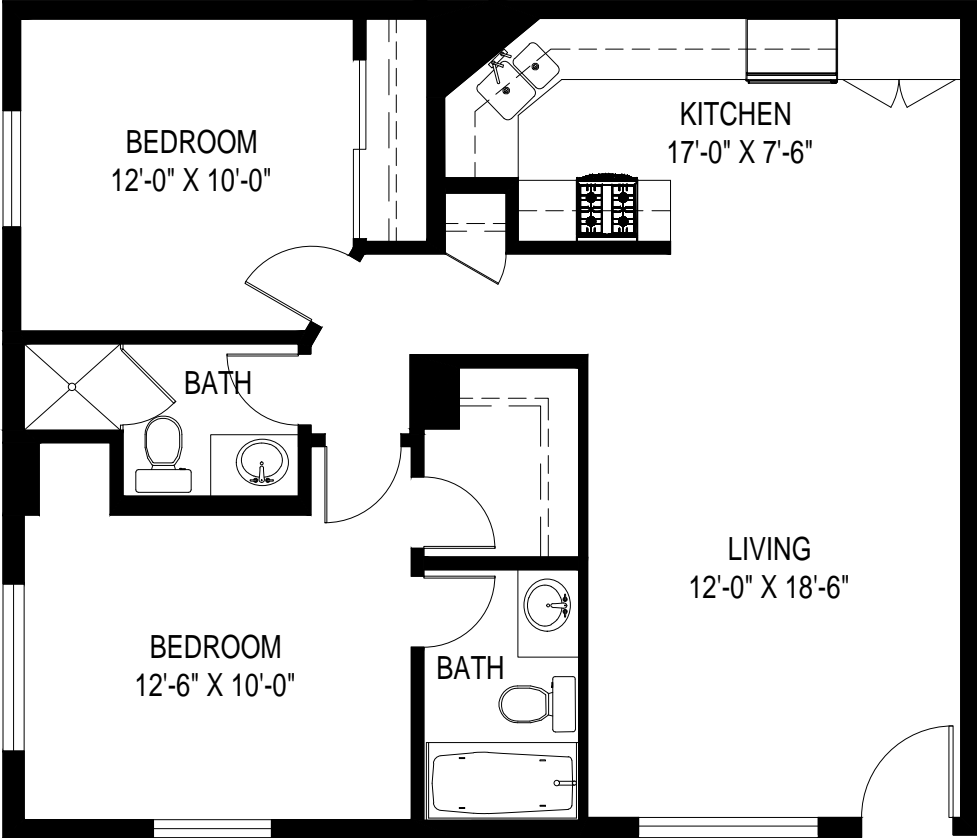

VICTORIA VILLAGE APARTMENTS

6601 VICTORIA AVE. HIGHLAND, CA 92346



LAYOUT A: 2 BED / 2 BATH

*ROOM SIZES ARE APPROXIMATE AND FOR REFERENCE ONLY

822 SF

Miracle Mile Properties
 4221 Wilshire Blvd.
 Suite 480
 Los Angeles, CA 90010

Victoria Village Apartments

6601 Victoria Ave.
 Highland, CA 92346

Apartment: Unit #101 (Layout A: 2 Bed / 2 Bath)

Room Number	Room Name	Approx. Room Dimension	Area (SF)	Flooring (SF)	Flooring (SY)	Cove / Wall Base (LF)
100	Entry	(See Living)	(See Living)	(See Living)	(See Living)	(See Living)
101	Bathroom 1	5'-1" x 8'-3"	43	24	2.67	20
102	Bedroom 1	12'-9" x 10'-0"	142	142	15.78	50
103	Closet 1	5'-1" x 6'-3"	30	30	3.33	21
104	Bathroom 2	9'-0" x 5'-0"	39	24	2.67	20
105	Bedroom 2	10'-11" x 10'-3"	112	112	12.44	35
106	Closet 2	2'-0" x 7'-4"	16	16	1.78	14
107	Kitchen	16'-11" x 7'-4"	119	81	9.00	39
108	Closet 3	2'-0" x 1'-10"	4	4	0.44	6
109	Dining	9'-6" x 7'-3"	(See Kitchen)	(See Kitchen)	(See Kitchen)	(See Kitchen)
110	Hallway	9'-1" x 5'-11"	38	38	4.22	20
111	Living	12'-3" x 18'-6"	227	227	25.22	48
Total Material*			770	698	77.56	273
Total Unit Area**			822			

*SF calcs are approximate based upon a single typical unit measured; must be verified in field. Flooring SF/SY/LF is for reference and does not include overage based upon material.

**Unit Area excludes patio, balconies etc.. and includes interior walls.

Room sizes are approximate and for reference only.