

**DAVIS APARTMENTS**

Davis, CA  
 Shepard Family Holdings

4/24/2018  
 1261-0001



**BUILDING DETAIL**

Residential Building Type:					Building A	Building B	Building C	Project Totals		
Number of Buildings:					1	1	1	3		
Number of Units per Building:					113	64	48	225		
Unit Mix Per Building:	Net Rentalbe Area*	Decks/Patios	Units per Building			Total Units				
<i>(*Area taken from centerline demising wall to outside face of stud exterior wall)</i>										
<b>Studio</b>										Decks (SF)
A1	1-Bdr/1-Ba	550	0 SF	1	1	0	2 Units	0.9%	0	
A1.1	1-Bdr/1-Ba	590	0 SF	3	3	0	6 Units	2.7%	0	
A2	1-Bdr/1-Ba	655	0 SF	5	0	0	5 Units	2.2%	0	
A3	1-Bdr/1-Ba	550	0 SF	3	0	0	3 Units	1.3%	0	
				12	4	0	16 Units	7.1%		
				10.6%	6.3%	0.0%				0
<b>1 bedroom</b>										
B1	1-Bdr/1-Ba	743	77 SF	44	16	0	60 Units	26.7%	4620	
B1.1	1-Bdr/1-Ba	795	0 SF	9	6	0	15 Units	6.7%	0	
B1.2	1-Bdr/1-Ba	845	0 SF	3	3	0	6 Units	2.7%	0	
B2	1-Bdr/1-Ba	798	0 SF	6	3	0	9 Units	4.0%	0	
				62	28	0	90 Units	40.0%		
				54.9%	43.8%	0.0%				4,620
<b>2 Bedroom</b>										
C1	2-Bdr/2-Ba	1063	77 SF	16	13	0	29 Units	12.9%	2233	
C1 (No Patio)	2-Bdr/2-Ba	1063	0 SF	2	1	0	3 Units	1.3%	0	
C1.1	2-Bdr/2-Ba	1115	0 SF	4	5	0	9 Units	4.0%	0	
C1.2	2-Bdr/2-Ba	1185	0 SF	0	2	0	2 Units	0.9%	0	
C2	2-Bdr/2-Ba	1069	77 SF	0	0	41	41 Units	18.2%	3157	
C2.1	2-Bdr/2-Ba	1110	77 SF	0	0	2	2 Units	0.9%	154	
C3	2-Bdr/2-Ba	1136	78 SF	12	4	0	16 Units	7.1%	1248	
				34	25	43	102 Units	45.3%		
				30.1%	39.1%	89.6%				6,792
<b>3 Bedroom</b>										
D1	3-Bdr/2-Ba	1276	68 SF	2	3	0	5 Units	2.2%	340	
D1.1	3-Bdr/2-Ba	1345	0 SF	1	1	0	2 Units	0.9%	0	
D1.2	3-Bdr/2-Ba	1408	0 SF	2	0	0	2 Units	0.9%	0	
D2	3-Bdr/2-Ba	1295	73 SF	0	3	0	3 Units	1.3%	219	
D3	3-Bdr/2-Ba	1310	106 SF	0	0	5	5 Units	2.2%	530	
				5	7	5	17 Units	7.6%		
				4.4%	10.9%	10.4%				1,089
										Total Deck (
<b>Total Project Number of Units:</b>					113	64	48	225 Units		
<b>Total Number of Bedrooms:</b>					157	103	101	361 Bedrooms		
<b>Net Rentable Area per Building: (excluding decks)</b>					98,354	60,336	52,599	211,289 SF		
<b>Average Unit Size:</b>								939 SF		
<b>Amenities:</b>										
Lobby / Leasing				2,464			2,215 SF			
Business Center				934			934 SF			
Clubhouse				2,418			2,418 SF			
Fitness / Yoga					2,418		2,418 SF			
Bike Storage						1,862	1,862 SF			
Mail						640	640 SF			
Restrooms				650	558		1,208 SF			
				6,466	2,976	2,502	11,695 SF			
Circulation and Support Areas					15,725	11,731	2,778			
Garages					-	-	9,750			
				15,725	11,731	12,528	39,984 SF			
<b>Total Gross Building Area</b>								262,968 SF		