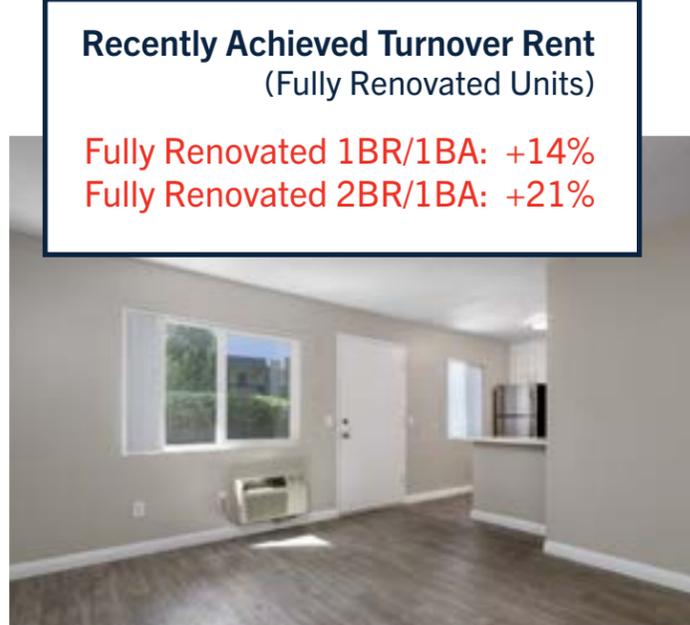


TYPICAL FULLY RENOVATED UNITS

(Approx. 62%)



Recently Achieved Turnover Rent
(Fully Renovated Units)

Fully Renovated 1BR/1BA: +14%
Fully Renovated 2BR/1BA: +21%

TYPICAL PARTIALLY RENOVATED UNITS

(Approx. 38%)

Recently Achieved Turnover Rent
(Partially Renovated Units) *

Partially Renovated 1BR/1BA: + 62%
Partially Renovated 2BR/1BA: + 73%

*assumes partially renovated units become fully renovated



RECENT UPDATES

2020-2022

(66 of 110 + 2 Under Renovation - Approx. 62%)

- New Plank Flooring Throughout
- Upgraded Cabinets in Kitchens & Bathrooms
- Upgraded Countertops
- Stainless Steel Appliances
- In-Unit Stacked Washer/Dryers
- Modern Paint
- Stainless Steel Kitchen Sink & Upgraded Pull-Down Faucets
- Light Fixtures
- Resurfaced Parking Lot

- Tasteful Exterior Paint
- New Modern Monument Signage
- Roof Replacement & Repairs
- Electrical Panel Upgrades
- New Fitness Center

2013

- Clubhouse / Recreation Room Remodeled

2012 (All Units)

- New Windows
- New Cabinets
- New Light fixtures