

PROJECT DESCRIPTION



LOCATION:	Northeast corner of Neel Street and Berniece Street in Rapid City, South Dakota
PROPERTY SIZE:	492,515 square feet (11.31 acres)
PROJECT DENSITY:	12.7 units per acre
NUMBER OF UNITS:	144 units
NUMBER OF BUILDINGS:	Sixteen apartment building structures (two building types) with additional clubhouse structure
NUMBER OF STORIES:	Two story
QUALITY:	Good Class "A"
RENTABLE APARTMENT AREA:	148,720 square feet
AVERAGE UNIT SIZE (NRA):	1,033 square feet
PROJECT AMENITIES:	Pedestrian and bike paths connecting to adjacent community amenities and adjacent roadways, secure bicycle storage, landscaped community greenways with inviting seating, social areas containing BBQ facilities, a pool and spa with generously landscaped deck areas and a 3,300 square foot clubhouse with gourmet kitchen, resident clubroom, lounge, 24-hour fitness center and management office.
UNIT AMENITIES:	All of the units will have attached garages (144 total), dead-bolt locks, a full kitchen appliance package, washers and dryers, cable hook-ups and window blinds. Fireplaces are planned for all units located on the second floor (88 units). 40 storage units (50 s.f. each) will be available for rent.
UNIT MIX:	

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No.	Type	Description	Size/SF	Total SF
48	A	1 Bedroom/1 Bath	780	37,440
24	B	2 Bedroom/1 Bath	1,000	24,000
48	C	2 Bedroom/2 Bath	1,180	56,640
8	D	2 Bedroom/2 Bath	1,180	9,440
16	E	3 Bedroom/2 Bath	1,325	21,200
144		Average/Total Size	1,033	148,720