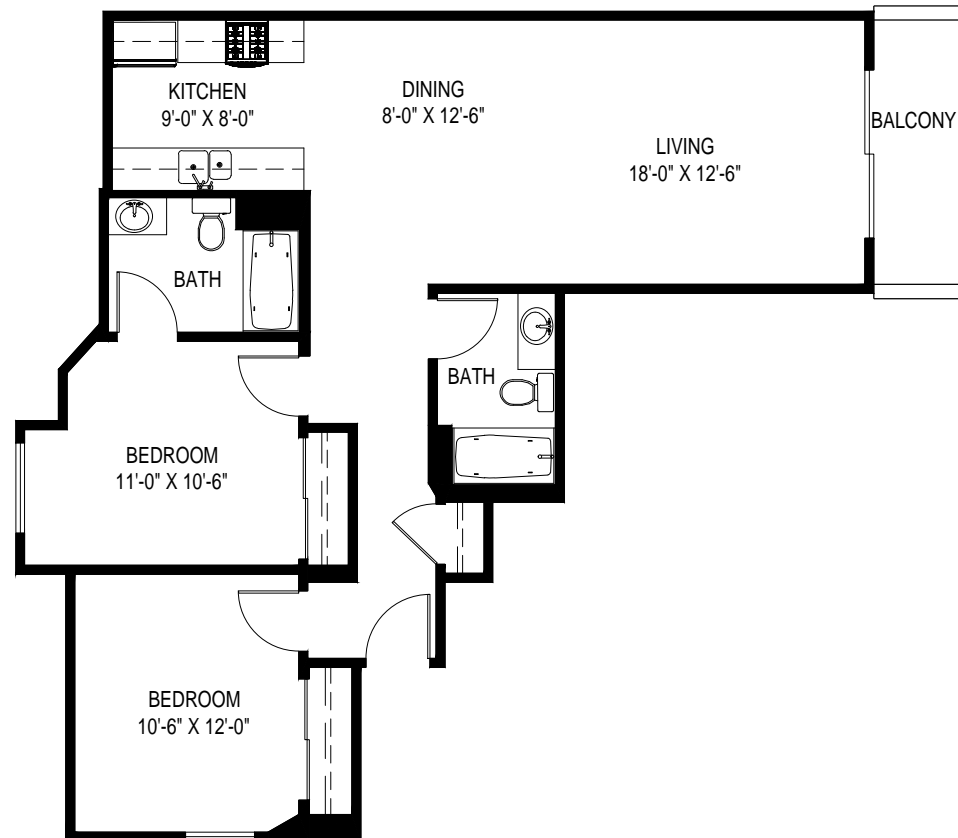

VILLA VINCENNES APARTMENTS

14611 VICENNES ST. PANORAMA CITY, CA 91402



LAYOUT F: 2 BED / 2 BATH

*ROOM SIZES ARE APPROXIMATE AND FOR REFERENCE ONLY

937 SF
(EXCLUDES BALCONY)

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

Villa Vincennes Apartments

14611 Vincennes St.
 Panorama City, CA 91402

Apartment: Unit #202 (Layout F: 2 Bed / 2 Bath)

Room Number	Room Name	Approx. Room Dimension	Area (SF)	Flooring (SF)	Flooring (SY)	Cove / Wall Base (LF)
200	Entry	(See Hallway)	(See Hallway)	(See Hallway)	(See Hallway)	(See Hallway)
201	Closet 1	2'-0" x 6'-11"	15	15	1.67	13
202	Bedroom 1	10'-6" x 12'-0"	130	130	14.44	39
203	Closet 2	1'-11" x 6'-3"	13	13	1.44	12
204	Bedroom 2	10'-11" x 10'-6"	130	130	14.44	39
205	Bathroom 1	9'-0" x 6'-4"	53	36	4.00	24
206	Kitchen	9'-4" x 8'-0"	75	49	5.44	35
207	Dining	7'-10" x 12'-5"	(See Living)	(See Living)	(See Living)	(See Living)
208	Living	18'-3" x 12'-5"	325	325	36.11	60
209	Balcony	Varies	Varies	Varies	Varies	N/A
210	Bathroom 2	5'-7" x 6'-4"	49	30	3.33	23
211	Hallway	17'-7" x 3'-9"	88	88	9.78	39
212	Closet 3	1'-10" x 3'-4"	7	7	0.78	9
Total Material*			885	823	91.44	293
Total Unit Area**			937			

*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.