

**Product Type**

**Planning Area 1**

**Commercial**  
 Area: 10.6 acres  
 Fast Food = 4,000 s/f  
 Fast Food = 4,000 s/f  
 Bank = 4,000 s/f  
 Total = 12,000 s/f  
 Parking Provided = 68

**Planning Area 2**

**3 Story Apartments w/Elevator**  
 Area: 10.0 acres

| Quantity                        | Total S/F  |                |
|---------------------------------|------------|----------------|
| 1 Bedroom/ 1 Bath = 760 s/f     | 48         | 36,500         |
| 2 Bedroom/ 2 Bath = 950 s/f     | 48         | 45,500         |
| 2 Bedroom/ 2 Bath = 1,070 s/f   | 72         | 77,040         |
| 2 Bedroom/ 2 Bath = 1,181 s/f   | 48         | 56,728         |
| 3 Bedroom/ 2.5 Bath = 1,740 s/f | 72         | 125,280        |
| <b>Totals</b>                   | <b>288</b> | <b>339,848</b> |

**Parking Provided:**  
 1 Car Attached Garages = 240  
 2 Car Attached Garages = 48  
 Open Parking = 124  
**Total = 412**

**Parking Required:**  
 Total = 388  
 Density: 28.8 U/A

**Planning Area 3**

**Detached Motor Court Cluster Homes**  
 Area: 8.02 acres

| Quantity                          | Total S/F |                |
|-----------------------------------|-----------|----------------|
| Plan 1 (3 Brm/2.5 Ba) = 1,610 s/f | 14        | 21,140         |
| Plan 2 (3 Brm/2.5 Ba) = 1,673 s/f | 14        | 23,422         |
| Plan 3 (4 Brm/2.5 Ba) = 1,788 s/f | 28        | 49,804         |
| Plan 4 (4 Brm/2.5 Ba) = 1,838 s/f | 28        | 51,264         |
| <b>Totals</b>                     | <b>86</b> | <b>147,310</b> |

**Parking Provided:**  
 1 Car Attached Garages = 170  
 2 Car Attached Garages = 58  
 Open Parking = 238  
**Total = 466**

**Parking Required:**  
 Total = 128  
 Density: 10.6 U/A

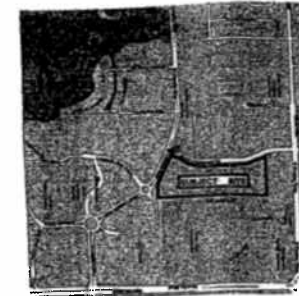
Planning Area 1, 2 & 3 = 19.68 acres

# GATEWAY MARINA MIX USE DEVELOPMENT SPARKS, NEVADA

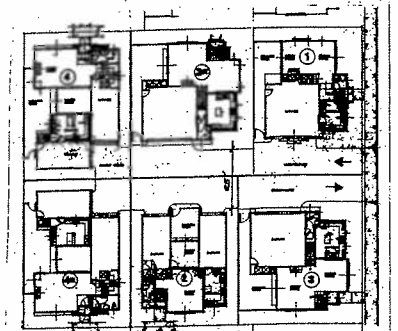
DATE: 11-7-2013

DEVELOPER:  
**LANDCAP**

INVESTMENT PARTNERS, LLC  
 C/O Dave Dahl  
 325 Harbour Cove Drive  
 Sparks, Nevada 89434  
 Ph: 949-500-0657 Fax: 775-355-8641

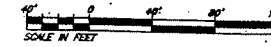


VICINITY MAP

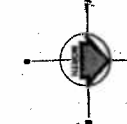


FIRST FLOOR PLAN

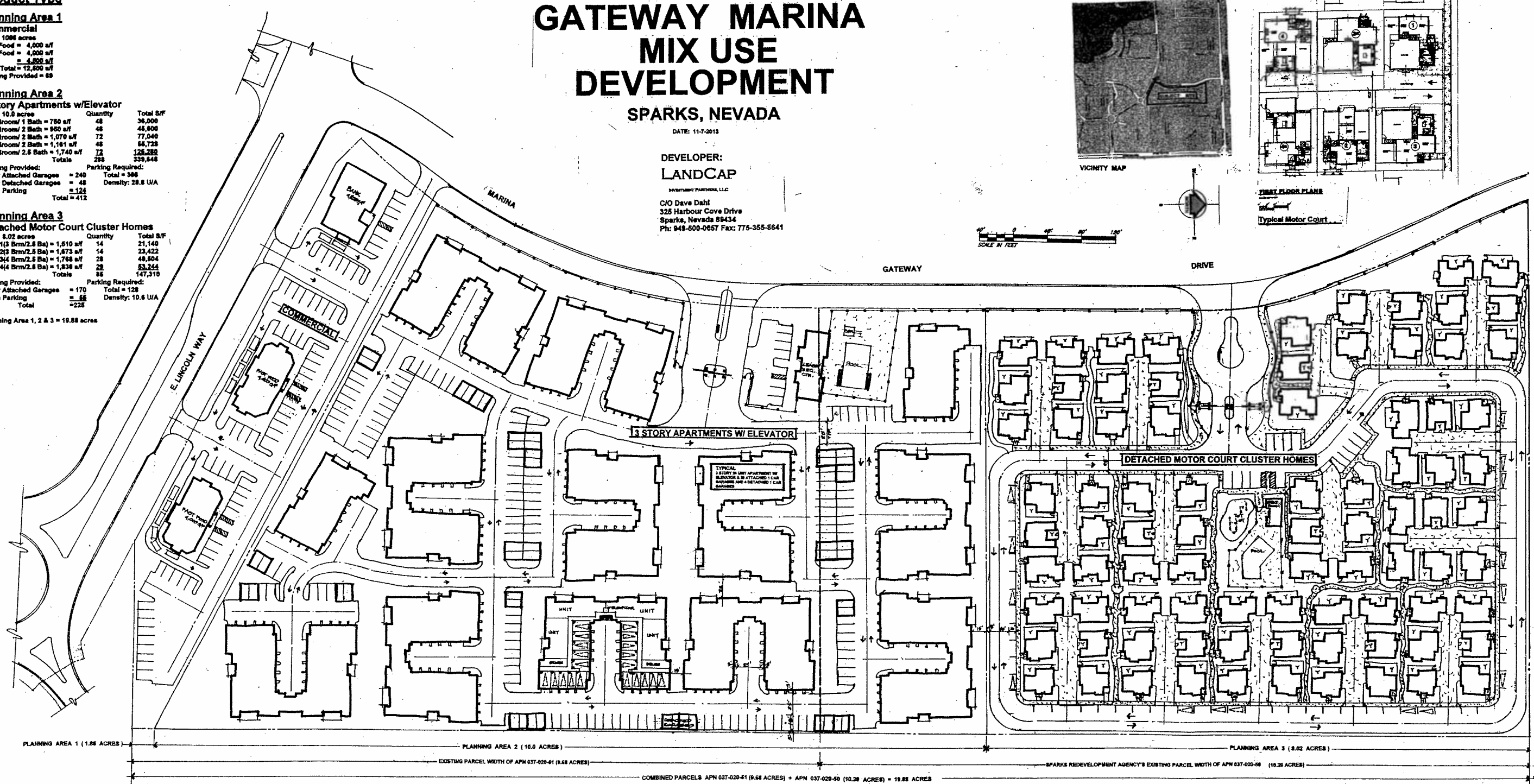
Typical Motor Court



SCALE IN FEET



DRIVE



SITE PLAN

COMBINED PARCELS APN 037-020-41 (9.68 ACRES) + APN 037-020-50 (10.28 ACRES) = 19.96 ACRES