

Villas at Plano Gateway
Shiloh and Wyngate, Gateway Plano, Collin County, TX
4% Affordable

SUMMARY RENT SCHEDULE

Unit Mix	Rent	# of	% of	Square	Gross Rent	Utility	Net Rent	Net Rent/	Market Comp. Rents	% Above
Unit	Level	Units	Mix	Feet	Per Unit	Allowance	Per Unit	Sq. Ft.	Net Monthly	Sq. Ft. Max TC Rents
One bedroom-sm	30%	0	0%	550	\$ -	\$ 58	\$ 0	\$ 0.00	\$ 885	\$ 1.61 0.00%
One bedroom-sm	40%	0	0%	550	\$ -	\$ 58	\$ -	\$ -	\$ -	\$ - 0.00%
One bedroom-sm	50%	0	0%	550	\$ -	\$ 58	\$ -	\$ -	\$ 885	\$ 1.61 0.00%
One bedroom-sm	60%	86	29%	550	\$ 709	\$ 58	\$ 651	\$ 1.18	\$ 885	\$ 1.61 35.94%
One bedroom-sm	Market 80%	22	7%	550	\$ 865	\$ -	\$ 865	\$ 1.57	\$ -	\$ - 0.00%
1bd/1ba	30%	0	0%	700	\$ 657	\$ 85	\$ 572	\$ 0.82	\$ 915	\$ 1.31 59.97%
1bd/1ba	40%	0	0%	700	\$ 640	\$ 85	\$ 555	\$ 0.79	\$ -	\$ - 0.00%
1bd/1ba	50%	0	0%	700	\$ 657	\$ 85	\$ 572	\$ 0.82	\$ -	\$ - 0.00%
1bd/1ba	60%	109	36%	700	\$ 759	\$ 85	\$ 674	\$ 0.96	\$ 915	\$ 1.31 35.76%
1bd/1ba	Market 80%	27	9%	700	\$ 915	\$ -	\$ 915	\$ 1.31	\$ -	\$ - 0.00%
2bd/2ba	30%	0	0%	820	\$ 651	\$ 103	\$ 548	\$ 0.67	\$ 1,140	\$ 1.39 108.03%
2bd/2ba	40%	0	0%	820	\$ 777	\$ 103	\$ 674	\$ 0.82	\$ 760	\$ - 0.00%
2bd/2ba	50%	0	0%	820	\$ 788	\$ 103	\$ 685	\$ 0.84	\$ 1,140	\$ 1.39 0.00%
2bd/2ba	60%	44	15%	820	\$ 912	\$ 103	\$ 809	\$ 0.99	\$ 1,140	\$ 1.39 40.91%
2bd/2ba	Market 80%	12	4%	820	\$ 1,175	\$ -	\$ 1,175	\$ 1.43	\$ 1,200	\$ 1.46 2.13%
2/2ba	50%	0	0%	1,185	\$ 777	\$ 75	\$ 702	\$ 0.59	\$ 1,200	\$ 1.01 70.94%
2/2ba	60%	0	0%	1,185	\$ 904	\$ 75	\$ 829	\$ 0.70	\$ 1,255	\$ 1.06 0.00%
2/2ba	Market	0	0%	1,185	\$ 1,300	\$ -	\$ 1,300	\$ 1.10	\$ 1,255	\$ 1.06 -3.46%
2/2ba	0%	0	0%	1,185	\$ 933	\$ 85	\$ 848	\$ 0.72	\$ 1,255	\$ 1.06 48.00%
2/2ba	0%	0	0%	1,185	\$ 777	\$ 85	\$ 692	\$ 0.58	\$ -	\$ - 0.00%
4bd/2ba LH	30%	0	0%	1,850	\$ 788	\$ 150	\$ 638	\$ 0.34	\$ 1,400	\$ 0.76 119.44%
4bd/2ba	40%	0	0%	1,850	\$ 911	\$ 150	\$ 761	\$ 0.41	\$ -	\$ - 0.00%
4bd/2ba LH	50%	0	0%	1,850	\$ 911	\$ 150	\$ 761	\$ 0.41	\$ 1,400	\$ 0.76 83.97%
4bd/2ba	60%	0	0%	1,850	\$ 1,094	\$ 150	\$ 944	\$ 0.51	\$ 1,400	\$ 0.76 0.00%
4bd/2ba	Market	0	0%	1,850	\$ 2,100	\$ -	\$ 2,100	\$ 1.14	\$ -	\$ - 0.00%
Project Total/Average		300		200,520	\$ 2,900,016		\$ 2,674,596			