

Development Data Sheet

Location: Various parcels located north and west of the intersection of John Humphrey Drive and 142nd

Owner/Developer: REVA Development Partners

Contractor: Kinzie Builders

Property Manager: Kinzie Real Estate Group

Key Consultants: BSB Design (architect), Lakota Group (landscape architect), Manhard Consulting (civil engineer)

Site Data:

Land Area	12.5 acres
Total Units	231 units
Unit Per Acre	18.5 units
Total Parking	555 spaces
Parking Ratio	2.4 space/unit

Unit Mix:

Unit Type	Unit Mix	Square Foot/Unit
1BR/1BA Flat	24	695
1BR/1BA Flat	64	767
1BR/1BA Flat	24	882
2BR/2BA Flat	24	1189
2BR/2BA Flat	32	1196
2BR/2.5 BA Rowhome	17	1487
3BR/2.5 BA Rowhome	8	1800
3BR/2.5 BA Townhome	24	1785
3BR/2.5 BA Townhome	14	1985

Rental Rates:

Unit Type	Estimated Rental Range	Minimum Resident Qualifying Income
1BR/1BA Flats	\$1,295-\$1,600	\$55,000-\$70,000
2BR/2BA Flats	\$1,850-\$2,100	\$80,000-\$90,000
Town Homes	\$2,250-\$2,550	\$95,000-\$110,000
Row Homes	\$2,450-\$2,750	\$105,000-\$120,000

-based on 28% of gross income

Unit Features:

Granite counters	9' ceilings
Stainless steel appliances	42" upper cabinets
Full size/stackable washer/dryer in unit	Balconies or patios with each unit
Wood-style hard surface flooring	Walk-in closets
Tile backsplash in kitchen	Individual climate control

Multifamily Building Features:

Intimate 42-unit, four story buildings with private lobby and elevator service in each building	Private storage lockers and secured bike storage room on ground floor
Private one car garages (14 per MF bldg.)	State of the art technology with key fob security access and pre-wired for high speed internet/cable

Town Home & Row Home Features:

Individual, direct entry to each home	Two full bathrooms and powder room
Two car garages with additional storage	Gourmet kitchen
Two and three bedrooms	Private courtyards in rowhomes and large balconies in townhomes

Community Features:

Luxury resident clubhouse and management office	Swimming pool and sundeck
Fully appointed resident lounge with demonstration kitchen and billiards	Outdoor fire pit with seating and grilling area
State of art fitness center	Bocce ball court
Theatre room & gaming area	Various passive & active pocket parks
Resident computing area with Wi-Fi through out	LEED for Neighborhood Design (to be sought)