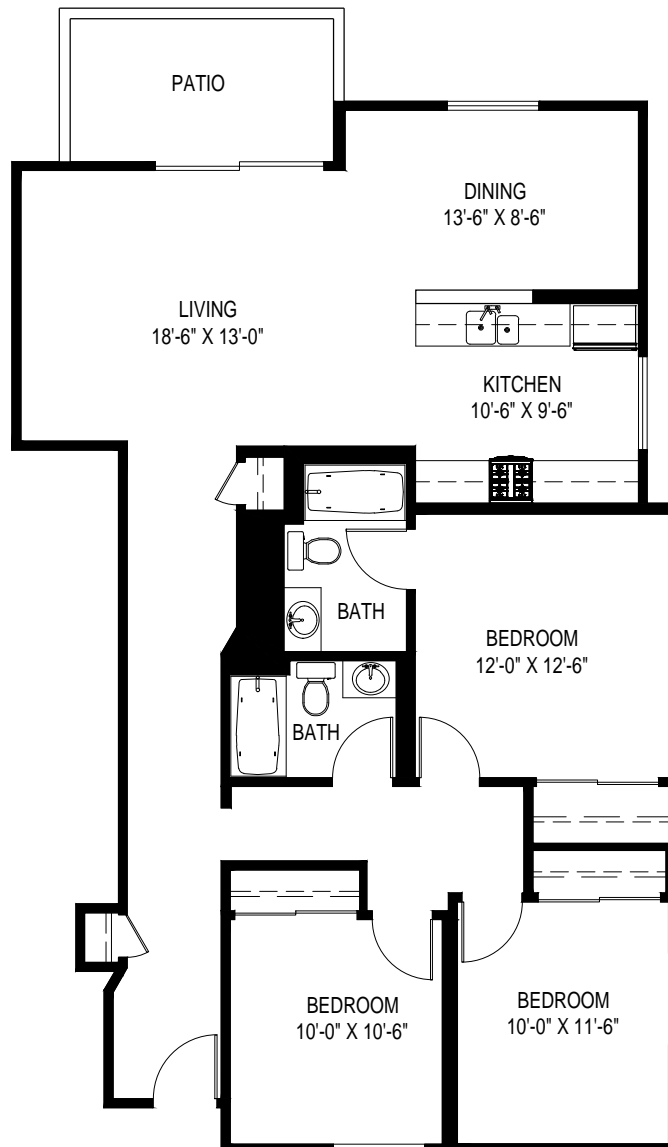

VILLA VINCENNES APARTMENTS

14611 VICENNES ST. PANORAMA CITY, CA 91402



LAYOUT B: 3 BED / 2 BATH

*ROOM SIZES ARE APPROXIMATE AND FOR REFERENCE ONLY

1,259 SF

(EXCLUDES PATIO)

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

Villa Vincennes Apartments

14611 Vincennes St.
 Panorama City, CA 91402

Apartment: Unit #108 (Layout B: 3 Bed / 2 Bath)

Room Number	Room Name	Approx. Room Dimension	Area (SF)	Flooring (SF)	Flooring (SY)	Cove / Wall Base (LF)
100	Entry	(See Hallway)	(See Hallway)	(See Hallway)	(See Hallway)	(See Hallway)
101	Closet 1	1'-7" x 2'-4"	5	5	0.56	7
102	Hallway	4'-5" x 30'-6"	213	213	23.67	91
103	Bathroom 1	7'-10" x 5'-6"	42	25	2.78	20
104	Bathroom 2	5'-9" x 8'-10"	49	31	3.44	23
105	Closet 2	1'-10" x 2'-6"	5	5	0.56	7
106	Living	18'-7" x 12'-9"	339	339	37.67	76
107	Patio	Varies	Varies	Varies	Varies	N/A
108	Dining	13'-9" x 8'-6"	(See Living)	(See Living)	(See Living)	(See Living)
109	Kitchen	10'-6" x 9'-5"	99	67	7.44	36
110	Bedroom 1	12'-0" x 12'-5"	151	151	16.78	41
111	Closet 3	6'-6" x 2'-8"	19	19	2.11	14
112	Closet 4	6'-3" x 2'-0"	15	15	1.67	12
113	Bedroom 2	9'-11" x 11'-4"	114	114	12.67	38
114	Bedroom 3	10'-0" x 10'-7"	108	108	12.00	34
115	Closet 5	6'-1" x 1'-11"	13	13	1.44	11
Total Material*			1,172	1,105	122.78	410
Total Unit Area**			1,259			

*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.