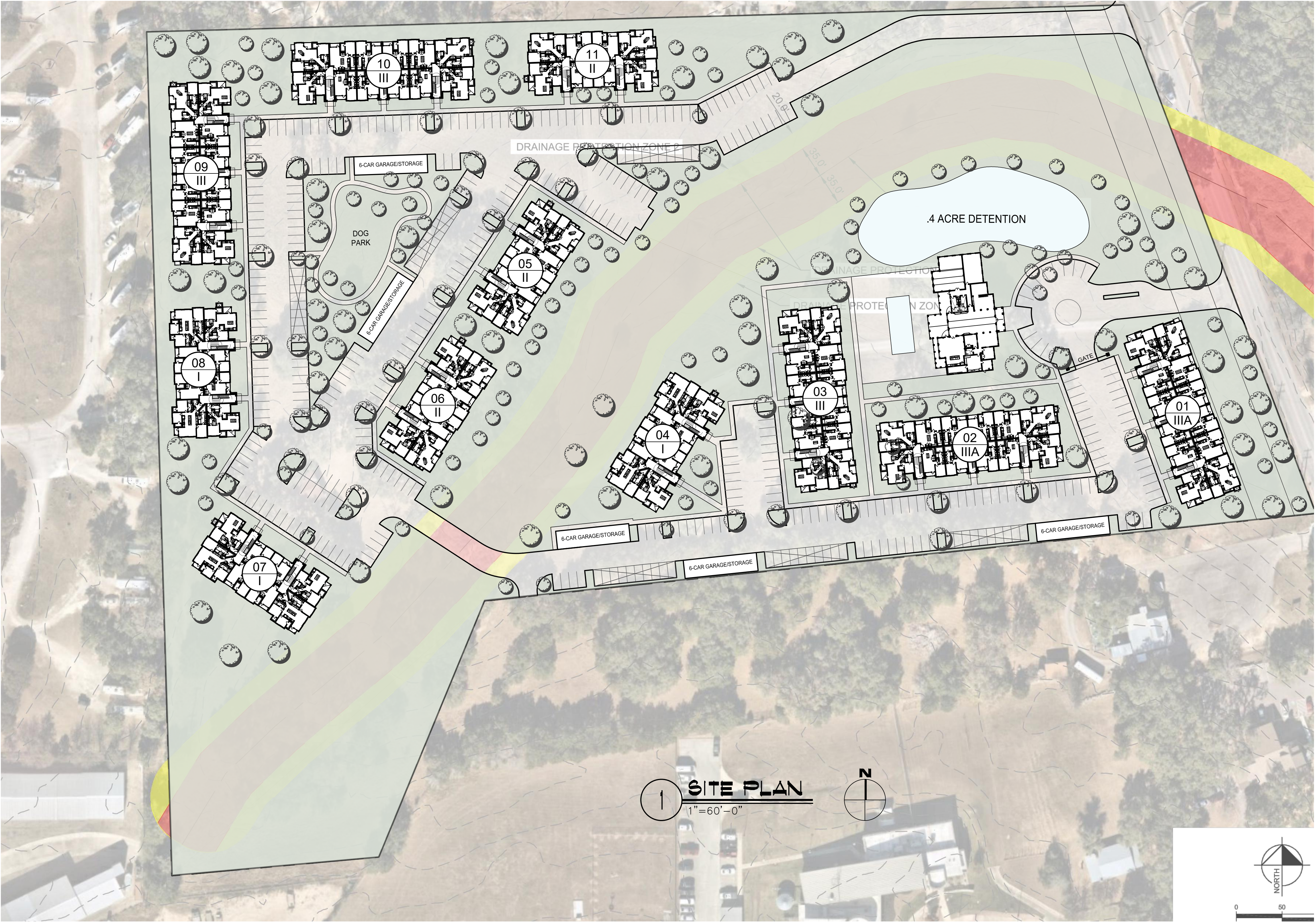


| BOERNE APARTMENTS - UNIT MIX |                |             |               |           |          |      |     |    |    |    |    |    |     |     |    |             |                           |                             |             |       |
|------------------------------|----------------|-------------|---------------|-----------|----------|------|-----|----|----|----|----|----|-----|-----|----|-------------|---------------------------|-----------------------------|-------------|-------|
| UNIT                         |                |             |               |           | BUILDING |      |     |    |    |    |    |    |     |     |    |             |                           | TOTALS                      |             |       |
| UNIT TYPE                    | DESCRIPTION    | NET SQ. FT. | GROSS SQ. FT. | BLDG NO   | 1        | 2    | 3   | 4  | 5  | 6  | 7  | 8  | 9   | 10  | 11 | No of Units | NET SQ. FT. PER UNIT TYPE | GROSS SQ. FT. PER UNIT TYPE | TOTAL UNITS | %     |
|                              |                |             |               | BLDG TYPE | IIIA     | IIIA | III | I  | II | II | I  | I  | III | III | II |             |                           |                             |             |       |
| A0                           | 1 BED / 1 BATH | 658         | 721           |           | 0        | 0    | 0   | 6  | 6  | 6  | 6  | 6  | 0   | 0   | 6  | 36          | 23,688                    | 25,956                      | 176         | 58.7% |
| A1                           | 1 BED / 1 BATH | 740         | 797           |           | 8        | 8    | 12  | 0  | 0  | 0  | 0  | 0  | 12  | 12  | 0  | 52          | 38,480                    | 41,444                      |             |       |
| A2                           | 1 BED / 1 BATH | 813         | 859           |           | 8        | 8    | 12  | 6  | 6  | 6  | 6  | 6  | 12  | 12  | 6  | 88          | 71,544                    | 75,592                      |             |       |
| B1                           | 2 BED / 2 BATH | 1,043       | 1,092         |           | 0        | 0    | 0   | 0  | 0  | 0  | 0  | 0  | 0   | 0   | 0  | 0           | 0                         | 0                           | 106         | 35%   |
| B2                           | 2 BED / 2 BATH | 1,086       | 1,163         |           | 4        | 4    | 6   | 6  | 6  | 6  | 6  | 6  | 6   | 6   | 6  | 62          | 67,332                    | 72,106                      |             |       |
| B3                           | 2 BED / 2 BATH | 1,182       | 1,237         |           | 4        | 4    | 6   | 0  | 6  | 6  | 0  | 0  | 6   | 6   | 6  | 44          | 52,008                    | 54,428                      |             |       |
| C1                           | 3 BED / 2 BATH | 1,395       | 1,432         |           | 0        | 0    | 0   | 6  | 0  | 0  | 6  | 6  | 0   | 0   | 0  | 18          | 25,110                    | 25,776                      | 18          | 6.0%  |
|                              |                |             |               |           | 24       | 24   | 36  | 24 | 24 | 24 | 24 | 24 | 36  | 36  | 24 | 300         | 278,162                   | 295,302                     | 300         | 100%  |

|                    |     |
|--------------------|-----|
| AVERAGE UNIT SIZE: | 927 |
| PARKING TOTALS     |     |
| Detached           | 30  |
| Surface            | 431 |
| Parking Required   | 459 |
| Total              | 461 |
| Spaces Per Unit    | 1.5 |



SITE PLAN - BOERNE APARTMENTS

BOERNE, TX - VIRTUS REAL ESTATE CAPITAL

MEEKS PARTNERS

16000 Memorial Drive  
Suite 100  
Houston, Texas 77079  
281558.8787

06.14.2022

A-01

JOB NO. 22003