

# AINES DAIRY LOFTS

Comparable Developments - Unit Size & Rents

|   | Distance from Dairy |   | Units             | #   | %      | Avg Rent | Avg Size (sf) | Avg Rent/sf | Affordable Unit Rents - % AMI      |     |     |     |
|---|---------------------|---|-------------------|-----|--------|----------|---------------|-------------|------------------------------------|-----|-----|-----|
|   |                     |   |                   |     |        |          |               |             | 30%                                | 60% | 70% | 80% |
| Aines Dairy Lofts<br>3130 Gillham Rd<br>Kansas City, MO 64109<br>Jackson County<br><br>National Register Rehab      | 0.0                 | Lowrise<br>(2 stories)<br>1946/<br>Proposed | Market Studio/1BA | 6   | 12.8%  | 800      | 515           | 1.55        | 0                                  | 6   | 0   | 0   |
|   |                     |   | 1BR/1BA           | 28  | 59.6%  | 950      | 686           | 1.38        | 0                                  | 0   | 28  | 0   |
|   |                     |   | 2BR/1BA           | 6   | 12.8%  | 1,100    | 983           | 1.12        | 0                                  | 0   | 6   | 0   |
|   |                     |   | 2BR/2BA           | 7   | 14.9%  | 1,250    | 1,146         | 1.09        | 0                                  | 0   | 0   | 7   |
|   |                     |   |                   | 47  | 100.0% | 995      | 771           | 1.29        | 0                                  | 6   | 34  | 7   |
| Arc on Armour<br>211 W. Armour<br>Kansas City, MO 64111<br>Jackson County<br><br>National Register Rehab            | 0.8 miles           | Midrise<br>(4 stories)<br>1945/2020         | Market Studio/1BA | 26  | 41.9%  | 950      | 437           | 2.17        | <b>EXHIBIT 5D<br/>LCRA 2/22/22</b> |     |     |     |
|   |                     |   | 1BR/1BA           | 18  | 29.0%  | 1,311    | 720           | 1.82        |                                    |     |     |     |
|   |                     |   | 2BR/1BA           | 18  | 29.0%  | 1,699    | 1,139         | 1.49        |                                    |     |     |     |
|   |                     |   |                   | 62  | 100.0% | 1,272    | 723           | 1.76        |                                    |     |     |     |
| 3435 Main<br>3435 Main St<br>Kansas City, MO 64111<br>Jackson County<br><br>New, Modular Construction               | 0.7 miles           | Midrise<br>(4 stories)<br>2017              | Market Studio/1BA | 36  | 45.0%  | 916      | 425           | 2.16        |                                    |     |     |     |
|   |                     |   | 1BR/1BA           | 28  | 35.0%  | 1,154    | 641           | 1.80        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 16  | 20.0%  | 1,423    | 871           | 1.63        |                                    |     |     |     |
|   |                     |   |                   | 80  | 100.0% | 1,101    | 590           | 1.87        |                                    |     |     |     |
| Twenty9 Gillham<br>29 Gillham<br>2901 Gillham Rd<br>Kansas City, MO 64108<br>Jackson County<br><br>New Construction | 0.3 miles           | Lowrise<br>(3 stories)<br>2014              | Market 1BR/1BA    | 8   | 36.4%  | 1,050    | 636           | 1.65        |                                    |     |     |     |
|   |                     |   | 2BR/1BA           | 1   | 4.5%   | 1,325    | 955           | 1.39        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 1   | 4.5%   | 1,300    | 1,127         | 1.15        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 4   | 18.2%  | 1,375    | 1,110         | 1.24        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 1   | 4.5%   | 1,500    | 1,109         | 1.35        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 3   | 13.6%  | 1,417    | 1,110         | 1.28        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 1   | 4.5%   | 1,550    | 1,205         | 1.29        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 2   | 9.1%   | 1,475    | 1,255         | 1.18        |                                    |     |     |     |
|   |                     |   | 2BR/2BA           | 1   | 4.5%   | 1,550    | 1,205         | 1.29        |                                    |     |     |     |
|   | 22                  | 100.0%                                      | 1,288             | 953 | 1.35   |          |               |             |                                    |     |     |     |
| ACME<br>ACME Exact<br>3200 Gillham Rd<br>Kansas City, MO 64109<br>Jackson County<br><br>National Register Rehab     | 220 feet            | Lowrise<br>(2 stories)<br>1925/2019         | Market Studio/1BA | 5   | 17.9%  | 750      | 385           | 1.95        |                                    |     |     |     |
|   |                     |   | 1BR/1BA           | 23  | 82.1%  | 1,075    | 591           | 1.82        |                                    |     |     |     |
|   | 28                  | 100.0%                                      | 913               | 488 | 1.88   |          |               |             |                                    |     |     |     |