

# Fresno-Fulton Development

## Program Summary

## Total

3 Story Apartments over 1 Story Retail/Parking

### Site

Land Area (acres)	0.77
Land Area (sf)	33,750

### Multi-Family

Total Building Area	78,944	
Multi-Family Gross Building Area	68,168	86% of Total
Multi-Family Leasable Area	46,493	
Number of Stories Above Retail	3	
Construction Type	Type V - Wood Frame	

### Unit Mix

% Market Rate Units	80%	
% Affordable Units	20%	
# of Units - Market Rate	41	
# of Units - Affordable	10	
Total # of Units	51	
# of 1 Bedroom Units - Market	26	51%
# of 2 Bedroom Units - Market	15	29%
# of Studios - Affordable	7	14%
# of 1 Bedroom Units - Affordable	3	6%
Average Unit Size - Studio	435	sf
Average Unit Size - 1 Bedroom	831	sf
Average Unit Size - 2 Bedroom	1,225	sf

### Rents

Average Market Rent - 1 Bdr	\$ 1.45	per sf per client market comps
Average Market Rent - 1 Bdr	\$ 1,300	per unit per client market comps
<b>Adjusted Market Rent - 1 Bdr</b>	<b>\$ 1,250</b>	<b>per Unit/Mo less parking</b>
Average Market Rent - 2 Bdr	\$ 1.44	per sf per client market comps
Average Market Rent - 2 Bdr	\$ 1,750	per unit per client market comps
<b>Adjusted Market Rent - 2 Bdr</b>	<b>\$ 1,700</b>	<b>per Unit/Mo less parking</b>
Affordable Rent Limit - Studio	\$ 498	per Unit/Mo @ 50% of AMI
<b>Adjusted Affordable Rent - Studio</b>	<b>\$ 423</b>	<b>per Unit/Mo less parking</b>
Affordable Rent Limit - 1 Bdr	\$ 534	per Unit/Mo @ 50% of AMI
<b>Adjusted Affordable Rent - 1 -Bdr</b>	<b>\$ 459</b>	<b>per Unit/Mo less parking</b>

### Retail

Total Retail Area (sf)	10,776
Number of Stories	1
Construction Type	Type I
Average Market Rent	\$ 2.25 per sf/mo

### Parking

Number of Spaces	51	Residential Only
Type of Structure	Type I	
Parking Rent	\$ 50.00	per space/mo