

Required Parking Ratio Analysis



Comparable Projects

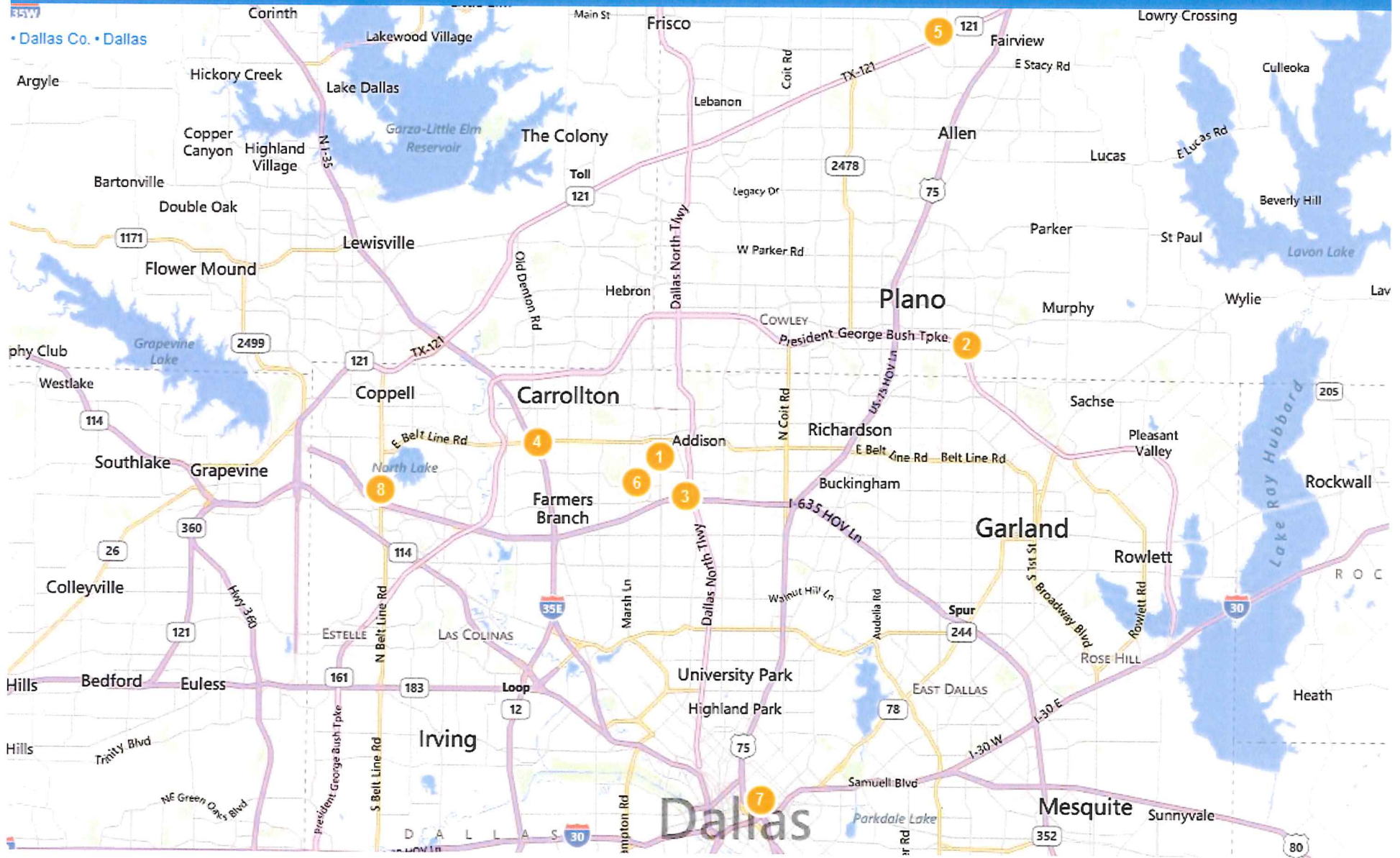
Project Name	Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
1 Fiori on Vitruvian Park	3990 Vitruvian Way Addison, TX	2013	391	One space per bedroom with a maximum of 2 spaces per unit.	564	1.44	1.24
2 Gateway Plano	350 Vistacourt Drive Plano, TX	2013	254	One space per one bedroom, 1.5 spaces per two bedroom, 2 spaces per 3 bedroom.	324	1.28	1.12
3 Elan City Centre	13301 Galleria Place Farmers Branch, TX	2013	333	1.5 spaces per dwelling unit	500	1.50	1.50
4 Union at Carrollton Square	1111 S. Main Street Carrollton, TX	2013	179	1.25 spaces per dwelling unit	224	1.25	1.25
5 Avana McKinney	5500 McKinney Place Dr McKinney, TX	2009	343	1 parking space per unit plus 0.5 spaces for every bedroom	658	1.92*	1.62
6 Savoye at Vitruvian Park	3850 Vitruvian Way Addison, TX	2009	392	One space per bedroom with a maximum of 2 spaces per unit.	521	1.33	1.24
7 Broadstone Ambrose	2901 Indiana Street Dallas, TX	2008	325	1 space per dwelling unit	325	1.00	1.00
8 Aura Coppel	Beltline & Dividend, Coppel, TX	2014	311	PD	505	1.62**	

*Unit mix is heavily weighted to 2 and 3 bedrooms. Mix is 31% one bedrooms, 55% two bedrooms, and 14% three bedrooms.

**Ratio excludes retail parking and 50% of tandem spaces. Including 100% of tandems the ratio is 1.75x. Including 100% of tandems and retail, the ratio is 1.85x.



Map of Projects



Firori On Vitrivuvian Park



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
3990 Vitruvian Way Addison, TX	2013	391	One space per bedroom with a maximum of 2 spaces per unit.	564	1.44	1.24



Gateway Plano



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
350 Vistacourt Drive Plano, TX	2013	254	One space per one bedroom, 1.5 spaces per two bedroom, 2 spaces per 3 bedroom.	324	1.28	1.12



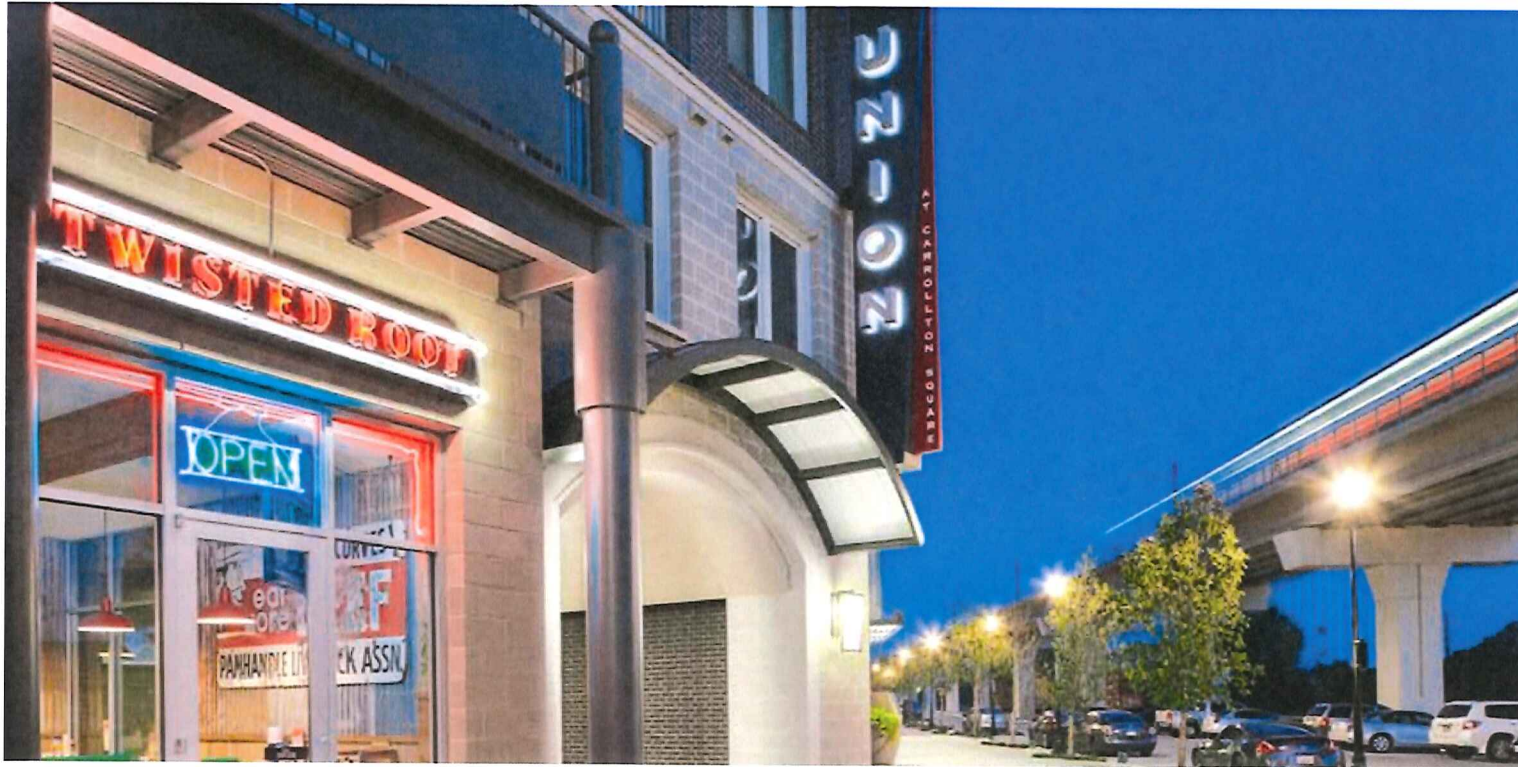
Elan City Centre



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
13301 Galleria Place Farmers Branch, TX	2013	333	1.5 spaces per dwelling unit	500	1.50	1.50



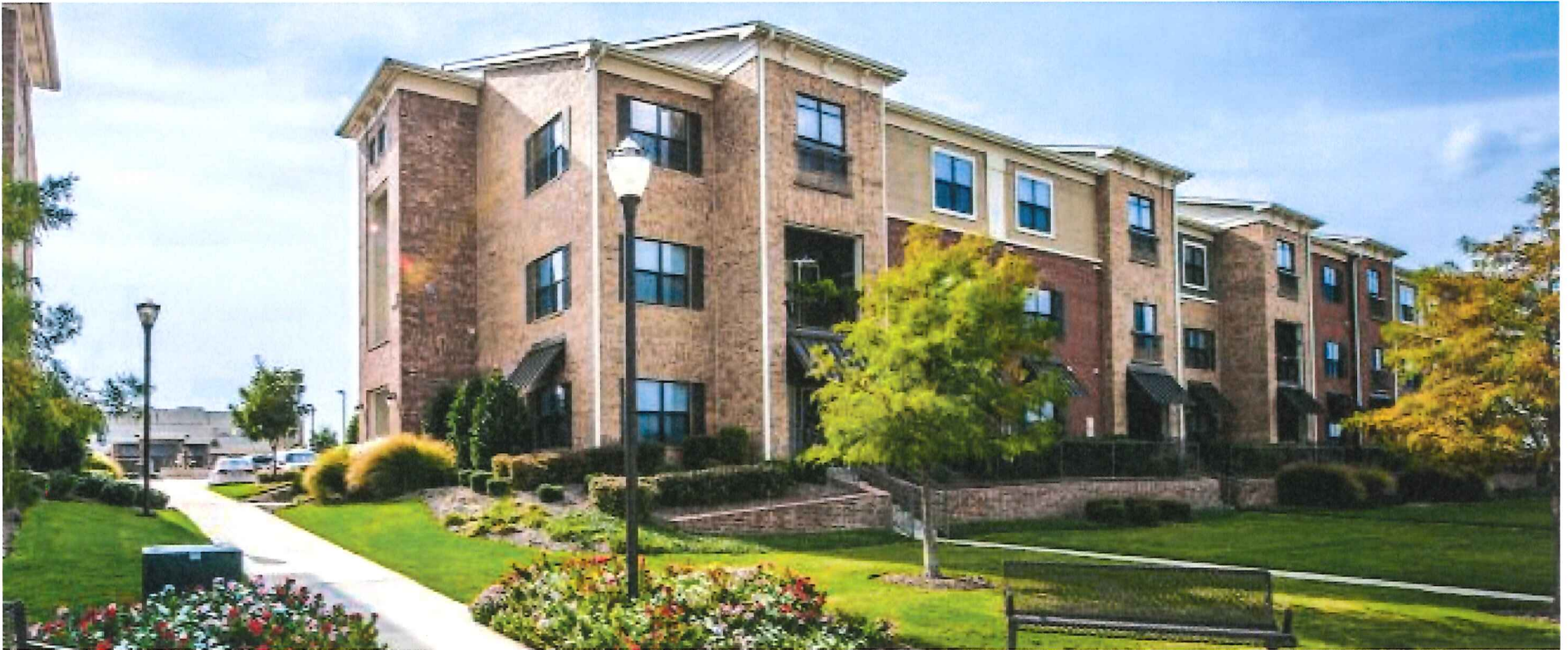
Union at Carrollton Square



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
1111 S. Main Street Carrollton, TX	2013	179	1.25 spaces per dwelling unit	224	1.25	1.25



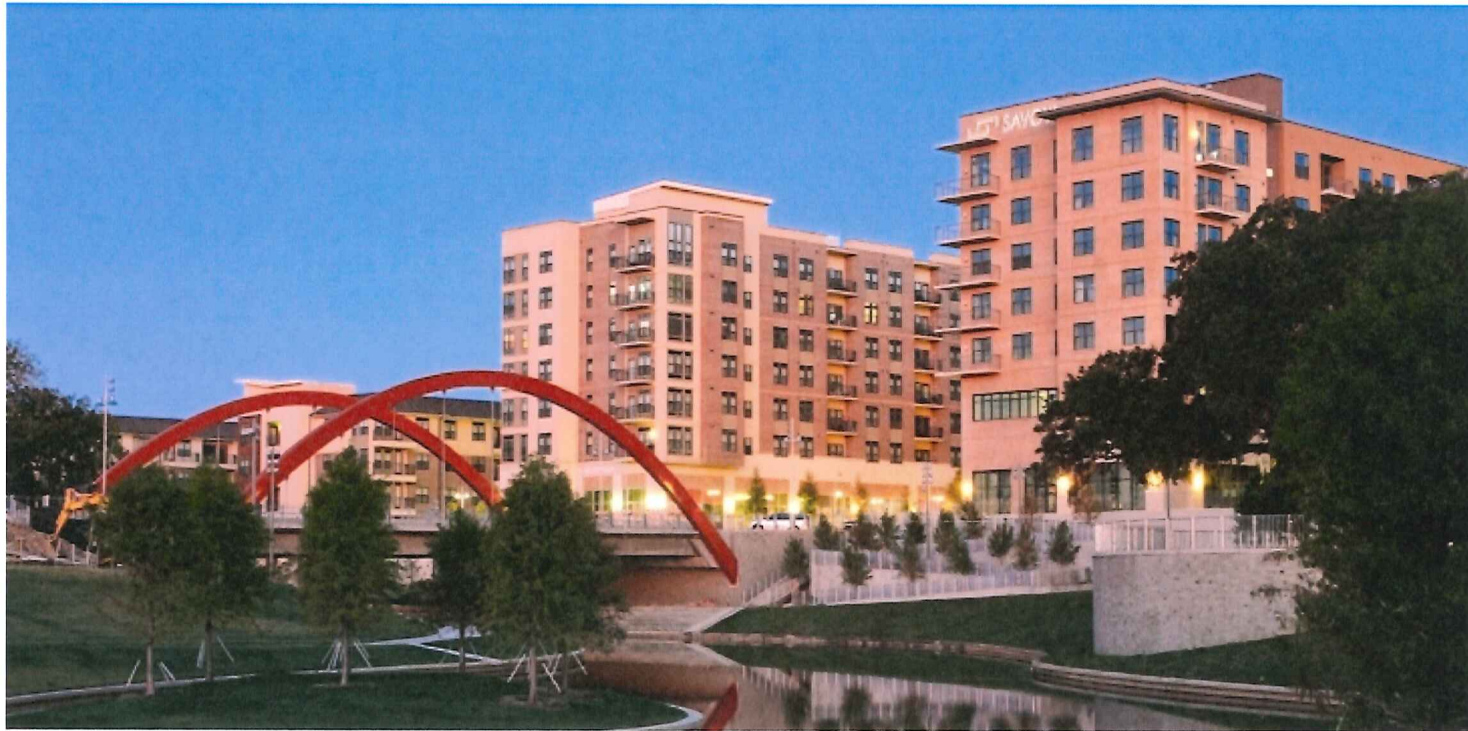
Avana McKinney



Project Name	Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
Avana McKinney	5500 McKinney Place Dr McKinney, TX	2009	343	1 parking space per unit plus 0.5 spaces for every bedroom	658	1.92	1.62



Savoye at Vitruvian Park



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
3850 Vitruvian Way Addison, TX	2009	392	One space per bedroom with a maximum of 2 spaces per unit.	521	1.33	1.24



Broadstone Ambrose



Address	Construction Year	Number of Units	Parking Requirement	Number of Spaces Req.	Req. Parking / Units	Hypothetical Req. Parking for Aura Unit Mix
2901 Indiana Street Dallas, TX	2008	325	1 space per dwelling unit	325	1.00	1.00

