

Unit Mix
Magnolia Osborn Road - Scottsdale, Arizona

16-Dec-22

Site size: 80,500 SF (62,920 SF net site)
1.85 Acres
Density: 49.78 Units per Acre

| | S | S | A | A | B | B | |
|--------|-----------|----------|----------|-----------|-----------|----------|----|
| | 540 SF | 660 SF | 698 SF | 720 SF | 1,110 SF | 1,150 SF | |
| 4 | 7 | | 1 | 13 | 7 | 2 | 30 |
| 3 | 7 | 2 | 1 | 13 | 7 | 2 | 32 |
| 2 | 7 | 2 | 1 | 12 | 7 | 1 | 30 |
| Ground | | | | | | | 0 |
| | 21 | 4 | 3 | 38 | 21 | 5 | 92 |
| | 11,340 SF | 2,640 SF | 2,094 SF | 27,360 SF | 23,310 SF | 5,750 SF | |

72,494 SF - NET RENTABLE (RESIDENTIAL)

92 UNITS
788 SF AVERAGE

| | | |
|--------------|----|-------|
| STUDIO UNITS | 25 | 27.2% |
| 1 BR UNITS | 41 | 44.6% |
| 2 BR UNITS | 26 | 28.3% |

PARKING CRITERIA

| | | | |
|--------|------|-------------|--------|
| Studio | 1.25 | per Unit | 31.25 |
| 1BR | 1.3 | per Unit | 53.3 |
| 2BR | 1.7 | per Unit | 44.2 |
| 3BR | 1.9 | per Unit | |
| | | | 128.75 |
| plus | 1 | guest space | 15.33 |
| | | per 6 units | |
| | | | 144.08 |
| Office | 1 | per 300 SF | 6.67 |
| | | | 150.75 |

151 spaces required

PARKING PROVIDED

152 spaces

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