

# 428 PARKWAY DRIVE

## EXISTING CONDITIONS



## DILLMANSTUDIO

### SITE



7 EXISTING PARKING SPACES



## SITE PHOTOS

EXISTING UNITS					
UNIT TYPES	SF	RENT/UNIT	#UNITS	RENT/MO	TOTAL AREA
A	475	\$1,100.00	4	\$ 4,400.00	1,900
B	475	\$1,100.00	4	\$ 4,400.00	1,900
<b>TOTAL</b>	<b>950</b>			<b>\$ 8,800.00</b>	<b>3,800</b>
NEW UNITS					
UNIT TYPES	SF				
A	678	\$1,100.00	2	\$ 2,200.00	1,356
B	412	\$1,100.00	4	\$ 4,400.00	1,648
C	475	\$1,100.00	4	\$ 4,400.00	1,900
<b>TOTAL</b>	<b>1,565</b>			<b>\$ 11,000.00</b>	<b>4,904</b>
				\$ 11,000.00	NEW REVENUE
				\$ 8,800.00	EXIST REVENUE
				\$ 2,200.00	RENT INCREASE/MO
				\$ 26,400.00	RENT INCREASE/YEAR
				\$ 264,000.00	TEN YEARS
				\$ 396,000.00	FIFTEEN YEARS

## AREA CALCULATIONS

# 428 PARKWAY DRIVE

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NEW FLOOR PLANS | FIRST FLOOR  
MICRO-UNITS / EFFICIENCY UNITS



# 428 PARKWAY DRIVE

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NEW FLOOR PLANS | SECOND FLOOR

MICRO-UNITS / EFFICIENCY UNITS



# 428 PARKWAY DRIVE

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VISIONING



ELEVATION FACING  
PARKWAY DRIVE

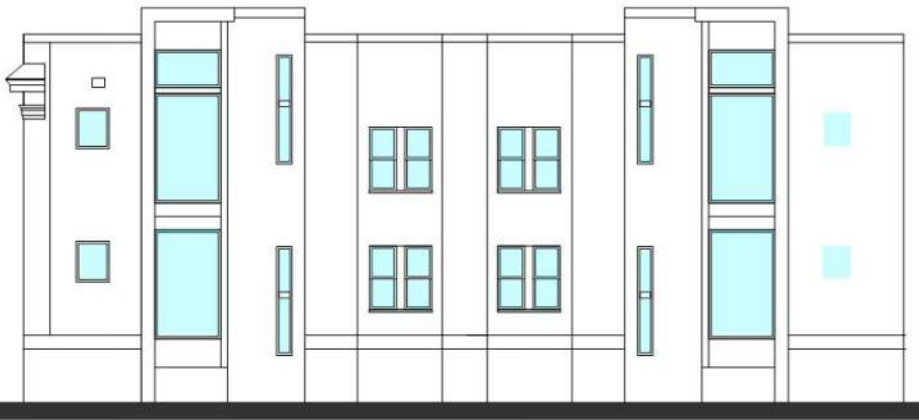


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## MATERIALS



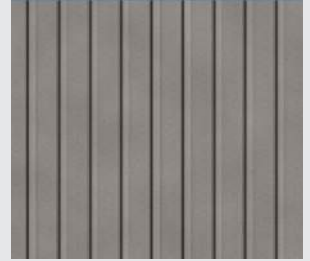
FRONT ELEVATION



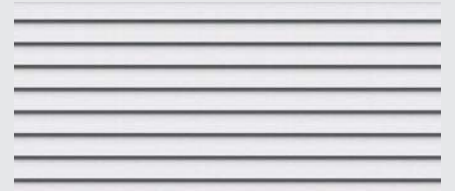
REAR ELEVATION

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## LEDGEND



METAL INSUALTED  
PANEL



FIBER CEMENT PANEL



# 428 PARKWAY DRIVE

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VISIONING



ELEVATION FACING  
PARKWAY DRIVE



REAR COURTYARD