

Saltbox Parking Analysis (March 2022)

Subject Property: Saltbox Farmers Branch (4653 Nall Rd., Farmers Branch, TX 75244)

Building Information:

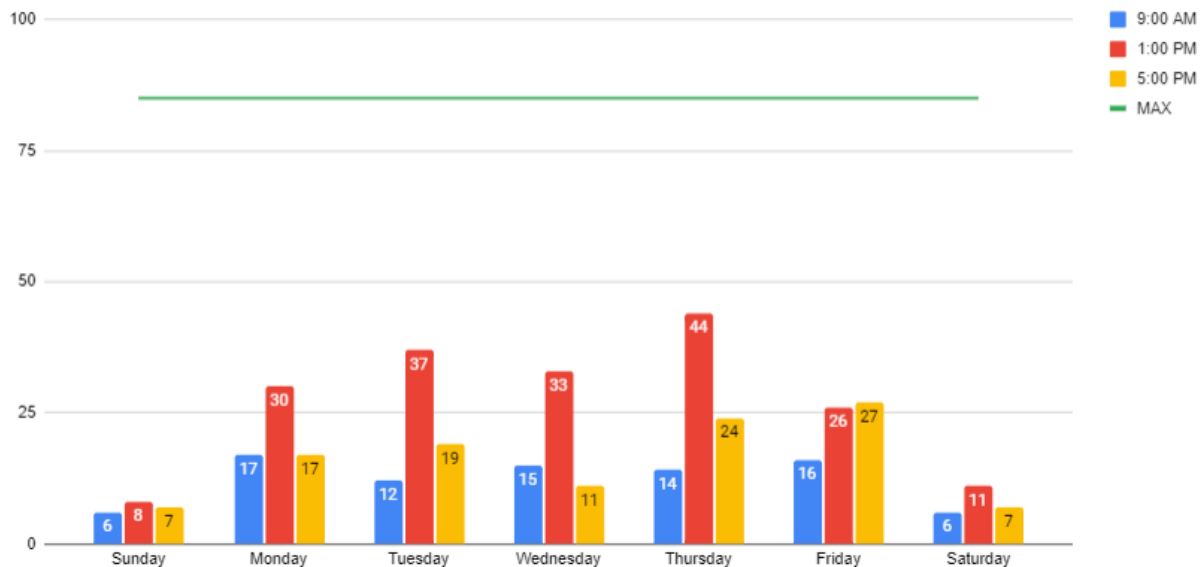
- *Total building size* - approximately 66,000 square feet, consisting of 101 warehouse suites and 15 rentable offices
- *Maximum member occupancy* - 186 member access passes
- *Saltbox employees* - typically 12 on site during normal business hours
- *Parking spaces* - 85

Parking Analysis Methodology:

- Parking utilization monitored over the entire month of February 2022.
- Parking monitored through review of multiple on-site security cameras.

Results:

Peak Saltbox Dallas Parking Usage, by Day



Conclusions:

- Even at its peak, parking utilization at Saltbox Farmers Branch equals only 22% of the total access passes plus Saltbox employees.
- The Arden Hills property has a conservative estimate of 398 potential members and 15 Saltbox employees on site at any given time. Accordingly, the anticipated peak parking need is 91 spots, with most utilization significantly below that.
- Given this data, the existing 107 spots should be more than sufficient for our needs.