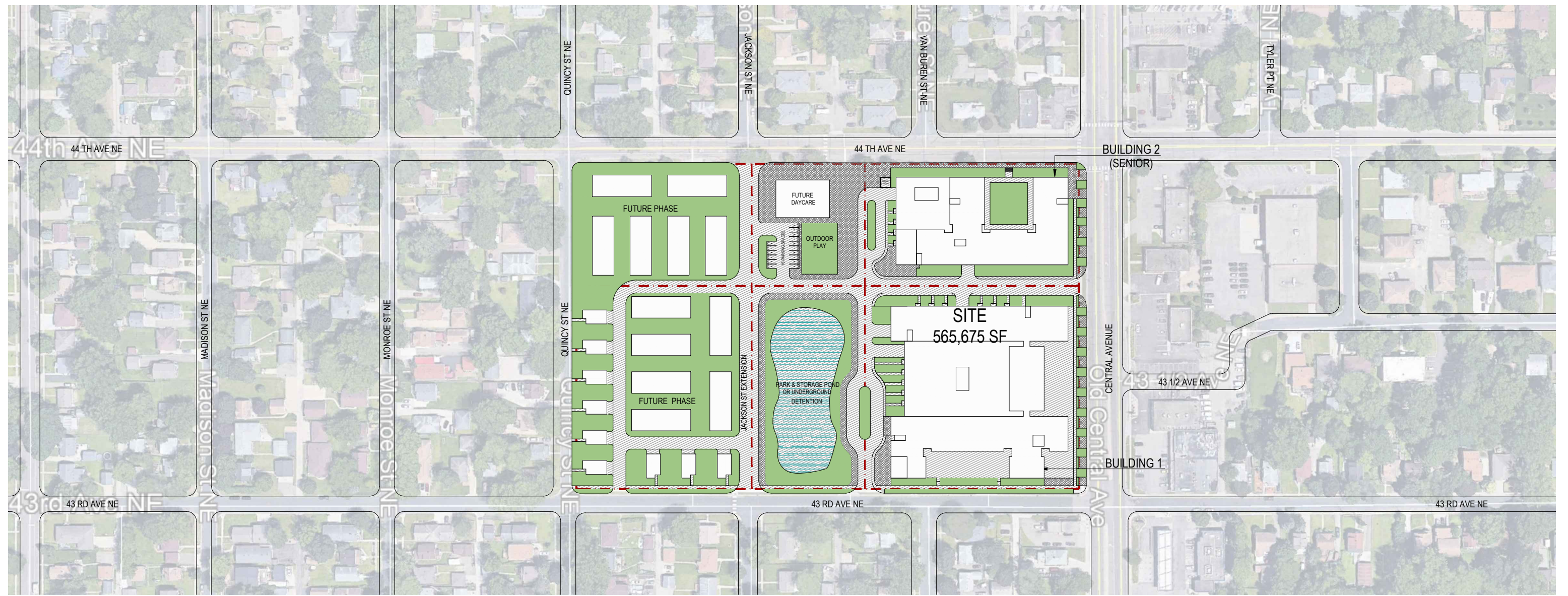
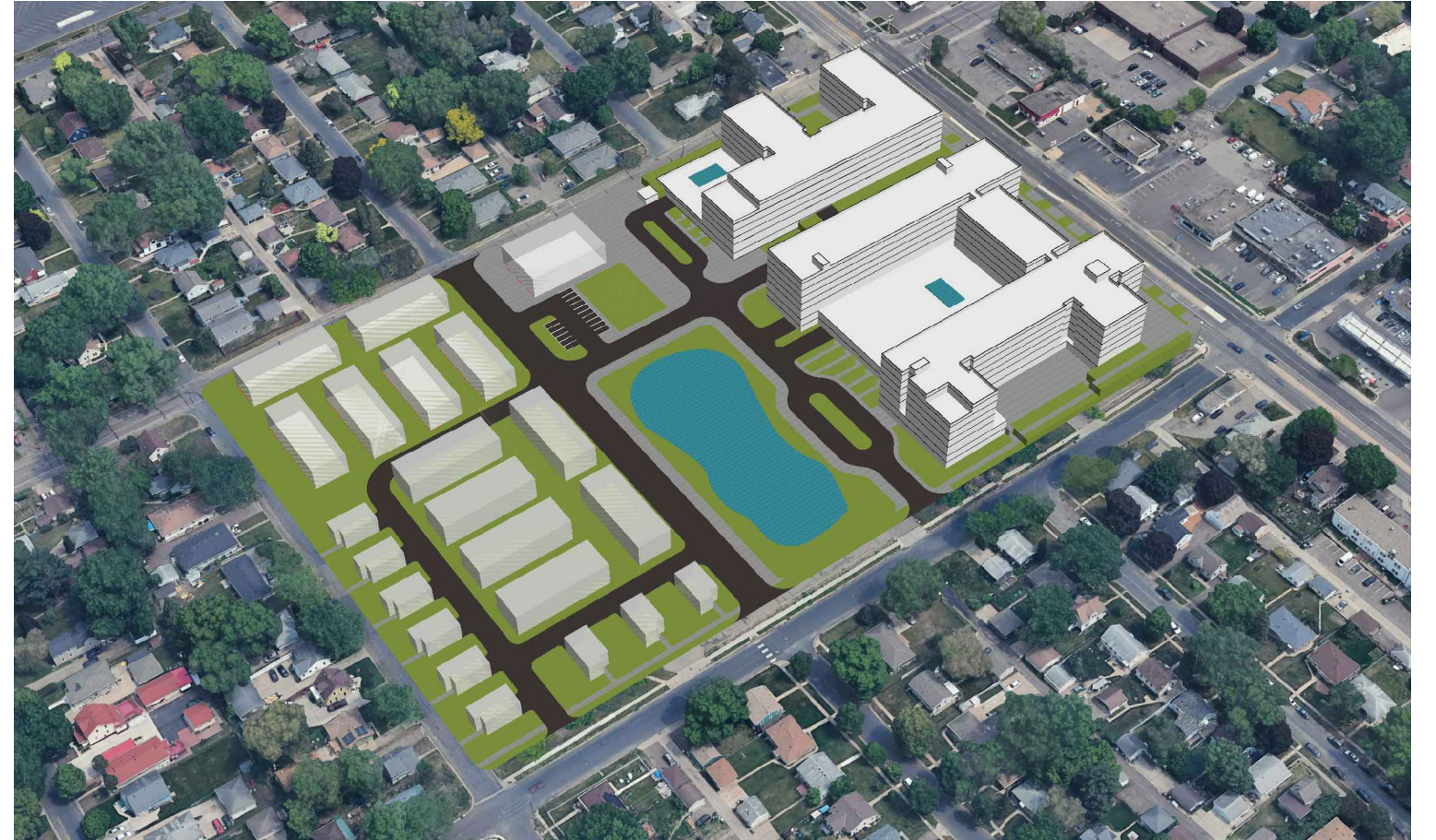
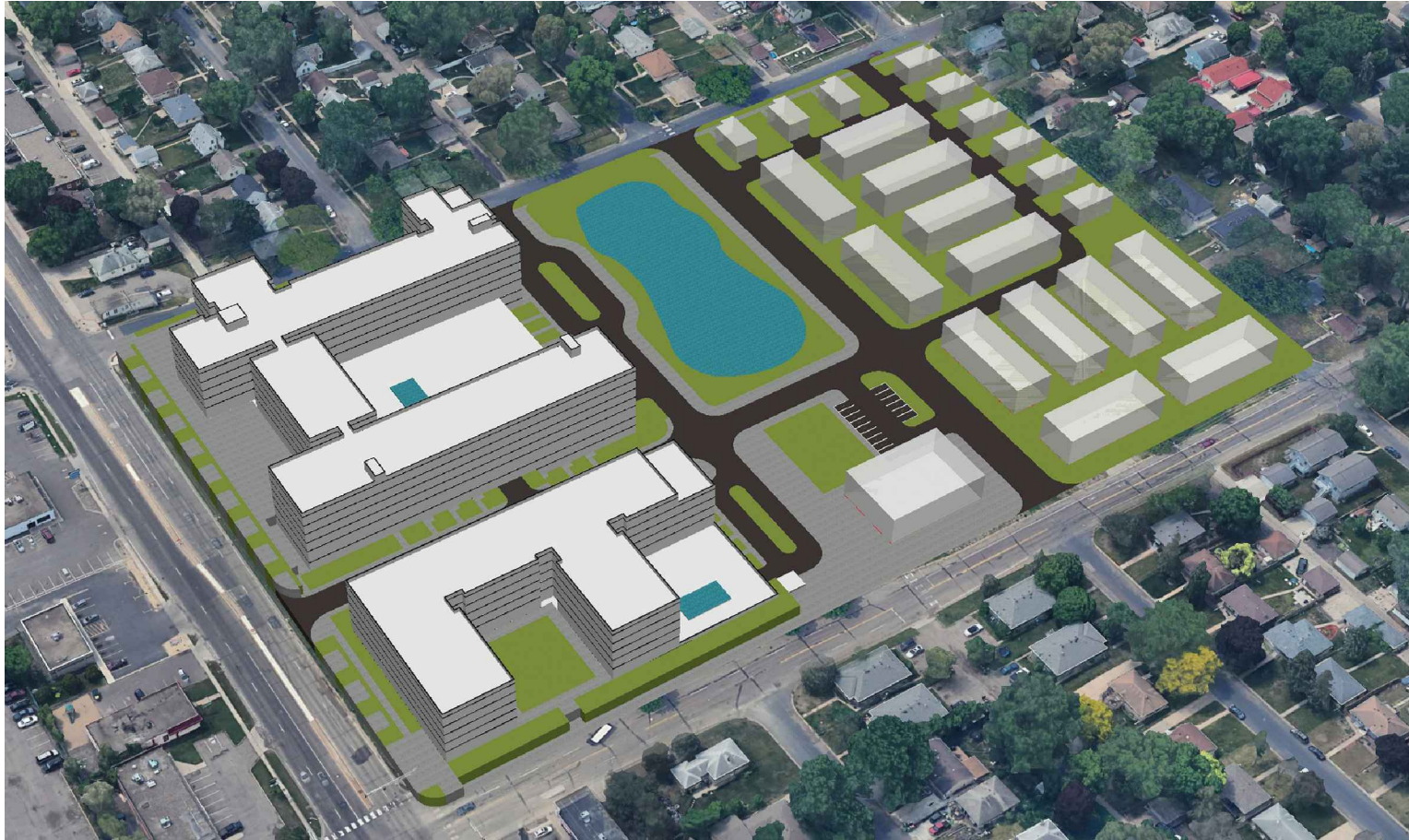


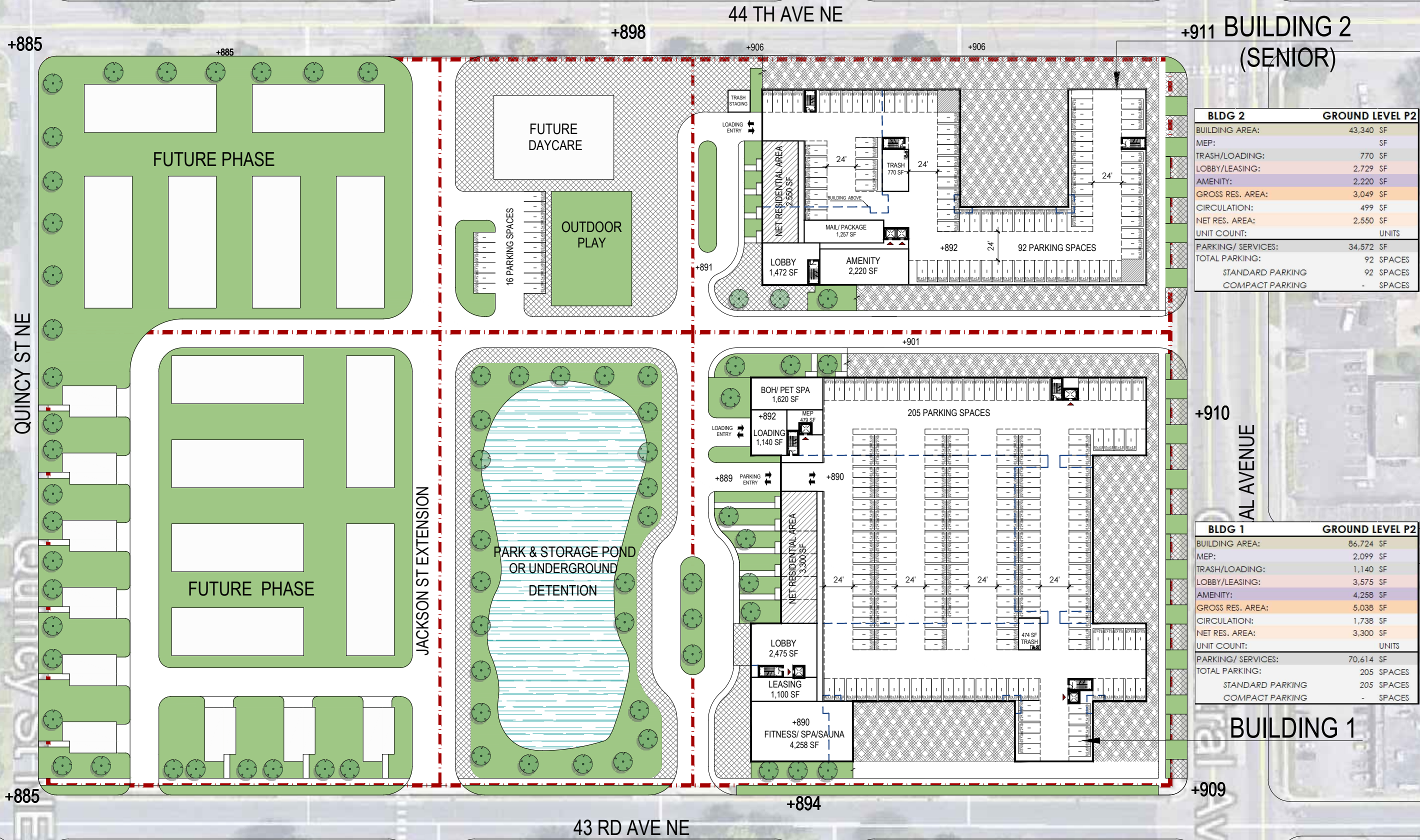
4300 CENTRAL AVENUE - Columbia Heights, MI														OVERALL TABULATION														11/19/2025	
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations																
		A		B			Lobby/Leasing	Restaurant	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency												
Area (SF)																													
Unit per Type						435																							
Parking Ratio		Per Unit		Per Unit																									
Total Parking Required		Stalls		Stalls																									
Total Parking Provided						572																							
Parking Garage						572																							
Surface parking						0																							
Total Unit						435																							
Bed Count																													
NRSF by Type						320,223																							
NRSF Ave. unit						736																							
Unit Mix																													
										613,841		368,876		320,223		78.1%													
										565,675		Site Area		12.99		Acres													
										33.5		Density		= Total units / Acreage															
										0.23		Lot Coverage		= Ground Floor/Site Area															
										410,161				= Gross Bldg Area - Parking Area															
										0.73		FAR		= GFA / Site Area															



4300 CENTRAL AVENUE - Columbia Heights, MI														BUILDING 1				11/19/2025			
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations								
		A		B			Lobby/Leasing	Restaurant	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency				
Area (SF)																	(NRSF / (GROSS BLDG - PARKING))				
	P2						3,575			4,258	2,099	1,140	70,614	205	86,724	5,038	3,300	20.48%			
	P1								4,377	0	646	64,359	179	83,899	14,517	10,330	52.87%				
	1							1,512	7,800	355				56,887	47,220	41,457	72.88%				
	2									355				56,887	56,532	50,169	88.19%				
	3									355				56,887	56,532	50,169	88.19%				
	4								1,350	355				55,687	53,982	47,621	85.52%				
Unit per Type						275	3,575	1,512	17,785	3,519	1,786	134,973	384	396,971	233,821	203,046	77.5%				
Parking Ratio			Per Unit		Per Unit							363	Area/space								
Total Parking Required			Stalls		Stalls							1.40	Parking Ratio								
Total Parking Provided						384							(Per unit)								
<i>Parking Garage</i>						384															
<i>Surface parking</i>						0															
Total Unit						275									Site Area	0.00 Acres					
Bed Count															Density	= Total units / Acreage					
NRSF by Type						203,046									Lot Coverage	= Ground Floor/Site Area					
NRSF Ave. unit						738									GFA	= Gross Bldg Area - Parking Area					
Unit Mix															FAR	= GFA / Site Area					

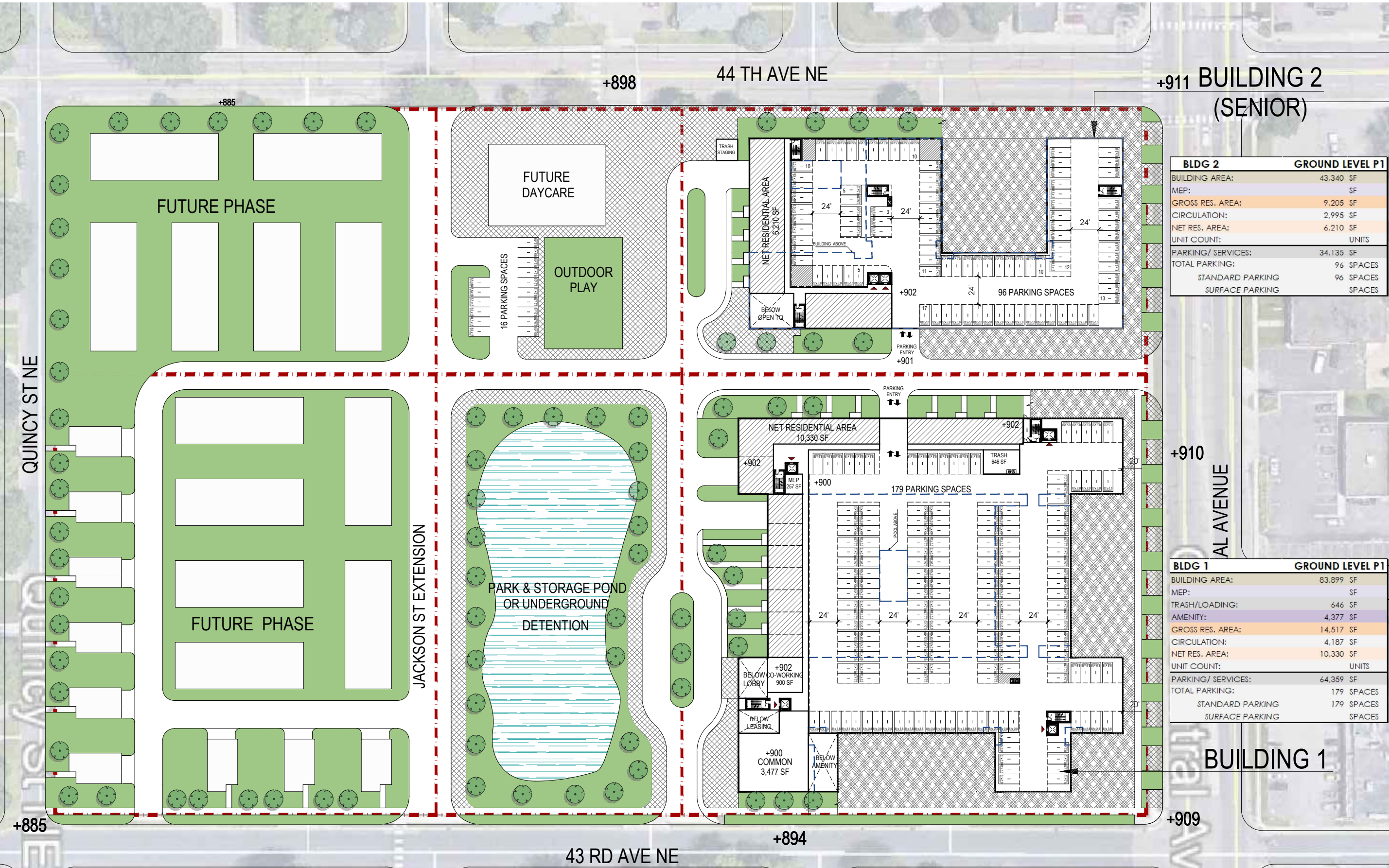
4300 CENTRAL AVENUE - Columbia Heights, MI														BUILDING 2				11/19/2025			
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations								
		A		B			Lobby/Leasing	Restaurant	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency				
Area (SF)																	(NRSF / (GROSS BLDG - PARKING))				
	P2						2,729			2,220	0	770	34,572	92	43,340	3,049	2,550	29.08%			
	P1												34,135	96	43,340	9,205	6,210	67.46%			
	1								5,469	230					33,165	27,466	23,676	71.39%			
	2									230					33,165	32,935	29,388	88.61%			
	3									230					33,165	32,935	29,388	88.61%			
	4								1,000	230					30,695	29,465	25,965	84.59%			
Unit per Type						160	2,729		8,689	920	770	68,707	188	216,870	135,055	117,177	79.1%				
Parking Ratio			Per Unit		Per Unit							390	Area/space								
Total Parking Required			Stalls		Stalls							1.18	Parking Ratio								
Total Parking Provided						188							(Per unit)								
<i>Parking Garage</i>						188															
<i>Surface parking</i>																					
Total Unit						160									Site Area	0.00 Acres					
Bed Count															Density	= Total units / Acreage					
NRSF by Type						117,177									Lot Coverage	= Ground Floor/Site Area					
NRSF Ave. unit						732									GFA	= Gross Bldg Area - Parking Area					
Unit Mix															FAR	= GFA / Site Area					





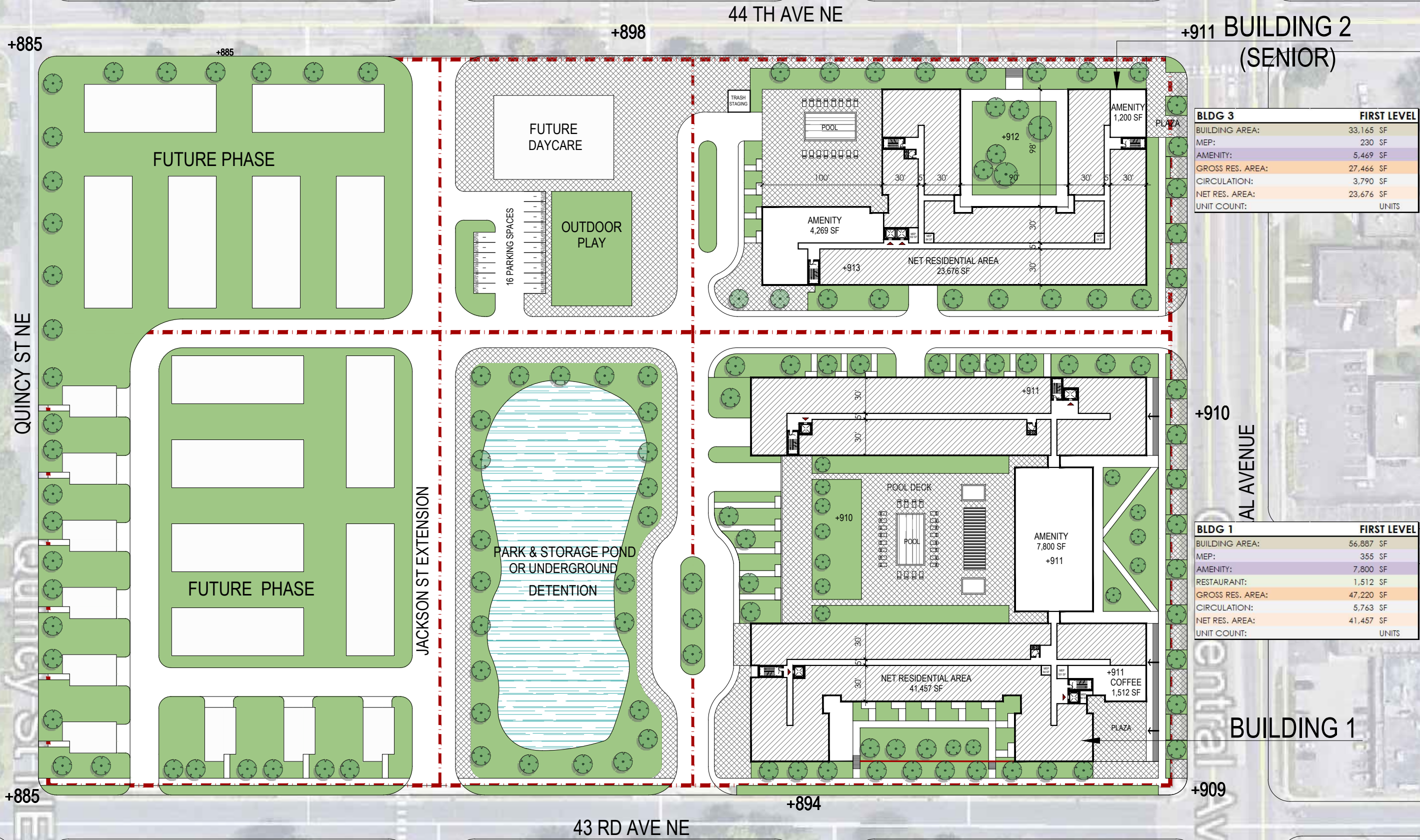
BLDG 2	GROUND LEVEL P2
BUILDING AREA:	43,340 SF
MEP:	770 SF
TRASH/LOADING:	2,729 SF
LOBBY/LEASING:	2,220 SF
AMENITY:	3,049 SF
GROSS RES. AREA:	499 SF
CIRCULATION:	2,550 SF
NET RES. AREA:	UNITS
UNIT COUNT:	34,572 SF
PARKING/ SERVICES:	92 SPACES
TOTAL PARKING:	92 SPACES
	STANDARD PARKING 92 SPACES
	COMPACT PARKING - SPACES

BLDG 1	GROUND LEVEL P2
BUILDING AREA:	86,724 SF
MEP:	2,099 SF
TRASH/LOADING:	1,140 SF
LOBBY/LEASING:	3,575 SF
AMENITY:	4,258 SF
GROSS RES. AREA:	5,038 SF
CIRCULATION:	1,738 SF
NET RES. AREA:	3,300 SF
UNIT COUNT:	UNITS
PARKING/ SERVICES:	70,614 SF
TOTAL PARKING:	205 SPACES
	STANDARD PARKING 205 SPACES
	COMPACT PARKING - SPACES



BLDG 2	GROUND LEVEL P1
BUILDING AREA:	43,340 SF
MEP:	SF
GROSS RES. AREA:	9,205 SF
CIRCULATION:	2,995 SF
NET RES. AREA:	6,210 SF
UNIT COUNT:	UNITS
PARKING/ SERVICES:	34,135 SF
TOTAL PARKING:	96 SPACES
STANDARD PARKING	96 SPACES
SURFACE PARKING	SPACES

BLDG 1	GROUND LEVEL P1
BUILDING AREA:	83,899 SF
MEP:	SF
TRASH/LOADING:	646 SF
AMENITY:	4,377 SF
GROSS RES. AREA:	14,517 SF
CIRCULATION:	4,187 SF
NET RES. AREA:	10,330 SF
UNIT COUNT:	UNITS
PARKING/ SERVICES:	64,359 SF
TOTAL PARKING:	179 SPACES
STANDARD PARKING	179 SPACES
SURFACE PARKING	SPACES

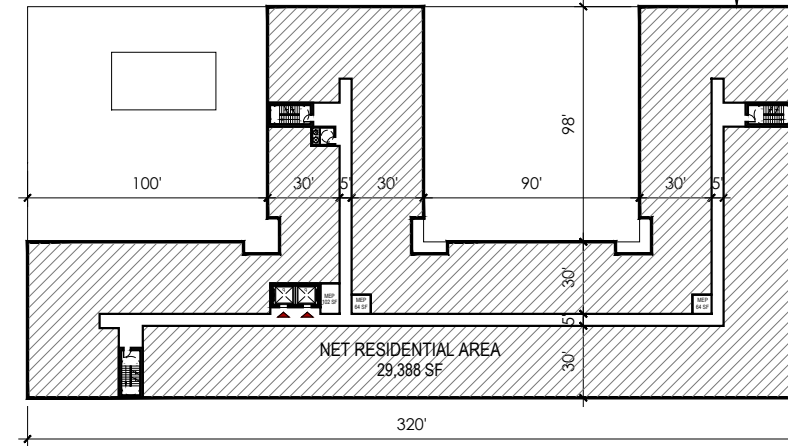


BLDG 3	FIRST LEVEL
BUILDING AREA:	33,165 SF
MEP:	230 SF
AMENITY:	5,469 SF
GROSS RES. AREA:	27,466 SF
CIRCULATION:	3,790 SF
NET RES. AREA:	23,676 SF
UNIT COUNT:	UNITS

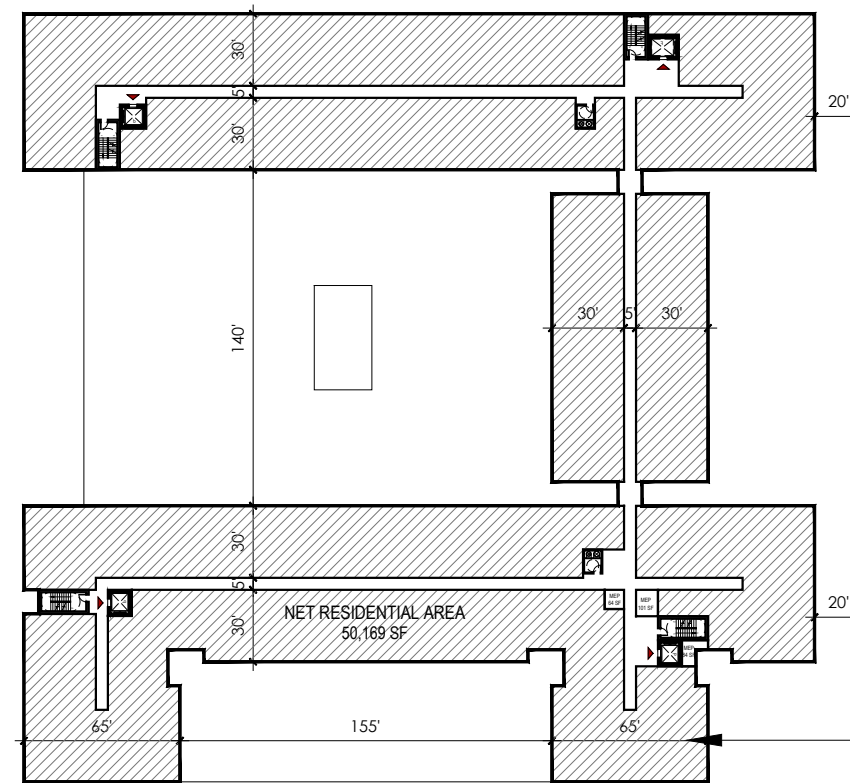
BLDG 1	FIRST LEVEL
BUILDING AREA:	56,887 SF
MEP:	355 SF
AMENITY:	7,800 SF
RESTAURANT:	1,512 SF
GROSS RES. AREA:	47,220 SF
CIRCULATION:	5,763 SF
NET RES. AREA:	41,457 SF
UNIT COUNT:	UNITS

**BUILDING 2
(SENIOR)**

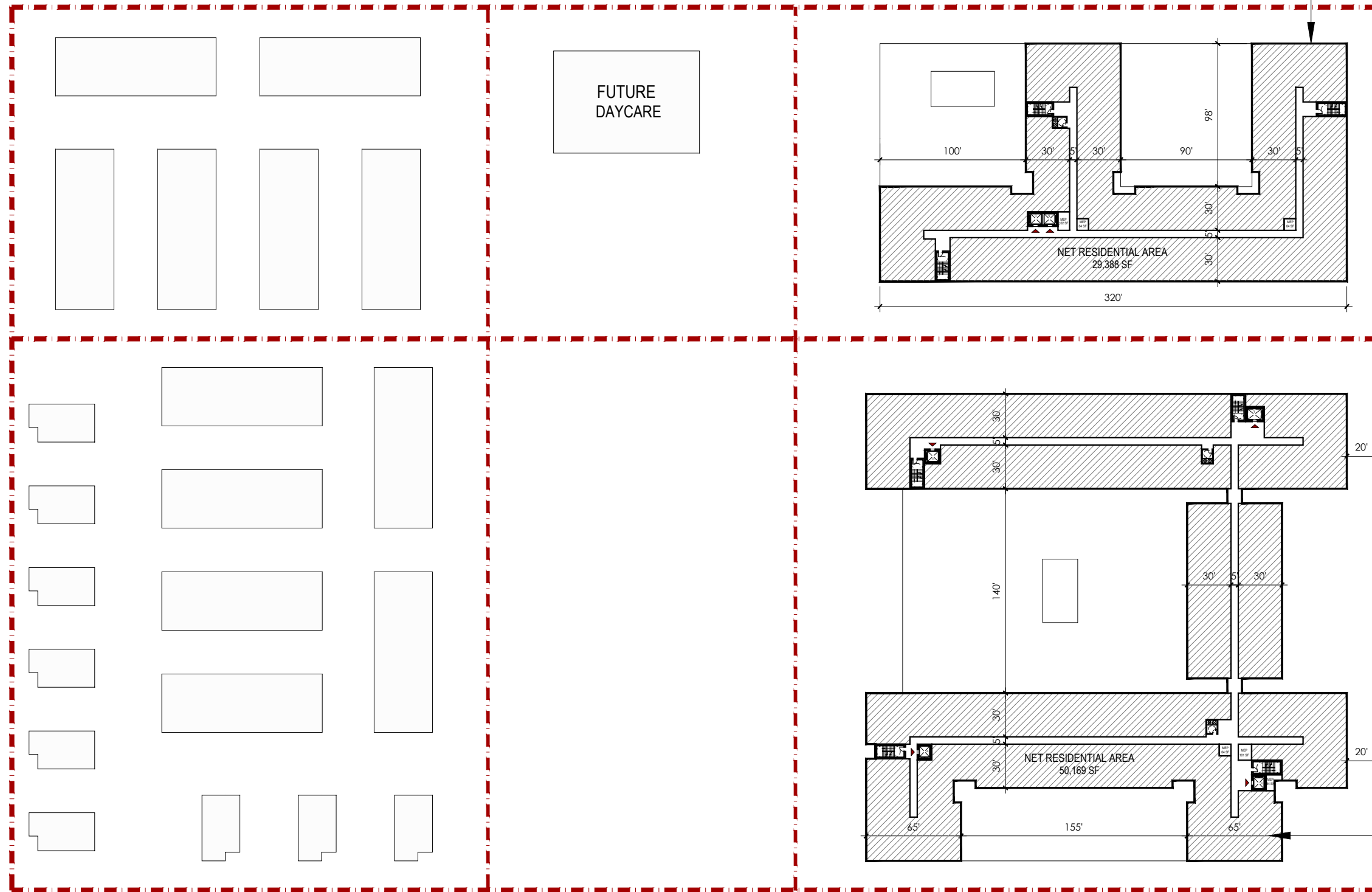
BLDG 2	LEVELS 2-3 (2 LEVELS)
BUILDING AREA:	33,165 SF
MEP:	230 SF
GROSS RES. AREA:	32,935 SF
CIRCULATION:	3,547 SF
NET RES. AREA:	29,388 SF
UNIT COUNT:	UNITS



BLDG 1	LEVELS 2-3 (2 LEVELS)
BUILDING AREA:	56,887 SF
MEP:	355 SF
GROSS RES. AREA:	56,532 SF
CIRCULATION:	6,363 SF
NET RES. AREA:	50,169 SF
UNIT COUNT:	UNITS



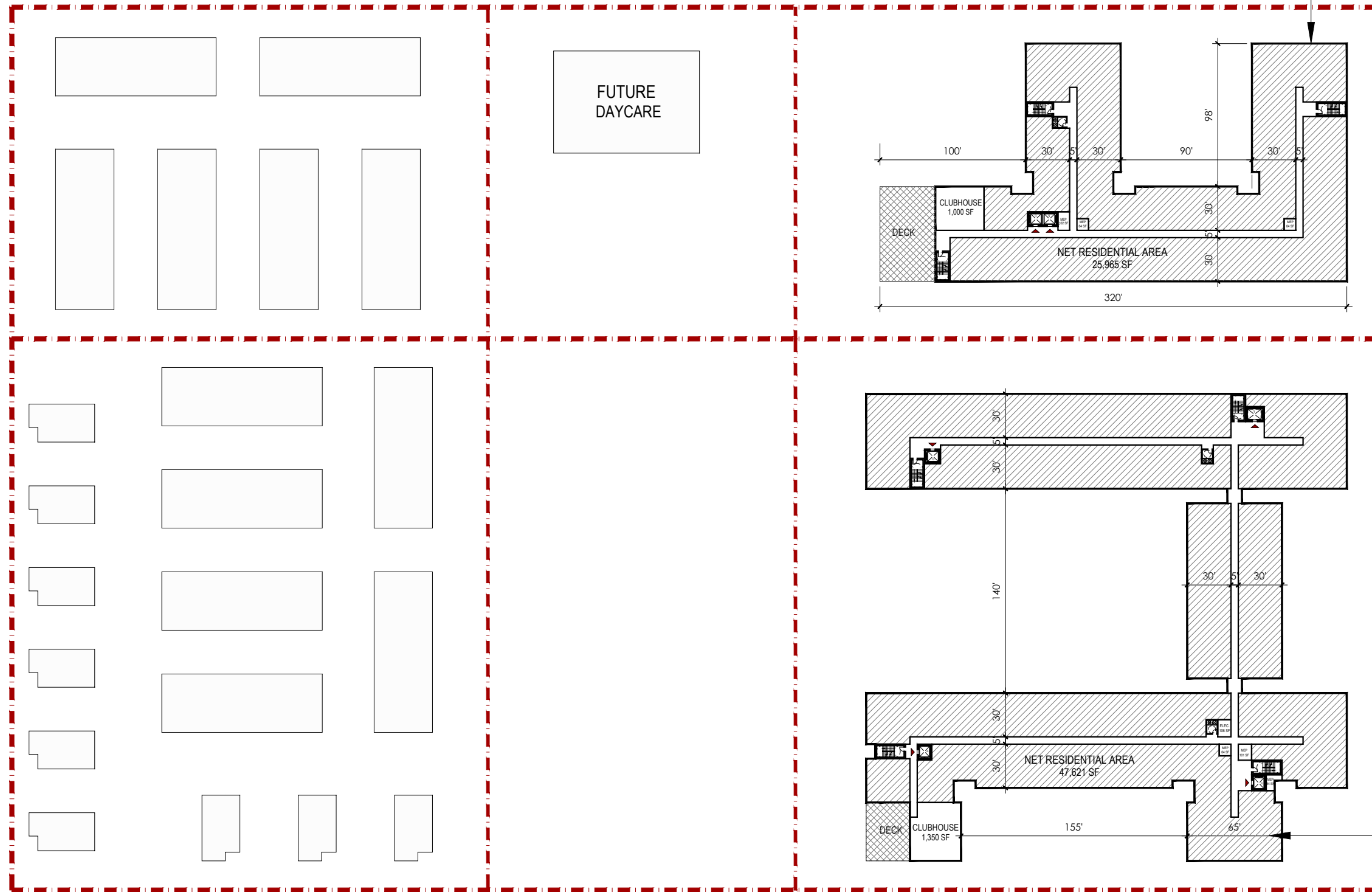
BUILDING 1



SCALE: 1" = 80'-0"



**BUILDING 2
(SENIOR)**



BLDG 2	LEVEL 4
BUILDING AREA:	30,695 SF
MEP:	230 SF
AMENITY:	1,000 SF
GROSS RES. AREA:	29,465 SF
CIRCULATION:	3,500 SF
NET RES. AREA:	25,965 SF
UNIT COUNT:	UNITS

BLDG 1	LEVEL 4
BUILDING AREA:	55,687 SF
MEP:	355 SF
AMENITY:	1,350 SF
GROSS RES. AREA:	53,982 SF
CIRCULATION:	6,361 SF
NET RES. AREA:	47,621 SF
UNIT COUNT:	UNITS

BUILDING 1

SCALE: 1" = 80'-0"



