,500	\$1,850	\$18,500	0.00%
Pine-3bd (2nd Floor)	Other	5 Units	1,200 SF	\$2,210	\$11,050	\$2,200	\$11,000	(0.45%)
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
					\$0		\$0	0.00%
Total / Average		84 Units	71,300 SF	\$1,553	\$130,440	\$1,591	\$133,650	2.46%

Annual Unit Rollover

Method:		% of Total
Entry:		20.00%
Unit Result:		17 Units
Percentage Result:		20.00%