

Smithville Plaza Apartments
Unit Mix

10/1/2026

Summary								
	Type	Beds	HUD Net SF	HUD gross/Market Net SF	Total Units	Total SF	% of BR Type	% of Total
Total / Average 1BR		1	651	696	66	45,936	100%	38%
Total / Average 2BR		2	899	966	98	94,684	100%	56%
Total / Average 3BR		3	1,174	1,245	12	14,940	100%	7%
Total / Average Project			825	884	176	155,560	100%	

By Floorplan								
By Floorplan	Type	Beds	HUD Net SF	HUD gross/Market Net SF	Total Units	Total SF	% of BR Type	%
A1	1BR/1BA	1	651	696	66	45,936	100%	38%
Total / Average 1BR			651	696	66	45,936	100%	38%
B1	2BR/2BA	2	920	986	78	76,908	118%	44%
B1m	2BR/2BA	2	809	872	8	6,976	12%	5%
B2	2BR/2BA	2	823	900	12	10,800	18%	7%
Total / Average 2BR			899	966	98	94,684	100%	56%
C1	3BR/2BA	3	1,174	1,245	12	14,940	18%	7%
Total / Average 3BR			1,174	1,245	12	14,940	100%	7%

Pricing Info	
Total Building Gross Area (Sq. Ft.)	199,656
Efficiency	78%
Building Footprint Area (Sq. Ft.)	49,914
Bathrooms	286
Windows	474

* HUD GROSS AREA (MARKET NET AREA) IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE, INCLUDING BREEZEWAY WALLS AND GARAGE WALLS. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE CLOSETS OR FIREPLACE CHASES

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Summary	Building 1				
	Floor 1 Units	Floor 2 Units	Floor 3 Units	Floor 4 Units	Total
1BR	12	9	9	9	39
2BR	12	15	15	15	57
3BR	1	1	1	1	4
Total	25	25	25	25	100

By Floor	Building 1				
By Floorplan	Floor 1 Units	Floor 2 Units	Floor 3 Units	Floor 4 Units	Total
A1	12	9	9	9	39
Total 1BR	12	9	9	9	39
B1	10	13	13	13	49
B1m	1	1	1	1	4
B2	1	1	1	1	4
Total 2BR	12	15	15	15	57
C1	1	1	1	1	4
Total 3BR	1	1	1	1	4

Building 1	
Total Building Gross Area	120,380
Efficiency	73%
Building Footprint Area	30,095
Building Footprint Perimeter	1,166
Building Height - Truss Bearing	42

Summary	Building 2				
	Floor 1 Units	Floor 2 Units	Floor 3 Units	Floor 4 Units	Total
1BR	9	6	6	6	27
2BR	8	11	11	11	41
3BR	2	2	2	2	8
Total	19	19	19	19	76

By Floor	Building 2				
By Floorplan	Floor 1 Units	Floor 2 Units	Floor 3 Units	Floor 4 Units	Total
A1	9	6	6	6	27
Total 1BR	9	6	6	6	27
B1	5	8	8	8	29
B1m	1	1	1	1	4
B2	2	2	2	2	8
Total 2BR	8	11	11	11	41
C1	2	2	2	2	8
Total 3BR	2	2	2	2	8

Building 2	
Total Building Gross Area	79,276
Efficiency	86%
Building Footprint Area	19,819
Building Footprint Perimeter	784
Building Height - Truss Bearing	42