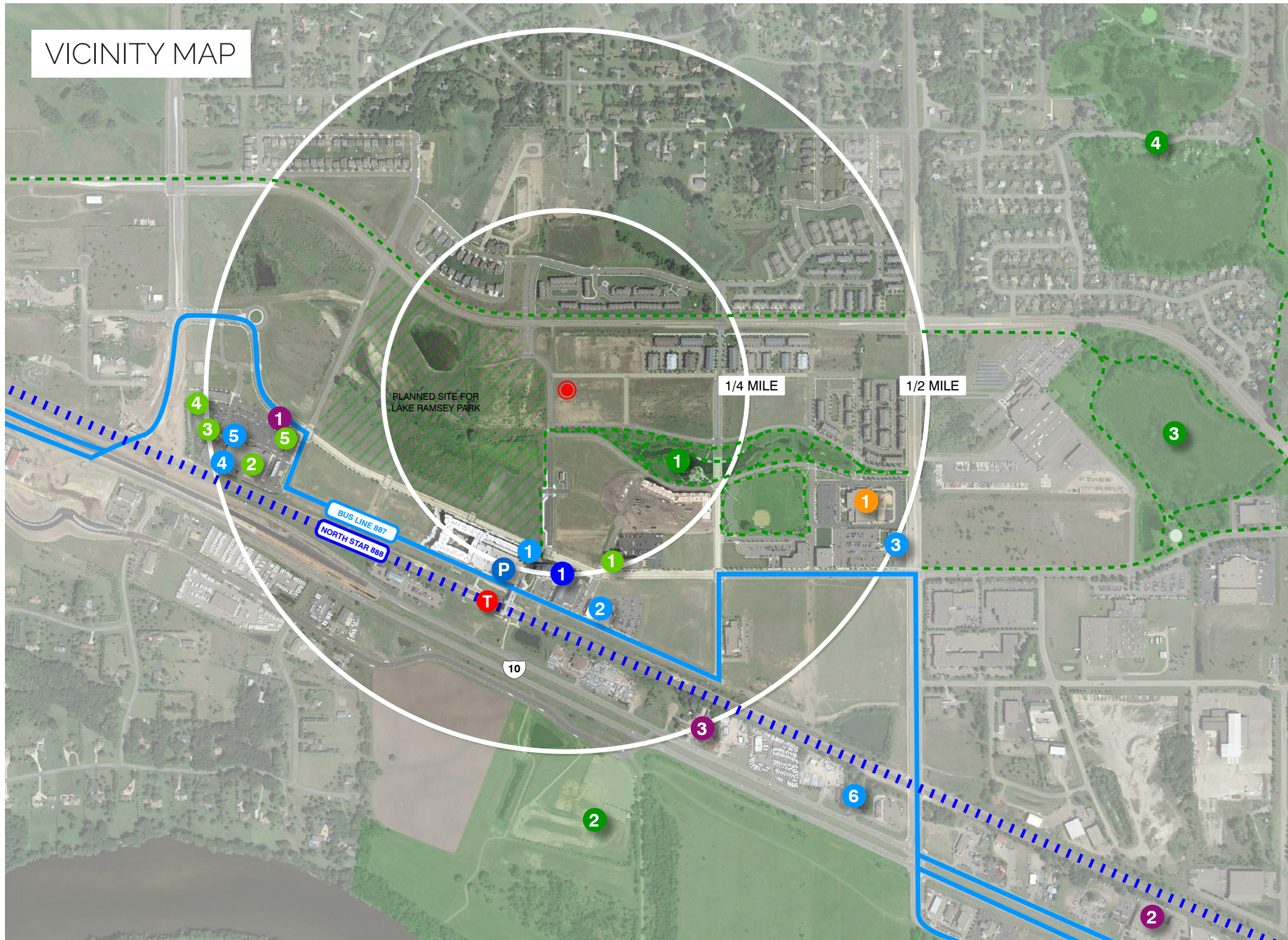
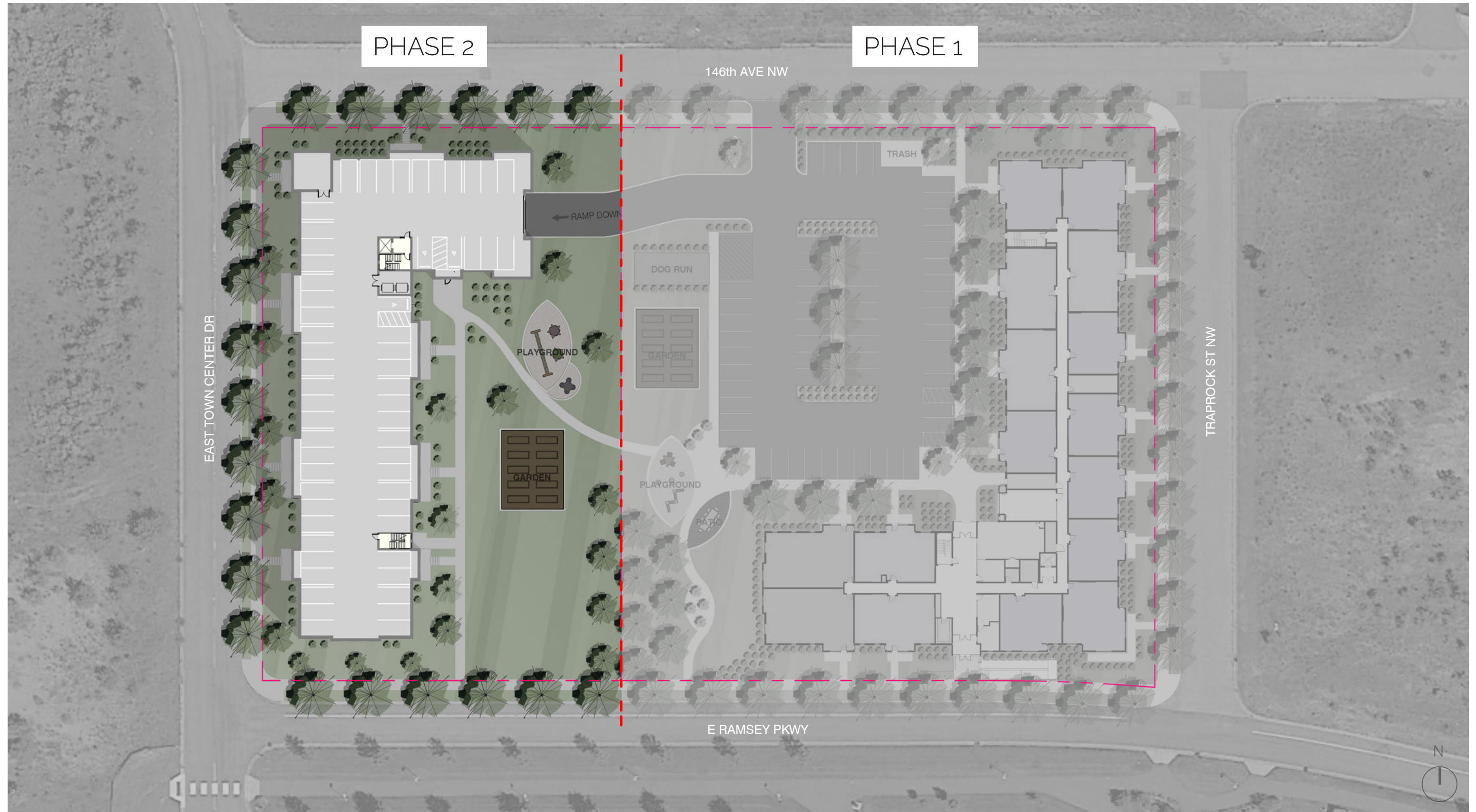


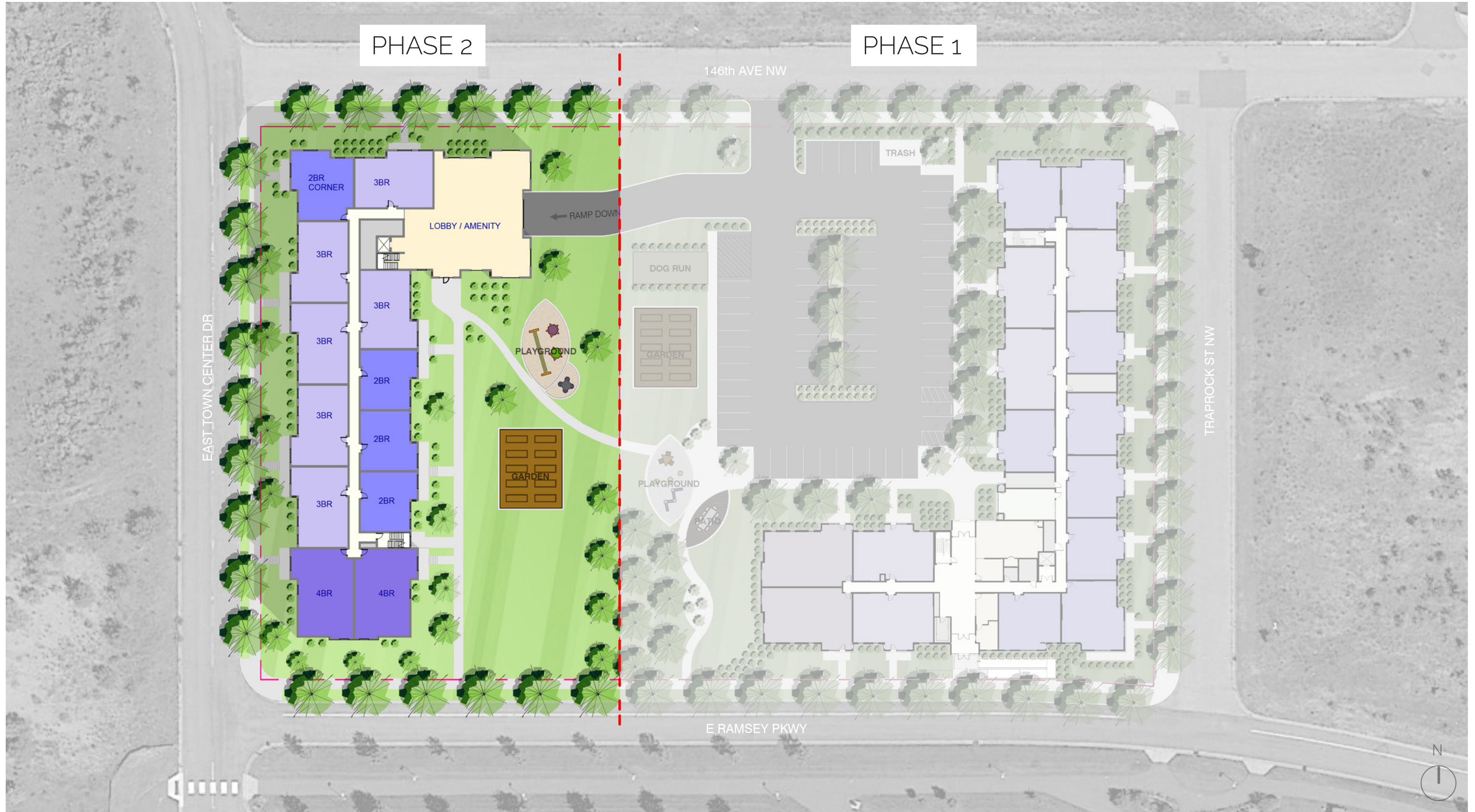
VICINITY MAP

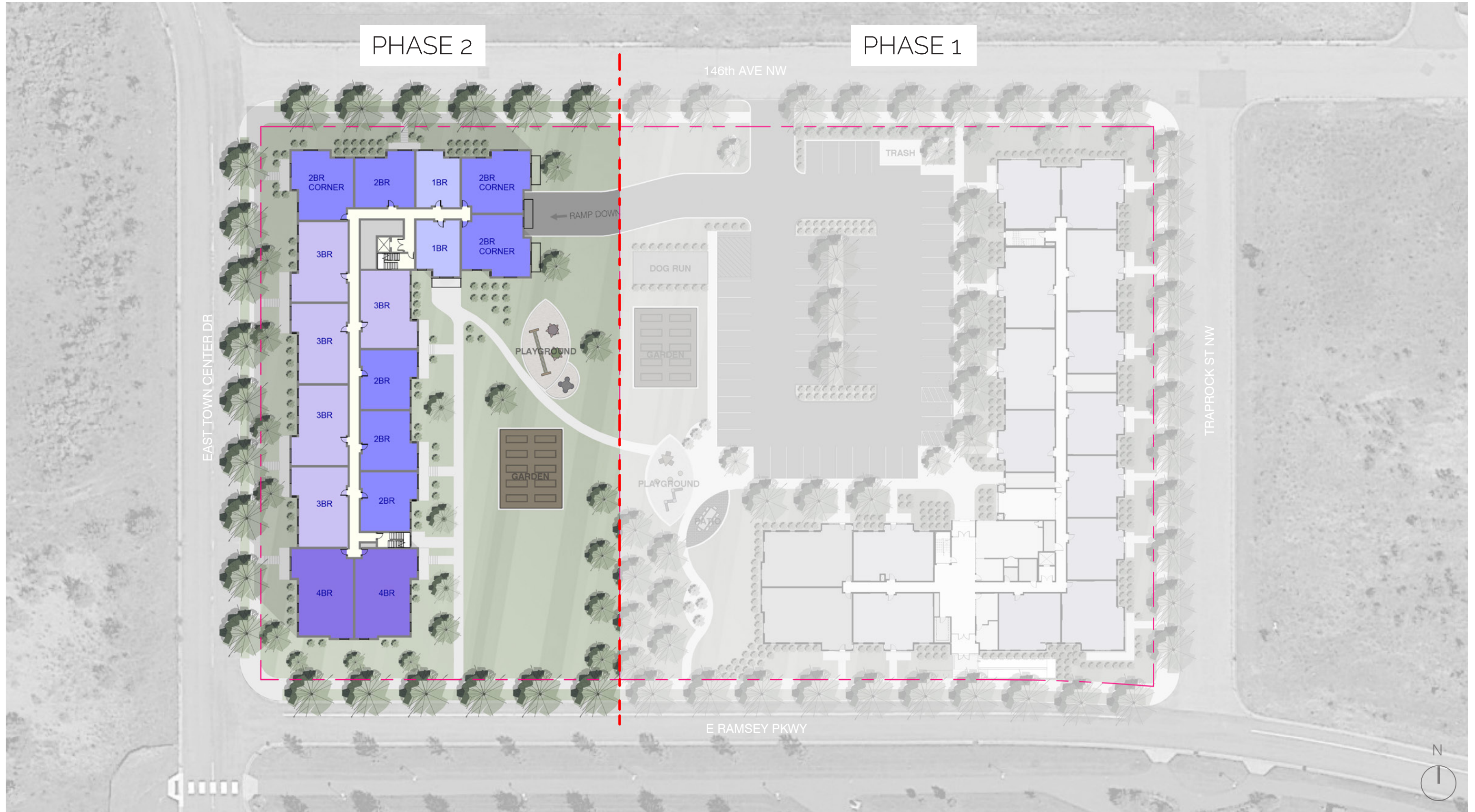


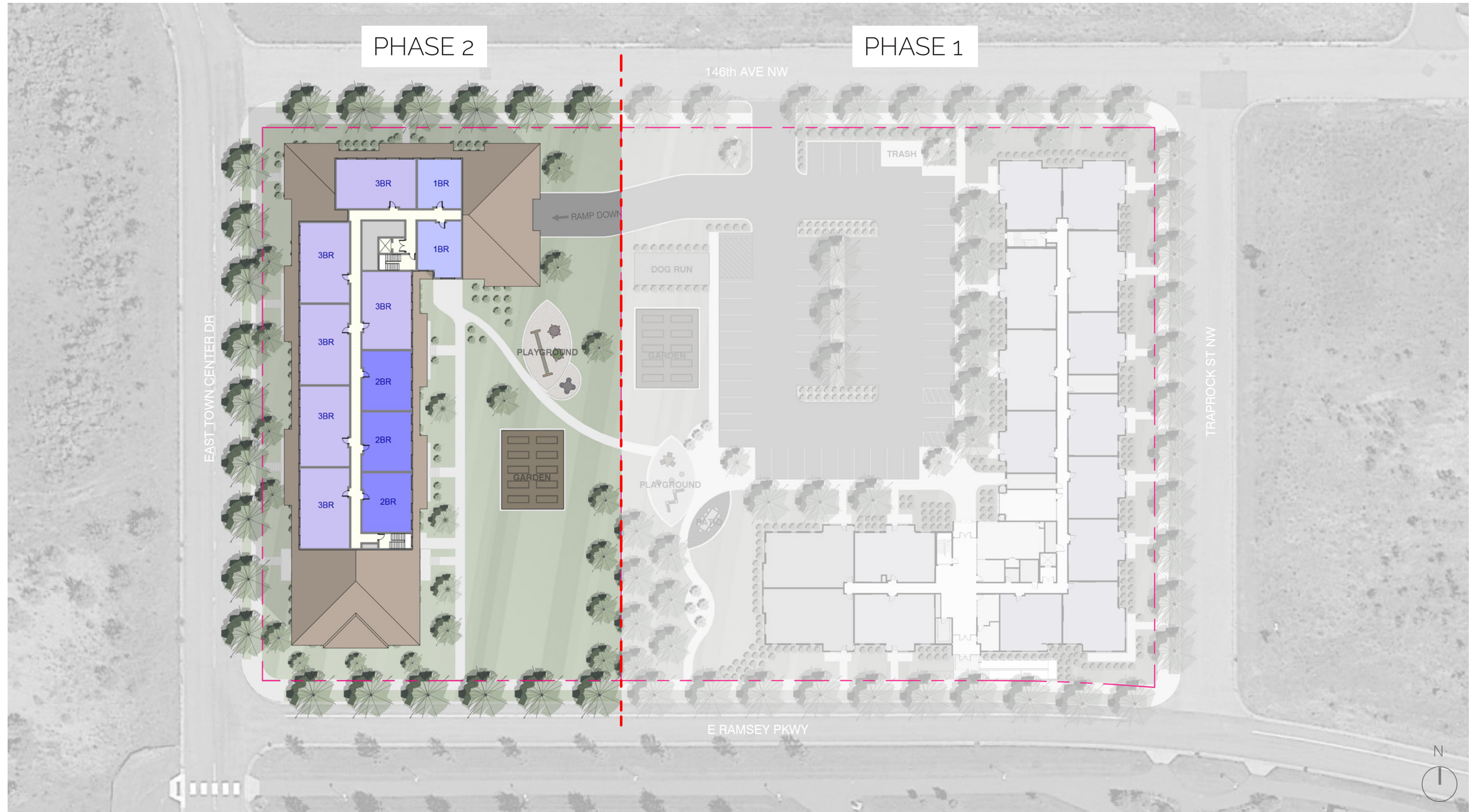
	Miles
Transit	
P 1. Veterans Drive & Ramsey Park & Ride.....	0.25
T 2. Ramsey Station & Platform	0.3
Parks	
1. The Draw	0.0
2. Mississippi West Park.....	0.55
3. Cottonwood Park.....	0.85
4. Pelzer Park.....	0.9
Education	
1. PACT Charter School.....	0.45
Civic Facilities	
1. Ramsey City Fire Department	0.26
Ramsey Police Department	0.26
Anoka County License Bureau.....	0.26
Clinics	
1. Metro Dental Care	0.23
2. Northwest Metro VA Clinic.....	0.32
3. Allina Health Ramsey Clinic.....	0.52
4. Barnett Family Dentistry	0.48
5. Ramsey Eye Clinic.....	0.46
6. Pine Ridge Pet Care	0.69
Grocery / Dining	
1. The Kitchen Table	0.25
2. Corborn's Super Store.....	0.42
3. Subway	0.49
4. Caribou.....	0.48
5. Acapulco Restaurant.....	0.37
Other	
1. Anytime Fitness	0.37
2. YorFit.....	1.1
3. Anoka Ramsey Farm & Garden Center.....	0.51











DEVELOPMENT SUMMARY: Aeon - Greenway Terrace Phase 2

Updated 2019-05-30

DESCRIPTION	TOTAL	PARKING			RESIDENTIAL						
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	21,457	21,457	56		56					56	
1 Lobby / Amenity / Units	21,510				-	21,510	4,076	14,348	67%	-	12
2 Units	21,510					21,510	-	17,712	82%		16
3 Units	21,510					21,510		17,712	82%		16
4 Units	14,334					14,334		11,015	77%		11
	100,321	21,457	56	0	56	78,864	4,076	60,787	77%	56	55
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units

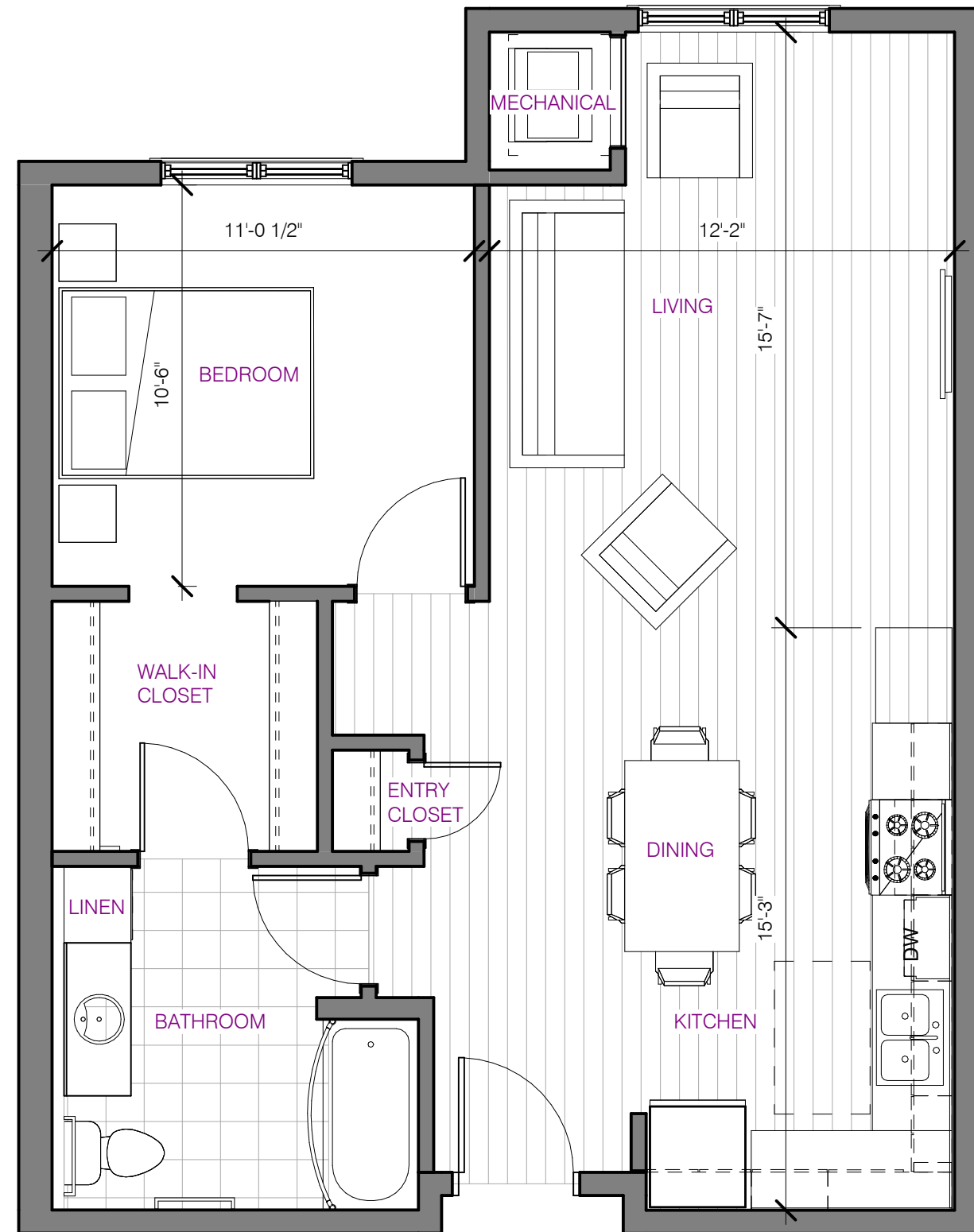
METRICS

Site SF	59,224	SF
Site Acreage	1.36	Acres
Dwelling Units	55	DU
Dwelling Unit per Acre	40	DU/Acre
Residential Parking Ratio Per Unit	1.02	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.41	Stalls/Bed
FAR	1.33	

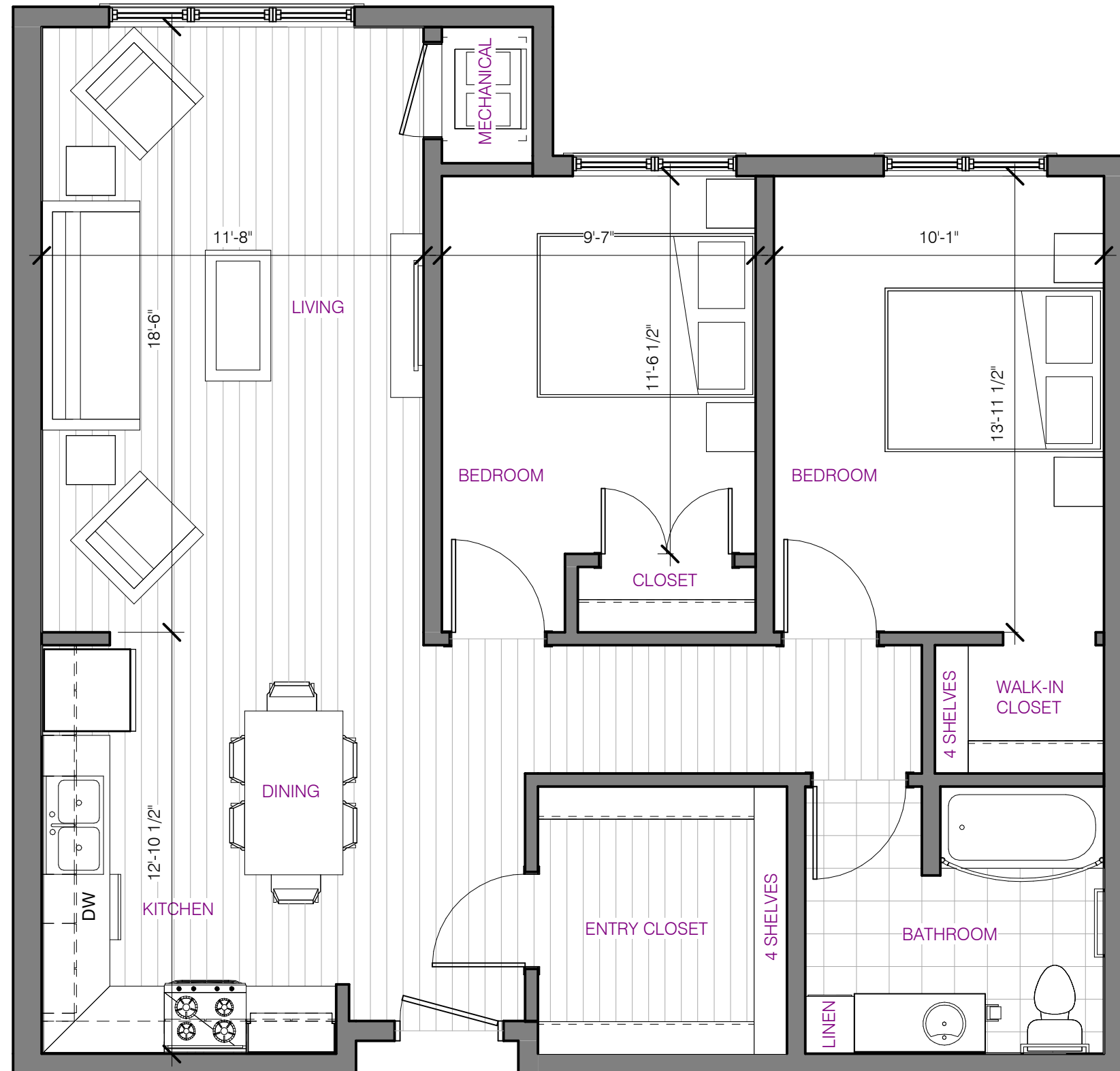
RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
1 BR	11%	6	6	693	4,155
2 BR	25%	14	28	920	12,883
2 BR - Corner	13%	7	14	1,139	7,975
3 BR	40%	22	66	1,220	26,835
4 BR	11%	6	24	1,490	8,939
	100%	55	138	1,105	60,787

1 BEDROOM



2 BEDROOM



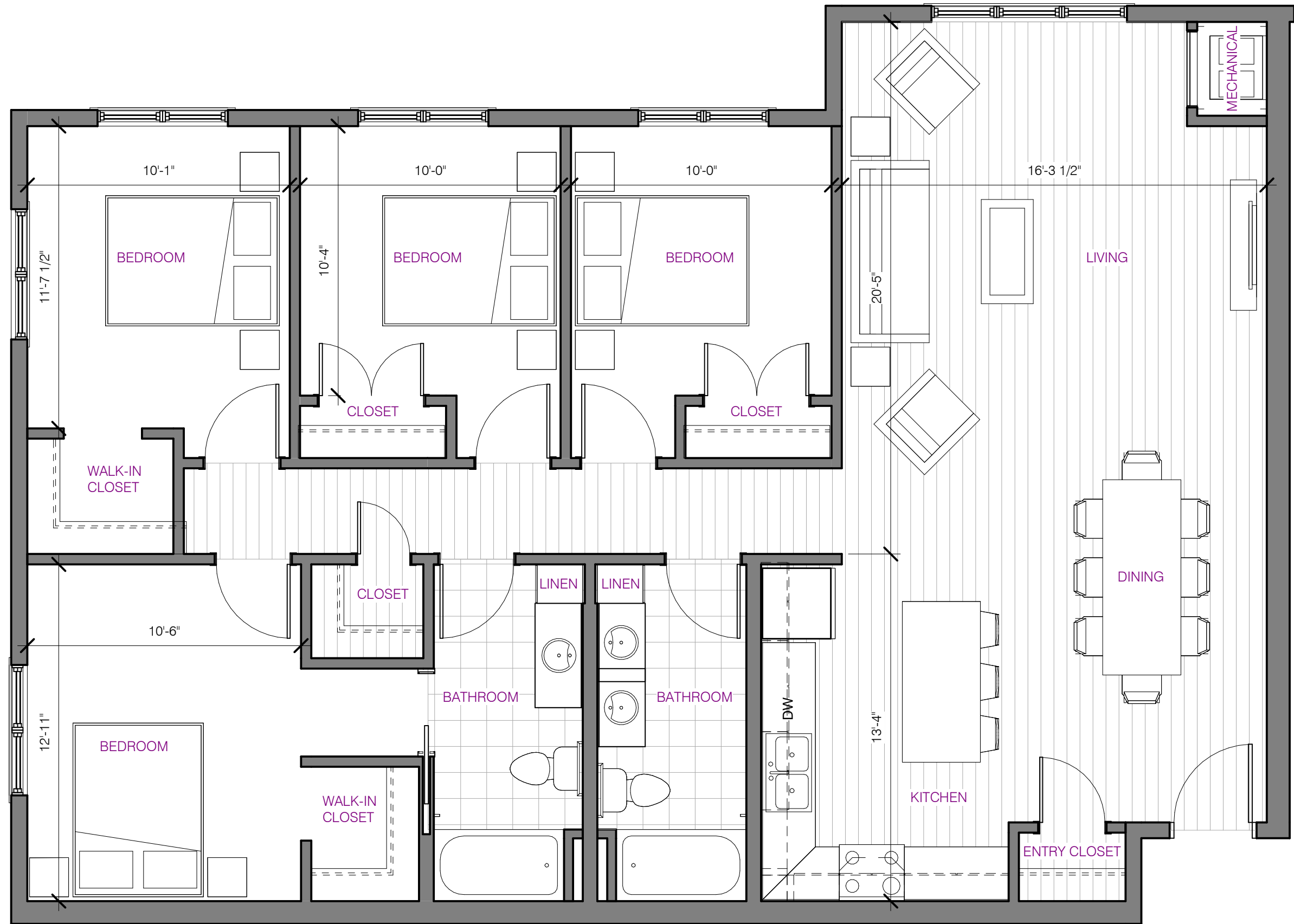
2 BEDROOM - CORNER



3 BEDROOM



4 BEDROOM





NORTH

WEST



SOUTH

EAST



