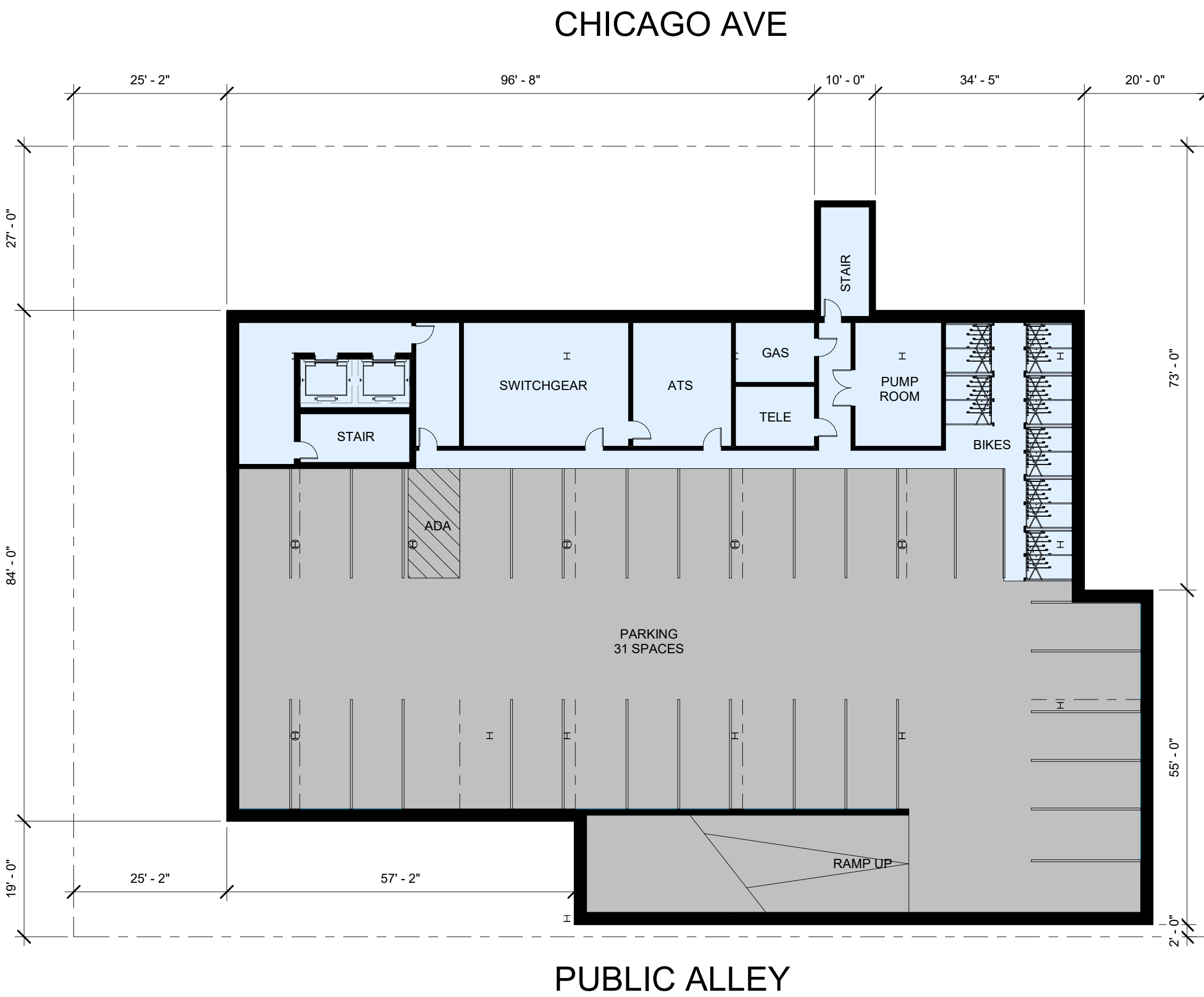




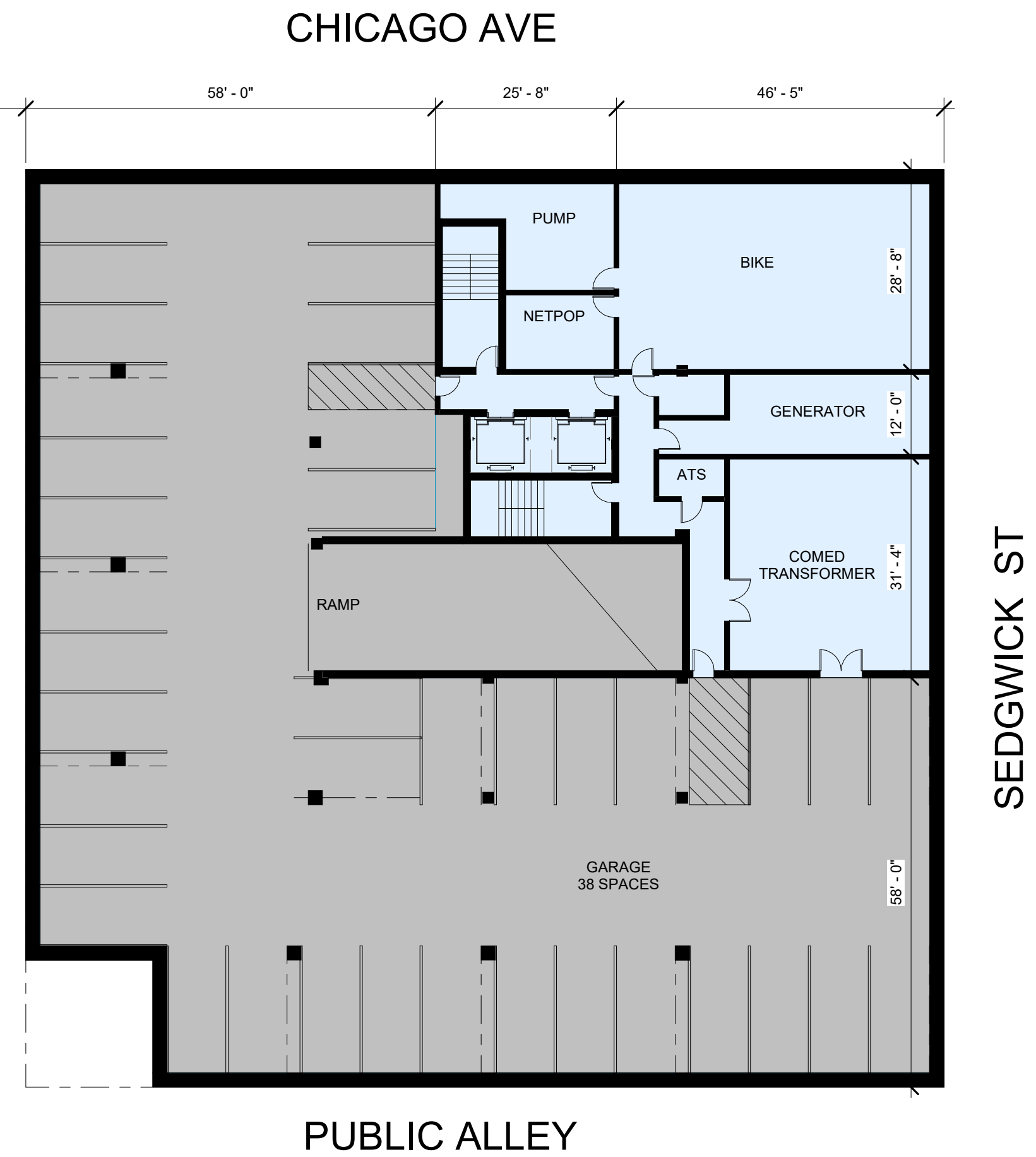
PROPOSED DEVELOPMENTS
401 W. CHICAGO / 757 N. HUDSON

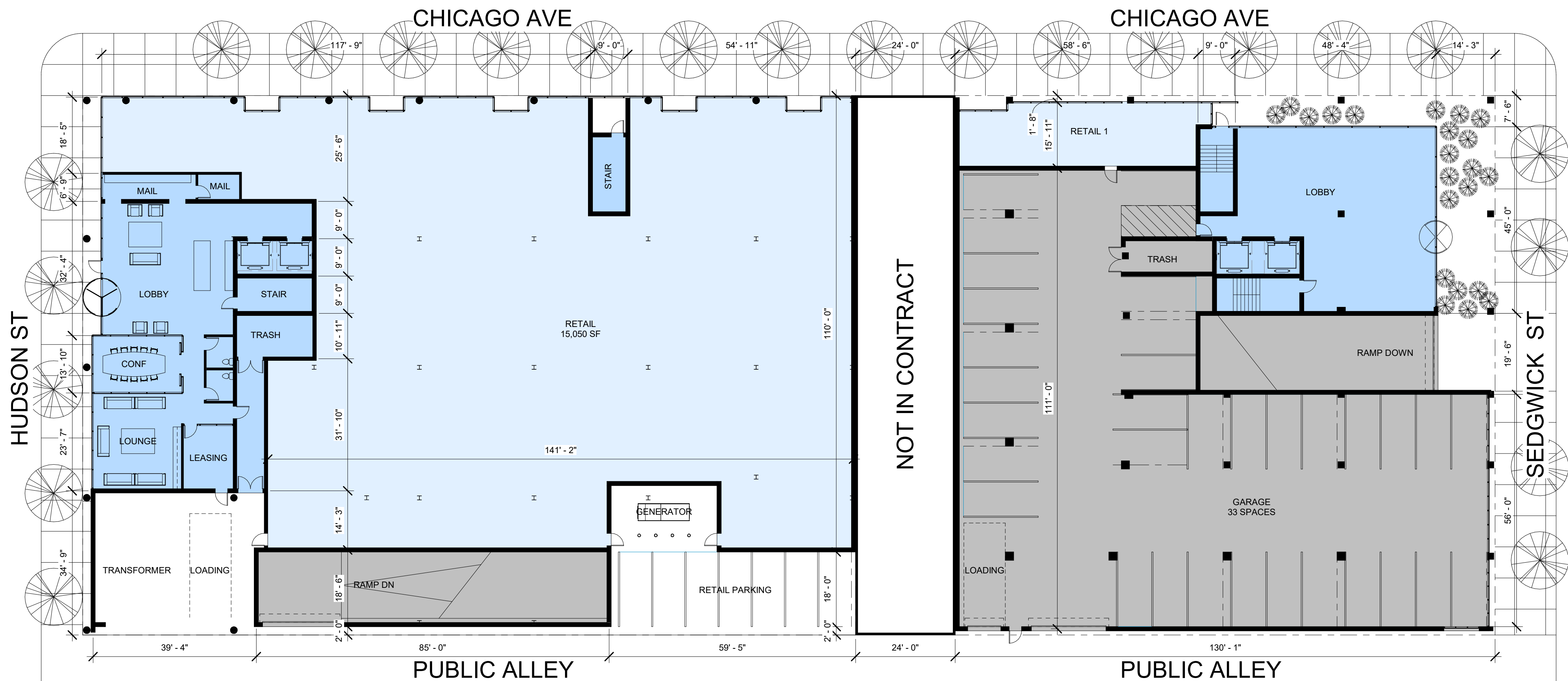


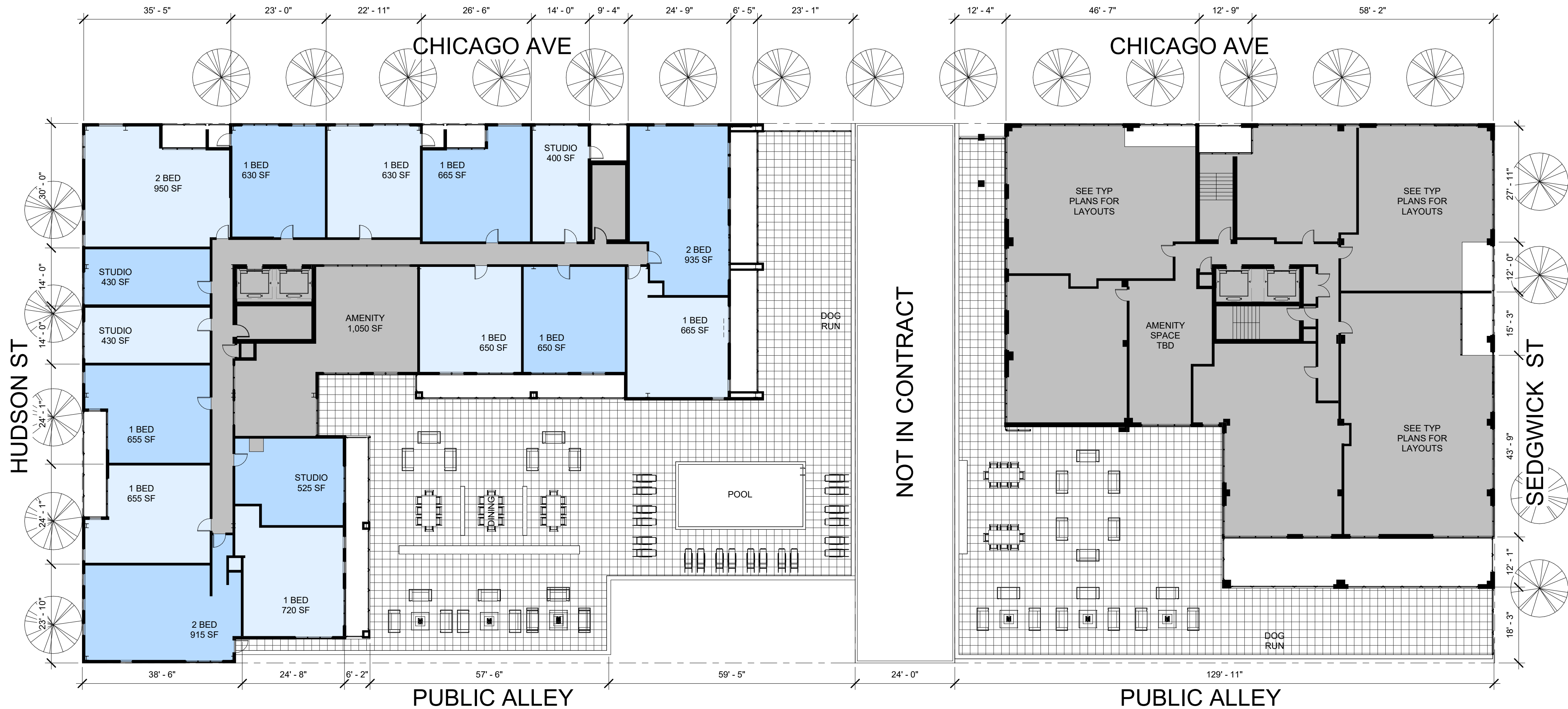
HUDSON ST

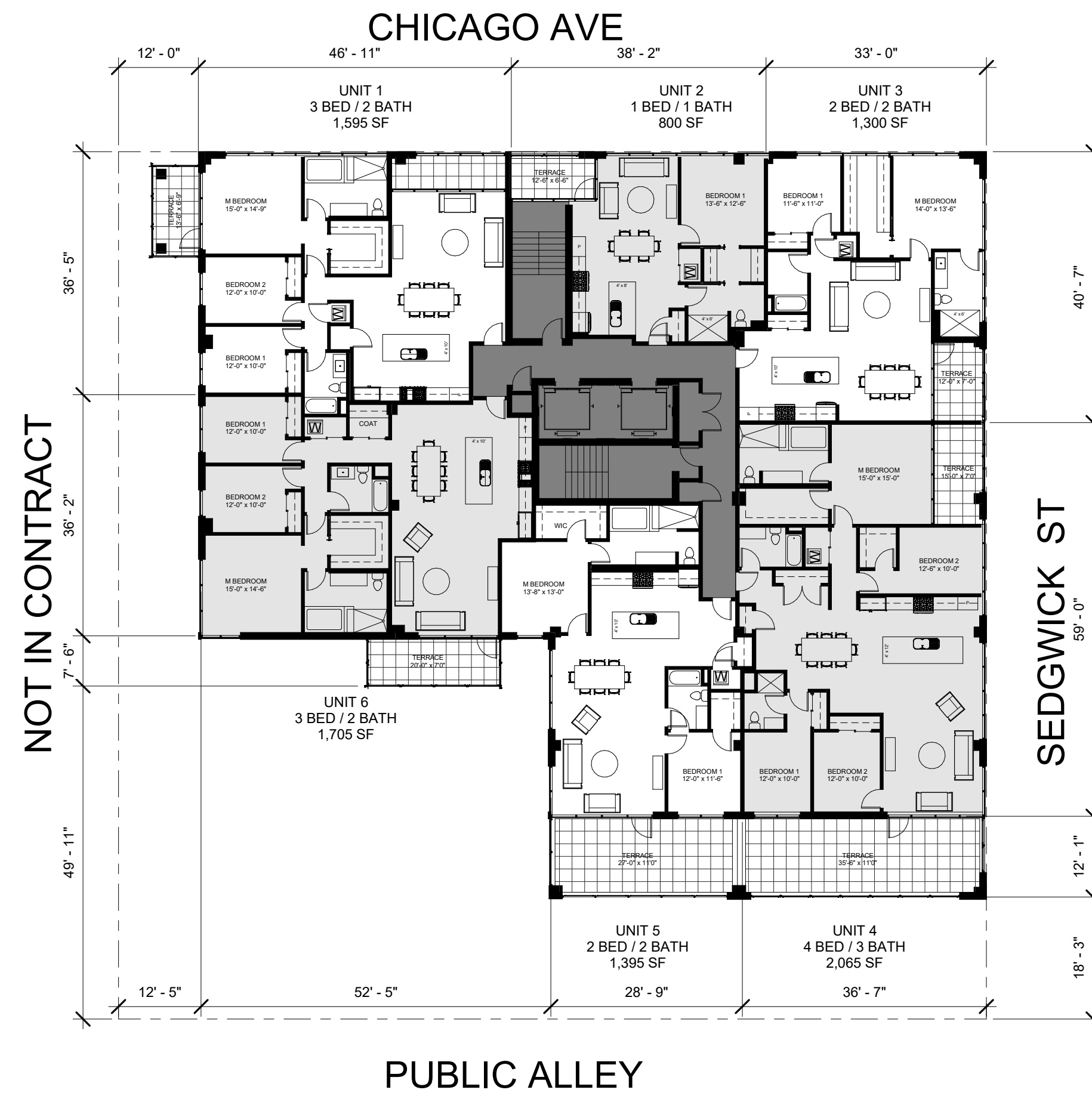
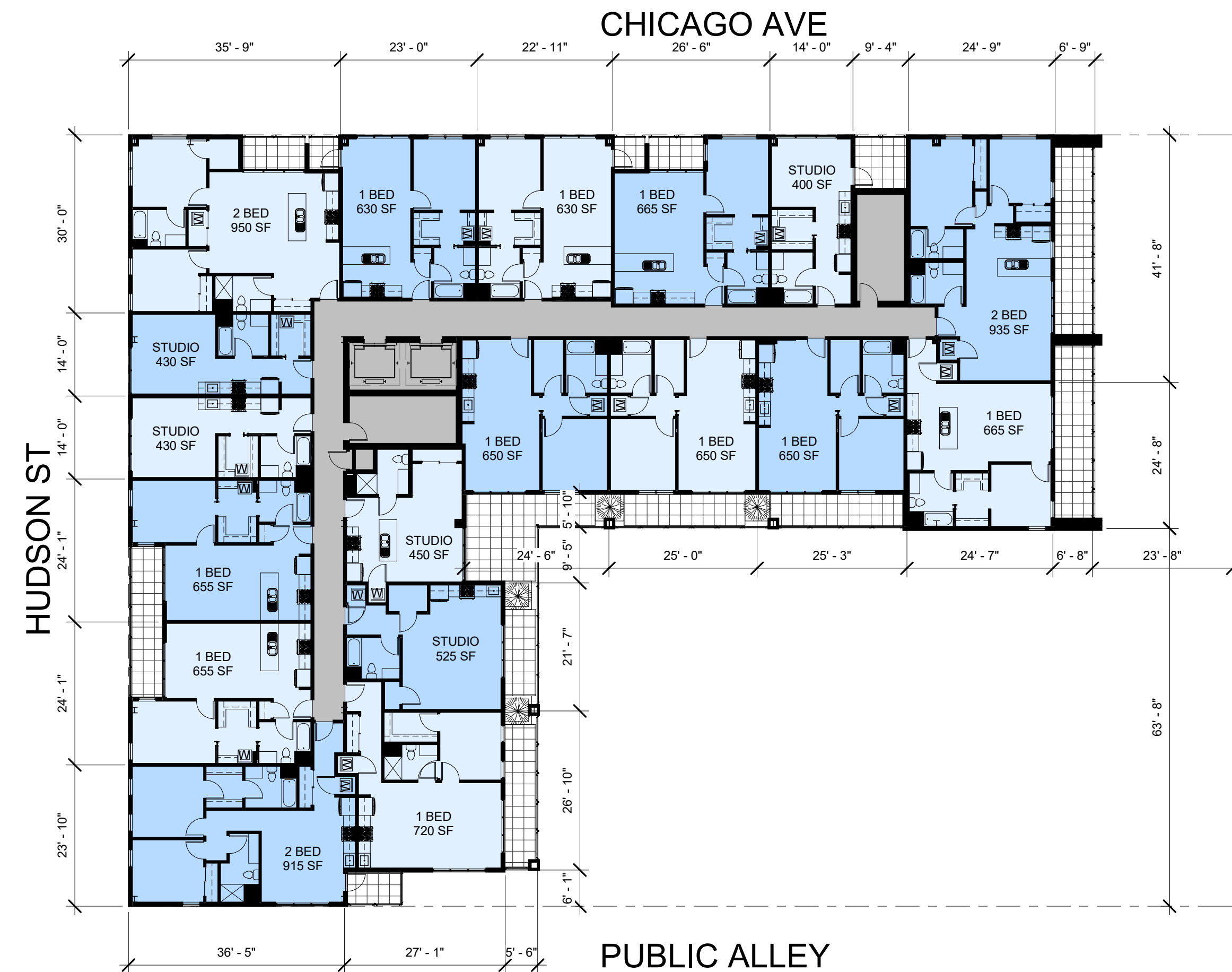


NOT IN CONTRACT









CHICAGO AVE

HUDSON ST



PROPOSED DEVELOPMENTS
401 W. CHICAGO / 757 N. HUDSON

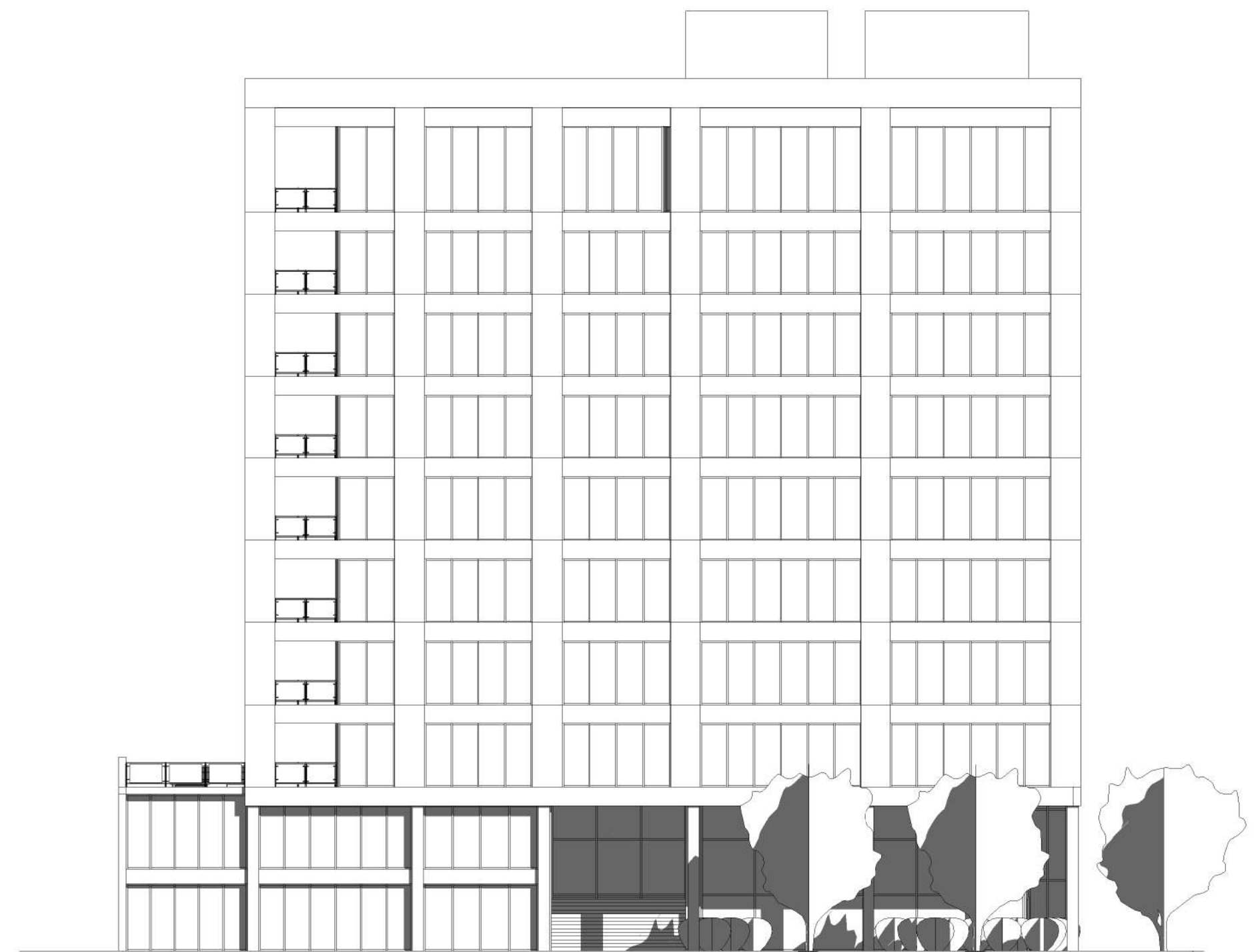


SEDGWICK ST



HUDSON AVE

415 W.
CHICAGO

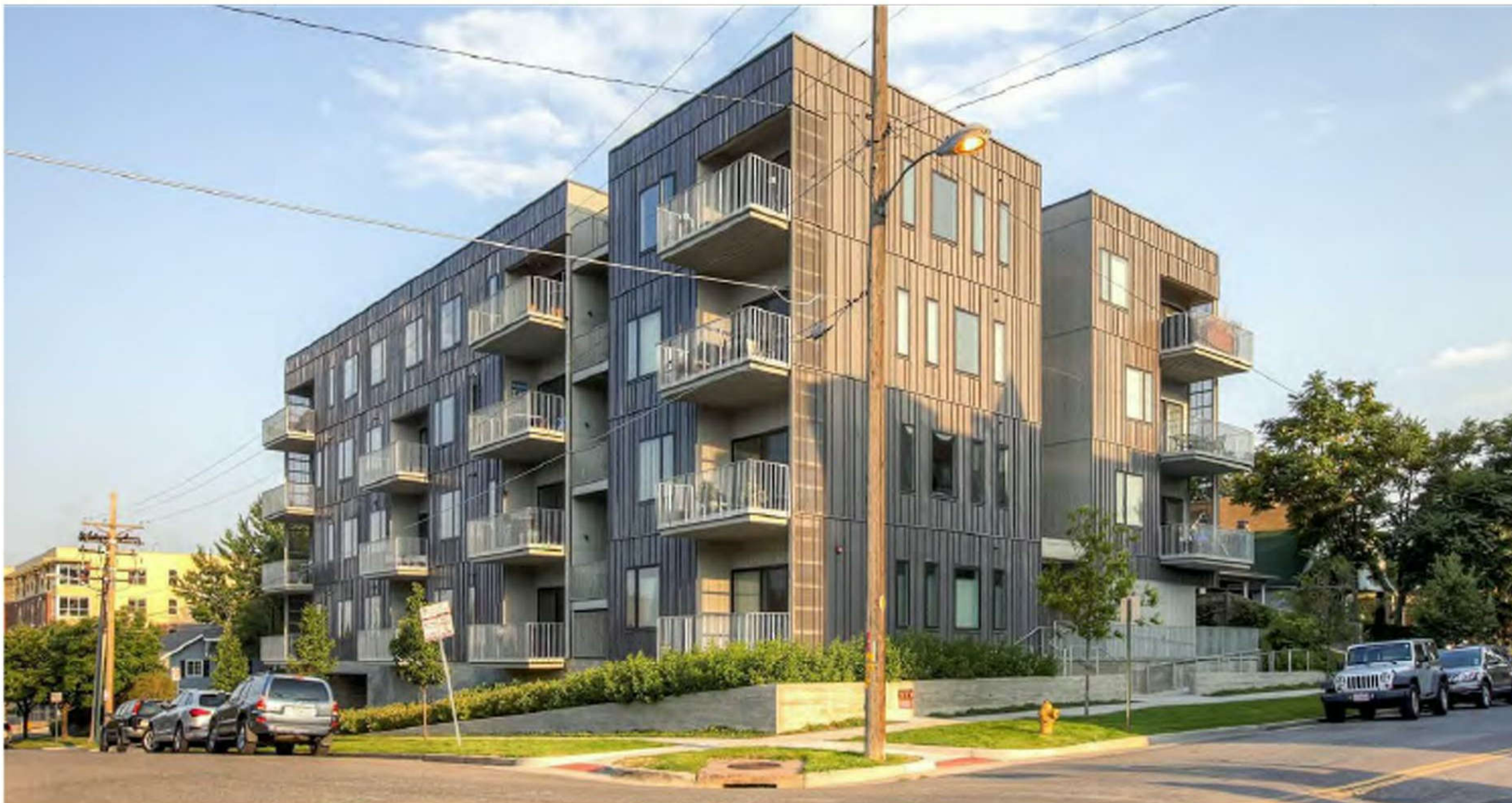
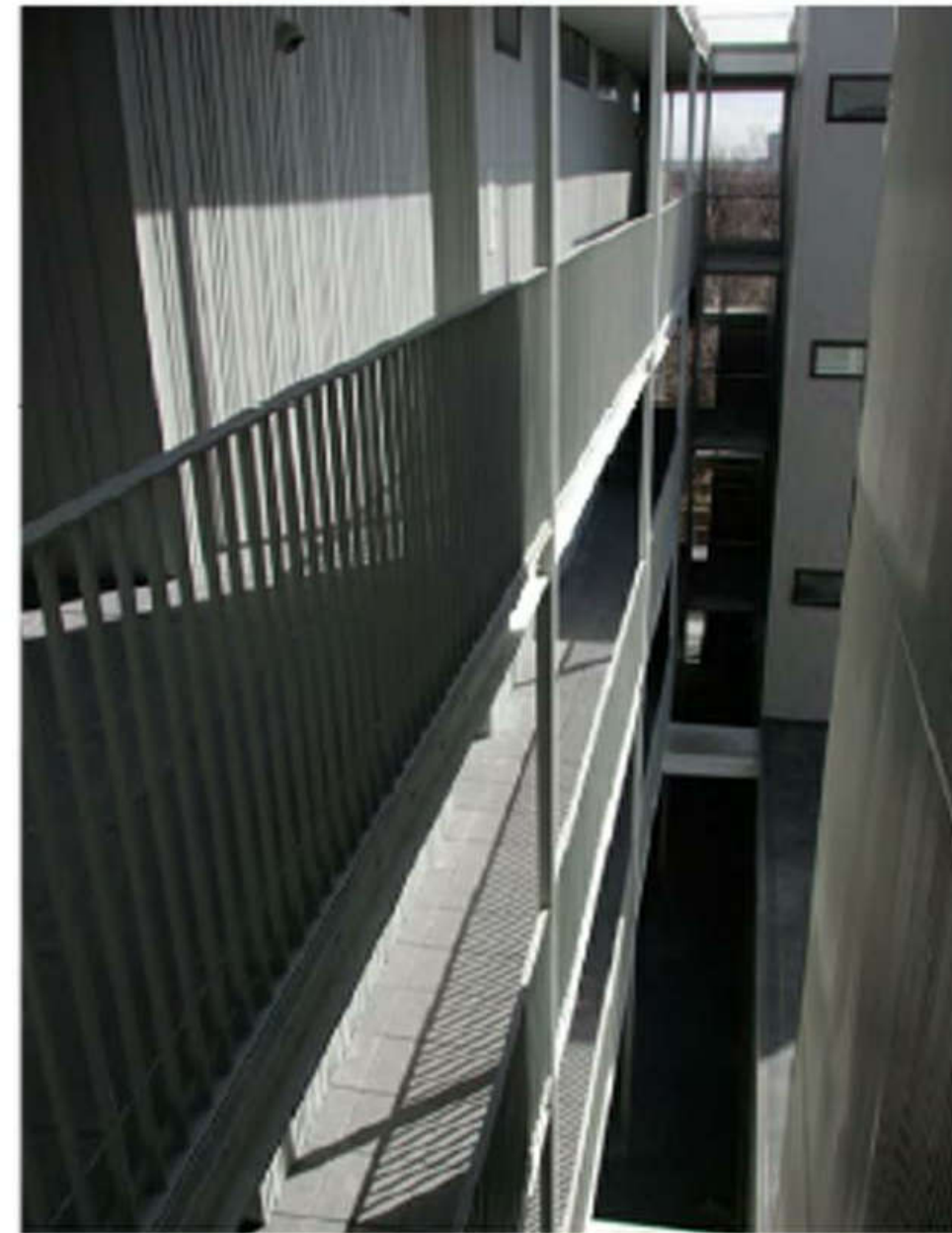
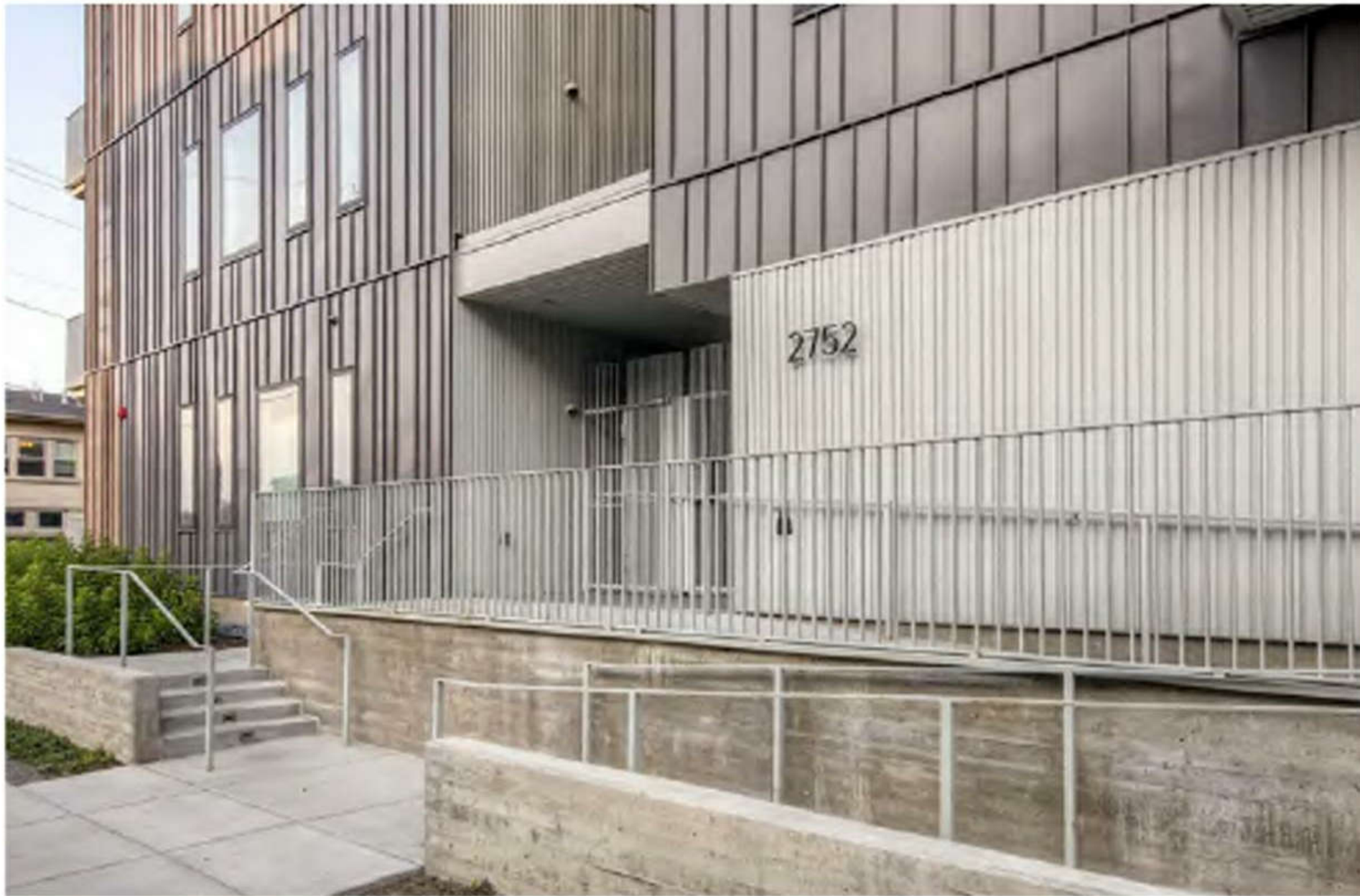


















401 W CHICAGO AVE - AREA SUMMARY - CONDO OPTION

	COMMON	RESI	RETAIL	PARKING	FAR	GSF	UNITS	PARKING	
B	4,450	0	0	12,135	0	16,585	0	38	
1	2,575	0	997	11,898	3,572	15,470	0	33	
2	2,100	8,000	0	0	10,100	10,100	7	0	79%
3	1,100	9,000	0	0	10,100	10,100	8	0	89%
4	1,100	9,000	0	0	10,100	10,100	8	0	89%
5	1,100	9,000	0	0	10,100	10,100	8	0	89%
6	1,050	9,050	0	0	10,100	10,100	7	0	90%
7	1,050	9,050	0	0	10,100	10,100	7	0	90%
8	1,050	9,050	0	0	10,100	10,100	7	0	90%
9	1,050	9,050	0	0	10,100	10,100	7	0	90%
10									
	16,625	71,200	997	24,033	84,372	112,855	59	71	
		1,207						1.20	
		AVG. UNIT						RATIO	

757 N. HUDSON - AREA SUMMARY

	COMMON	RESI	RETAIL	PARKING	FAR	GSF	UNITS	SPACES
B	4,095	0	0	9,980	0	14,075	0	30
1	3,800	0	15,050	1,530	18,850	20,380	0	7
2	2,870	10,505	0	0	13,375	13,375	16	0
3	1,770	11,605	0	0	13,375	13,375	18	0
4	1,770	11,605	0	0	13,375	13,375	18	0
5	1,770	11,605	0	0	13,375	13,375	18	0
6	1,770	11,605	0	0	13,375	13,375	18	0
7	1,770	11,605	0	0	13,375	13,375	18	0
8	1,770	11,605	0	0	13,375	13,375	18	0
9	2,565	6,000	0	0	8,565	8,565	9	0
Total	23,950	86,135	15,050	11,510	121,040	136,645	133	37
		648						0.28
		AVG. UNIT						



CHICAGO AVE.

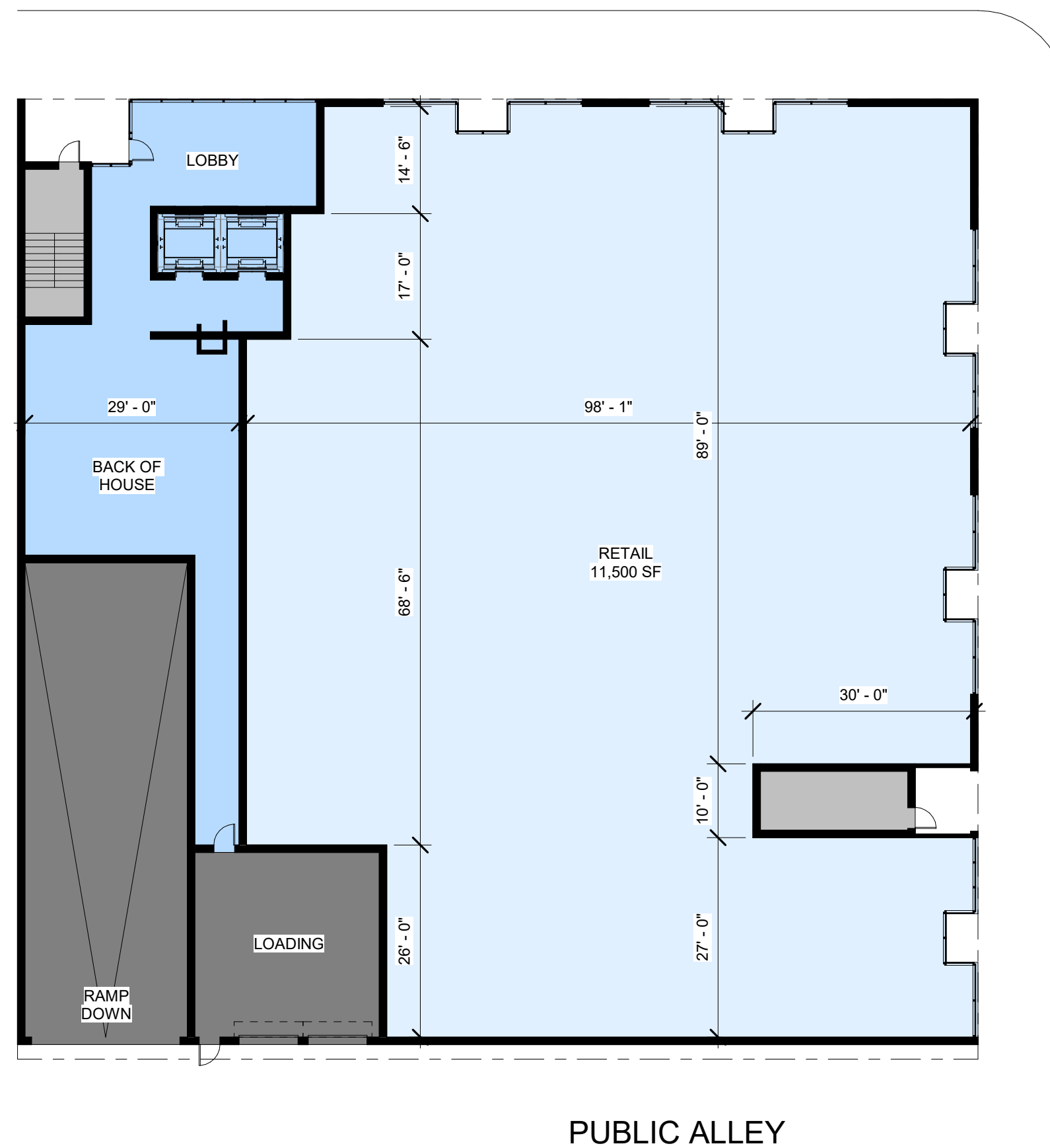


SEDGWICK ST

PUBLIC ALLEY

① Basement
1/16" = 1'-0"

CHICAGO AVE.



SEDGWICK ST

PUBLIC ALLEY

② Level 1 *
1/16" = 1'-0"

PROPOSED DEVELOPMENTS
401 W. CHICAGO / 757 N. HUDSON





401 W. CHICAGO - AREA SUMMARY - APARTMENT SCHEME

	COMMON	RESI	RETAIL	PARKING	FAR	GSF	UNITS	SPACES
B	3,572	0	0	8,462	0	12,034	0	24
1	3,000	0	11,500	2,400	14,500	16,900	0	0
2	1,440	8,160	0	0	9,600	9,600	13	0
3	1,440	8,160	0	0	9,600	9,600	14	0
4	1,440	8,160	0	0	9,600	9,600	14	0
5	1,440	8,160	0	0	9,600	9,600	14	0
6	1,440	8,160	0	0	9,600	9,600	14	0
7	1,440	8,160	0	0	9,600	9,600	14	0
8	1,440	8,160	0	0	9,600	9,600	10	0
9	2,825	0	0	0	2,825	2,825	0	0
Total	19,477	57,120	11,500	10,862	84,525	98,959	93	24
	614							0.26
	AVG. UNIT							

① Typical Floor Plan
1/16" = 1'-0"

