## Preston Park

| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | 682 Wahl Court |
| City, State, Zip Code | Marina, CA 93933 |
| Telephone | (831) 384-0119 |
| Construction type | Mixed use |
| Year built | 1987 |
| Owner | Fort Ord Reuse Authority |
| Management | Alliance Residential Company |
| Total units | 354 |
| Physical occupancy | $98 \%$ |


| FEES, DEPOSITS, AND LEASE TERMS |  |
| :--- | :--- |
| Application fee | $\$ 44$ |
| Lease terms | MTM and 6 months |
| Short term premium | N/A |
| Refundable security deposit | Equal to one months' rent |
| Administrative fee | $\$ 0$ |
| Non refundable pet deposit | N/A |
| Pet deposit | $\$ 250$ covers up to 2 pets |
| Pet rent | $\$ 0$ |


| APARTMENT AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Accent color walls | No | Paneled doors | No |
| Air conditioning | No | Patio/Balcony | Yes |
| Appliance color | White | Refrigerator | Frost-Free |
| Cable TV | No | Roman tubs | No |
| Ceiling | No | Security system | No |
| Ceiling fans | No | Self cleaning oven | No |
| Computer desk | No | Separate shower | No |
| Crown molding | No | Upgraded counters | No |
| Fireplace | No | Upgraded flooring | Plush Cpt |
| Icemaker | No | Upgraded lighting | No |
| Kitchen pantry | Yes | Vaulted ceiling | No |
| Linen closets | Yes | Washer/Dryer | No |
| Microwave | No | W/D connection | Full size |
| Outside storage | No | Window coverings | $1 "$ mini |


| COMMUNITY RATINGS |  |
| :--- | :---: |
| Location | B |
| Visibility | C |
| Curb appeal | B |
| Condition | B |
| Interiors | C |
| Amenities | D |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Res/Meter |
| Sewer | Resident |
| Trash | Resident |
| Cable TV | N A |
| Internet | Resident |
| Pest control | Community |
| Valet trash | N A |

## CONCESSIONS

No concessions. Community is partially Below Market Rent and Section 8.

## COMMENTS

$50 \%$ complete replacing roofs. All units have an attached garage, in-home laundry room, and gated backyard. $\$ 25$ fee for end units.

| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | No | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | No |
| Attached garages | Yes | Movie theater | No |
| Barbecue grills | No | Parking structure | No |
| Basketball court | Yes | Pet park | No |
| Billiard | No | Playground | Yes |
| Business center | No | Pools | No |
| Club house | Yes | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | No |
| Covered parking | No | Tennis court | No |
| Detached garages | No | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | No | WiFi | No |

FLOORPLANS AND RENTS

| Floorplan Type | Unit | \# of | \% of | Square | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Description | Units | Units | Feet | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| 2X1 |  | 10 | 3\% | 1,150 | \$1,610 | \$1,610 | \$1,610 | \$1.40 | 0.00 | 0.00 | \$1,610 | \$1.40 |
| 2X1 |  | 2 | 1\% | 1,150 | \$1,700 | \$1,700 | \$1,700 | \$1.48 | 0.00 | 0.00 | \$1,700 | \$1.48 |
| 2X1.5 |  | 79 | 22\% | 1,278 | \$1,665 | \$1,690 | \$1,677 | \$1.31 | 0.00 | 0.00 | \$1,677 | \$1.31 |
| 2X1.5 | 1 car attached Renovated | 2 | 1\% | 1,278 | \$2,200 | \$2,200 | \$2,200 | \$1.72 | 0.00 | 0.00 | \$2,200 | \$1.72 |
| 2X1.5 |  | 1 | 0\% | 1,278 | \$1,700 | \$1,715 | \$1,708 | \$1.34 | 0.00 | 0.00 | \$1,708 | \$1.34 |
| 2X1.5 | 1 car attached Renovated | 135 | 38\% | 1,323 | \$1,690 | \$1,715 | \$1,702 | \$1.29 | 0.00 | 0.00 | \$1,702 | \$1.29 |
| 3X2.5 |  | 124 | 35\% | 1,572 | \$1,985 | \$2,010 | \$1,997 | \$1.27 | 0.00 | 0.00 | \$1,997 | \$1.27 |
| 3X2.5 | 1 car attached Renovated | 1 | 0\% | 1,572 | \$2,150 | \$2,150 | \$2,150 | \$1.37 | 0.00 | 0.00 | \$2,150 | \$1.37 |
| Total / Weighted Average |  | 354 | 100\% | 1,395 | \$1,790 | \$1,814 | \$1,801 | \$1.29 | 0.00 | 0.00 | \$1,801 | \$1.29 |


| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | Various |
| City, State, Zip Code |  |
| Telephone |  |
| Construction type | Garden |
| Year built | Variable |
| Owner | Variable |
| Management | 8 |
| Total units | $100 \%$ |
| Physical occupancy |  |


| COMMUNITY RATINGS |  |  |
| :--- | :--- | :---: |
| Location |  |  |
| Visibility |  |  |
| Curb appeal |  |  |
| Condition |  |  |
| Interiors |  |  |
| Amenities |  |  |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Community |
| Sewer | Community |
| Trash | Community |
| Cable TV | Resident |
| Internet | Resident |
| Pest control | Community |
| Valet trash | N A |



| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | No | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | No |
| Attached garages | Yes | Movie theater | No |
| Barbecue grills | No | Parking structure | No |
| Basketball court | No | Pet park | No |
| Billiard | No | Playground | No |
| Business center | No | Pools | No |
| Club house | No | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | No |
| Covered parking | Yes | Tennis court | No |
| Detached garages | No | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | No | WiFi | No |

FLOOR PLANS AND RENTS

| $\begin{gathered} \text { Floorplan } \\ \text { Type } \\ \hline \end{gathered}$ | $\begin{gathered} \text { Unit } \\ \text { Description } \\ \hline \end{gathered}$ | \# of Units | \% of Units | Square Feet | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| 2X1 |  | 2 | 25\% | 850 | \$1,295 | \$1,400 | \$1,348 | \$1.59 | 0.00 | 0.00 | \$1,348 | \$1.59 |
| 2X2 |  | 2 | 25\% | 880 | \$1,450 | \$1,475 | \$1,463 | \$1.66 | 0.00 | 0.00 | \$1,463 | \$1.66 |
| 3X2 |  | 4 | 50\% | 1,700 | \$1,695 | \$2,000 | \$1,848 | \$1.09 | 0.00 | 0.00 | \$1,848 | \$1.09 |
| Total / Weighted Average |  | 8 | 100\% | 1,283 | \$1,534 | \$1,719 | \$1,626 | \$1.27 | 0.00 | 0.00 | \$1,626 | \$1.27 |

## Abrams Park

Market Survey
May 13, 2014

| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | 682 Wahl Court |
| City, State, Zip Code | Marina, CA 93933 |
| Telephone | (831) 384-0119 |
| Construction type | Mixed use |
| Year built | 1978 |
| Owner | City of Marina |
| Management | Alliance Residential Company |
| Total units | 194 |
| Physical occupancy | $97 \%$ |


| FEES, DEPOSITS, AND LEASE TERMS |  |
| :--- | :--- |
| Application fee | $\$ 44$ |
| Lease terms | 6 and 12 months |
| Short term premium | N/A |
| Refundable security deposit | Equal to one months' rent |
| Administrative fee | $\$ 0$ |
| Non refundable pet deposit | N/A |
| Pet deposit | $\$ 250$ covers up to 2 pets |
| Pet rent | $\$ 0$ |


| APARTMENT AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Accent color walls | No | Paneled doors | No |
| Air conditioning | No | Patio/Balcony | Yes |
| Appliance color | No | Refrigerator | FrostFree |
| Cable TV | Yes | Roman tubs | No |
| Ceiling | $9-$ foot | Security system | No |
| Ceiling fans | No | Self cleaning oven | No |
| Computer desk | No | Separate shower | No |
| Crown molding | No | Upgraded counters | No |
| Fireplace | No | Upgraded flooring | Plush Cpt |
| Icemaker | No | Upgraded lighting | No |
| Kitchen pantry | Yes | Vaulted ceiling | Yes |
| Linen closets | Yes | Washer/Dryer | No |
| Microwave | No | W/D connection | Full size |
| Outside storage | No | Window coverings | Vertical |


| COMMUNITY RATINGS |  |
| :--- | :---: |
| Location | B |
| Visibility | B |
| Curb appeal | C |
| Condition | C |
| Interiors | C |
| Amenities | D |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Res/Meter |
| Sewer | Resident |
| Trash | Resident |
| Cable TV | Resident |
| Internet | Resident |
| Pest control | Community |
| Valet trash | N A |

## CONCESSIONS

No concessions. Community is partially Below Market Rent and Section 8.

## COMMENTS

Commnuity repainted in Aug 2013. All units come with an attached garage, inhome laundry room, and gated patio or balcony, and 2.5 bathrooms. Extra $\$ 100$ fee for downstairs 2BR. Extra $\$ 25$ fee for 4BR end unit.

| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | No | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | No |
| Attached garages | Yes | Movie theater | No |
| Barbecue grills | No | Parking structure | No |
| Basketball court | Yes | Pet park | No |
| Billiard | No | Playground | Yes |
| Business center | No | Pools | No |
| Club house | Yes | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | No |
| Covered parking | No | Tennis court | No |
| Detached garages | No | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | No | WiFi | No |

FLOORPLANS AND RENTS

| Floorplan Type | Unit | \# of | $\% \text { of }$ | Square | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Description | Units | Units | Feet | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| 2X1 |  | 93 | 48\% | 1,000 | \$1,450 | \$1,550 | \$1,500 | \$1.50 | 0.00 | 0.00 | \$1,500 | \$1.50 |
| 2X1 | 1 car attached Renovated | 3 | 2\% | 1,000 | \$1,900 | \$1,900 | \$1,900 | \$1.90 | 0.00 | 0.00 | \$1,900 | \$1.90 |
| 4X2 | 1 car attached Renovated | 1 | 1\% | 1,700 | \$2,250 | \$2,250 | \$2,250 | \$1.32 | 0.00 | 0.00 | \$2,250 | \$1.32 |
| 4X2 |  | 35 | 18\% | 1,700 | \$2,025 | \$2,050 | \$2,038 | \$1.20 | 0.00 | 0.00 | \$2,038 | \$1.20 |
| 4X2 |  | 31 | 16\% | 1,800 | \$2,025 | \$2,050 | \$2,038 | \$1.13 | 0.00 | 0.00 | \$2,038 | \$1.13 |
| 4X2 |  | 29 | 15\% | 1,800 | \$2,025 | \$2,050 | \$2,038 | \$1.13 | 0.00 | 0.00 | \$2,038 | \$1.13 |
| 4X2 | 1 car attached Renovated Vaulted ceiling | 1 | 1\% | 1,800 | \$2,350 | \$2,350 | \$2,350 | \$1.31 | 0.00 | 0.00 | \$2,350 | \$1.31 |
| 4X2 | 1 car attached Renovated | 1 | 1\% | 1,800 | \$2,450 | \$2,450 | \$2,450 | \$1.36 | 0.00 | 0.00 | \$2,450 | \$1.36 |
| Total / Weighted Average |  | 194 | 100\% | 1,386 | \$1,752 | \$1,813 | \$1,783 | \$1.29 | 0.00 | 0.00 | \$1,783 | \$1.29 |

## Sunbay Suites

Market Survey
May 13, 2014

| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | 5200 Coe Avenue |
| City, State, Zip Code | Seaside, CA 93955 |
| Telephone | (831) 394-2515 |
| Construction type | High-rise |
| Year built | 1989 |
| Owner | Sunbay Resort Associates |
| Management | Sunbay Suites |
| Total units | 266 |
| Physical occupancy | $99 \%$ |


| FEES, DEPOSITS, AND LEASE TERMS |  |
| :--- | :--- |
| Application fee | $\$ 30$ |
| Lease terms | Month to Month \& 6 Month Lease |
| Short term premium | $\$ 225$ |
| Refundable security deposit | $\$ 500$ |
| Administrative fee | $\$ 0$ |
| Non refundable pet deposit | N/A |
| Pet deposit | N/A |
| Pet rent | N/A |


| COMMUNITY RATINGS |  |
| :--- | :---: |
| Location | A |
| Visibility | B |
| Curb appeal | A |
| Condition | B |
| Interiors | B |
| Amenities | C |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Community |
| Sewer | Community |
| Trash | Community |
| Cable TV | Resident |
| Internet | Resident |
| Pest control | Resident |
| Valet trash | Resident |


| CONCESSIONS |
| :---: |
|  |


| COMMENTS |
| :--- |
| WWW.SUNBAYSUITES.COM |


| APARTMENT AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Accent color walls | No | Paneled doors | No |
| Air conditioning | No | Patio/Balcony | Yes |
| Appliance color | No | Refrigerator | FrostFree |
| Cable TV | No | Roman tubs | No |
| Ceiling | No | Security system | No |
| Ceiling fans | Yes | Self cleaning oven | No |
| Computer desk | No | Separate shower | No |
| Crown molding | No | Upgraded counters | Laminate |
| Fireplace | Gas | Upgraded flooring | Plush Cpt |
| Icemaker | No | Upgraded lighting | No |
| Kitchen pantry | Yes | Vaulted ceiling | No |
| Linen closets | Yes | Washer/Dryer | No |
| Microwave | Yes | W/D connection | No |
| Outside storage | No | Window coverings | Vertical |


| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | Yes/2 | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | Yes |
| Attached garages | No | Movie theater | No |
| Barbecue grills | Yes | Parking structure | No |
| Basketball court | No | Pet park | No |
| Billiard | No | Playground | Yes |
| Business center | No | Pools | Yes/5 |
| Club house | Yes | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | Yes |
| Covered parking | Yes | Tennis court | Yes |
| Detached garages | No | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | Yes | WiFi | No |

FLOORPLANS AND RENTS

| Floorplan Type | Unit Description | $\begin{aligned} & \text { \# of } \\ & \text { Units } \end{aligned}$ | \% of Units | Square Feet | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| Studio |  | 32 | 12\% | 345 | \$840 | \$850 | \$845 | \$2.45 | 0.00 | 0.00 | \$845 | \$2.45 |
| 1X1 |  | 64 | 24\% | 500 | \$930 | \$1,055 | \$993 | \$1.99 | 0.00 | 0.00 | \$993 | \$1.99 |
| 2X1 |  | 85 | 32\% | 650 | \$1,200 | \$1,250 | \$1,225 | \$1.88 | 0.00 | 0.00 | \$1,225 | \$1.88 |
| 2X2 |  | 85 | 32\% | 700 | \$1,300 | \$1,425 | \$1,363 | \$1.95 | 0.00 | 0.00 | \$1,363 | \$1.95 |
| Total / Weighted Average |  | 266 | 100\% | 593 | \$1,124 | \$1,211 | \$1,167 | \$1.97 | 0.00 | 0.00 | \$1,167 | \$1.97 |


| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | 269 Reservation Road |
| City, State, Zip Code | Marina, CA 93933 |
| Telephone | (831) 384-9725 |
| Construction type | Garden |
| Year built | 1978 |
| Owner | DYI Properties |
| Management | DYI Properties |
| Total units | 48 |
| Physical occupancy | $99 \%$ |


| FEES, DEPOSITS, AND LEASE TERMS |  |
| :--- | :--- |
| Application fee | $\$ 25$ |
| Lease terms | MTM |
| Short term premium | N/A |
| Refundable security deposit | 1 months rent |
| Administrative fee | $\$ 0$ |
| Non refundable pet deposit | N/A |
| Pet deposit | N/A |
| Pet rent | N/A |


| APARTMENT AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Accent color walls | No | Paneled doors | No |
| Air conditioning | No | Patio/Balcony | Yes |
| Appliance color | White | Refrigerator | No |
| Cable TV | Yes | Roman tubs | No |
| Ceiling | No | Security system | No |
| Ceiling fans | No | Self cleaning oven | Yes |
| Computer desk | No | Separate shower | No |
| Crown molding | No | Upgraded counters | Other |
| Fireplace | No | Upgraded flooring | No |
| Iemaker | No | Upgraded lighting | No |
| Kitchen pantry | No | Vaulted ceiling | No |
| Linen closets | No | Washer/Dryer | No |
| Microwave | No | W/D connection | No |
| Outside storage | Yes | Window coverings | Vertical |


| COMMUNITY RATINGS |  |  |
| :--- | :---: | :---: |
| Location | C |  |
| Visibility | C |  |
| Curb appeal | C |  |
| Condition | C |  |
| Interiors | C |  |
| Amenities | C |  |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Community |
| Sewer | Community |
| Trash | Community |
| Cable TV | Resident |
| Internet | Resident |
| Pest control | Community |
| Valet trash | N A |


| CONCESSIONS |
| :---: |
|  |


| COMMENTS |
| :--- |
| No Pets allowed, upgraded units include new kitchen counter tops and <br> cabinets |


| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | Yes/2 | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | Yes |
| Attached garages | No | Movie theater | No |
| Barbecue grills | Yes | Parking structure | No |
| Basketball court | No | Pet park | No |
| Billiard | No | Playground | Yes |
| Business center | No | Pools | No |
| Club house | No | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | No |
| Covered parking | Yes | Tennis court | No |
| Detached garages | Yes | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | No | WiFi | No |

FLOORPLANS AND RENTS

| FloorplanType | UnitDescription | $\begin{aligned} & \hline \text { \# of } \\ & \text { Units } \end{aligned}$ | $\begin{aligned} & \hline \text { \% of } \\ & \text { Units } \end{aligned}$ | Square Feet | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| 2X1 |  | 33 | 69\% | 1,000 | \$1,325 | \$1,325 | \$1,325 | \$1.33 | 0.00 | 0.00 | \$1,325 | \$1.33 |
| 2X1 |  | 15 | 31\% | 1,000 | \$1,450 | \$1,450 | \$1,450 | \$1.45 | 0.00 | 0.00 | \$1,450 | \$1.45 |
| Total / Weigh | Average | 48 | 100\% | 1,000 | \$1,364 | \$1,364 | \$1,364 | \$1.36 | 0.00 | 0.00 | \$1,364 | \$1.36 |


| COMMUNITY DESCRIPTION |  |
| :--- | :--- |
| Street address | 187 Palm Avenue |
| City, State, Zip Code | Marina, CA 93933 |
| Telephone | (831) 384-5619 |
| Construction type | Garden |
| Year built |  |
| Owner | Pioneer Properties |
| Management | Pioneer Properties |
| Total units | 108 |
| Physical occupancy | $100 \%$ |


| FEES, DEPOSITS, AND LEASE TERMS |  |
| :--- | :--- |
| Application fee | $\$ 15$ |
| Lease terms | MTM |
| Short term premium | N/A |
| Refundable security deposit | 1 months rent |
| Administrative fee | $\$ 0$ |
| Non refundable pet deposit | N/A |
| Pet deposit | $\$ 500$ |
| Pet rent | $\$ 0$ |


| APARTMENT AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Accent color walls | No | Paneled doors | No |
| Air conditioning | No | Patio/Balcony | No |
| Appliance color | No | Refrigerator | No |
| Cable TV | Yes | Roman tubs | No |
| Ceiling | No | Security system | No |
| Ceiling fans | No | Self cleaning oven | No |
| Computer desk | No | Separate shower | No |
| Crown molding | No | Upgraded counters | No |
| Fireplace | No | Upgraded flooring | No |
| Icemaker | No | Upgraded lighting | No |
| Kitchen pantry | No | Vaulted ceiling | No |
| Linen closets | No | Washer/Dryer | No |
| Microwave | No | W/D connection | No |
| Outside storage | No | Window coverings | No |


| COMMUNITY RATINGS |  |  |
| :--- | :---: | :---: |
| Location | C |  |
| Visibility | C |  |
| Curb appeal | C |  |
| Condition | C |  |
| Interiors | C |  |
| Amenities | C |  |


| PAYER OF UTILITIES |  |
| :--- | :---: |
| Gas | Resident |
| Electric | Resident |
| Water | Community |
| Sewer | Community |
| Trash | Community |
| Cable TV | Resident |
| Internet | Resident |
| Pest control | Community |
| Valet trash | N A |


| None CONCESSIONS |
| :--- |


| COMMENTS |
| :--- |
| 1 parking spot per unit, additional spots $\$ 5$ each |


| COMMUNITY AMENITIES |  |  |  |
| :--- | :---: | :--- | :---: |
| Access gates | No | Free DVD/movie library | No |
| Addl rentable storage | No | Laundry room | Yes |
| Attached garages | No | Movie theater | No |
| Barbecue grills | No | Parking structure | No |
| Basketball court | No | Pet park | No |
| Billiard | No | Playground | No |
| Business center | No | Pools | No |
| Club house | No | Racquetball | No |
| Concierge services | No | Reserved parking | No |
| Conference room | No | Sauna/Jacuzzi | No |
| Covered parking | Yes | Tennis court | No |
| Detached garages | No | Volleyball | No |
| Elevators | No | Water features | No |
| Fitness center | No | WiFi | No |

FLOORPLANS AND RENTS

| $\begin{gathered} \text { Floorplan } \\ \text { Type } \\ \hline \end{gathered}$ | Unit Description | $\begin{gathered} \text { \# of } \\ \text { Units } \\ \hline \end{gathered}$ | \% of Units | Square Feet | Rent per Unit |  |  |  | Concessions |  | Effective Net Rents |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | Low | High | Average | Avg PSF | Mos Free | Term | Average | Avg PSF |
| 1X1 |  | 54 | 50\% | 618 | \$1,000 | \$1,000 | \$1,000 | \$1.62 | 0.00 | 0.00 | \$1,000 | \$1.62 |
| 2X1 |  | 54 | 50\% | 736 | \$1,300 | \$1,300 | \$1,300 | \$1.77 | 0.00 | 0.00 | \$1,300 | \$1.77 |
| Total / Weigh | Average | 108 | 100\% | 677 | \$1,150 | \$1,150 | \$1,150 | \$1.70 | 0.00 | 0.00 | \$1,150 | \$1.70 |

# Preston Park Resident Charges 

| Preston Park |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer of Utilities |  | Parking Summary |  | Application fee | \$44 |
| Gas | Resident | Attached garages | Yes | Lease terms | MTM and 6 months |
| Electric | Resident | Concierge services | No | Short term premium | N/A |
| Water | Res/Meter | Conference room | No | Refundable security deposit | Equal to one months' rent |
| Sewer | Resident | Movie theater | No | Administrative fee | \$0 |
| Trash | Resident | Pools | No | Non refundable pet deposit | N/A |
| Cable TV | N A |  |  | Pet deposit | \$250 covers up to 2 pets |
| Internet | Resident |  |  | Pet rent | \$0 |
| Pest control | Community |  |  |  |  |
| Valet trash | N A |  |  |  |  |


| Shadow Market Competition |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer of Utilities |  | Parking Summary |  | Application fee | \$0 |
| Gas | Resident | Attached garages | Yes | Lease terms | Variable |
| Electric | Resident | Concierge services | No | Short term premium | \$0 |
| Water | Community | Conference room | No | Refundable security deposit | Variable |
| Sewer | Community | Movie theater | No | Administrative fee | \$0 |
| Trash | Community | Pools | No | Non refundable pet deposit | \$0 |
| Cable TV | Resident |  |  | Pet deposit | Variable |
| Internet | Resident |  |  | Pet rent | \$0 |
| Pest control | Community |  |  |  |  |
| Valet trash | N A |  |  |  |  |


| Abrams Park |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer | Utilities | Parking Su |  | Application fee | \$44 |
| Gas | Resident | Attached garages | Yes | Lease terms | 6 and 12 months |
| Electric | Resident | Concierge services | No | Short term premium | N/A |
| Water | Res/Meter | Conference room | No | Refundable security deposit | Equal to one months' rent |
| Sewer | Resident | Movie theater | No | Administrative fee | \$0 |
| Trash | Resident | Pools | No | Non refundable pet deposit | N/A |
| Cable TV | Resident |  |  | Pet deposit | \$250 covers up to 2 pets |
| Internet | Resident |  |  | Pet rent | \$0 |
| Pest control | Community |  |  |  |  |
| Valet trash | N A |  |  |  |  |


| Sunbay Suites |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer of Utilities |  | Parking Summary |  | Application fee | \$30 |
| Gas | Resident | Attached garages | No | Lease terms | Month to Month \& 6 Month Lease |
| Electric | Resident | Concierge services | No | Short term premium | \$225 |
| Water | Community | Conference room | No | Refundable security deposit | \$500 |
| Sewer | Community | Movie theater | No | Administrative fee | \$0 |
| Trash | Community | Pools | Yes/5 | Non refundable pet deposit | N/A |
| Cable TV | Resident |  |  | Pet deposit | N/A |
| Internet | Resident |  |  | Pet rent | N/A |
| Pest control | Resident |  |  |  |  |
| Valet trash | Resident |  |  |  |  |


| Marina Square Apartments |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer of Utilities |  | Parking Summary |  | Application fee | \$25 |
| Gas | Resident | Attached garages | No | Lease terms | MTM |
| Electric | Resident | Concierge services | No | Short term premium | N/A |
| Water | Community | Conference room | No | Refundable security deposit | 1 months rent |
| Sewer | Community | Movie theater | No | Administrative fee | \$0 |
| Trash | Community | Pools | No | Non refundable pet deposit | N/A |
| Cable TV | Resident |  |  | Pet deposit | N/A |
| Internet | Resident |  |  | Pet rent | N/A |
| Pest control | Community |  |  |  |  |
| Valet trash | N A |  |  |  |  |


| Marina del Sol |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Payer of Utilities |  | Parking Summary |  | Application fee | \$15 |
| Gas | Resident | Attached garages | No | Lease terms | MTM |
| Electric | Resident | Concierge services | No | Short term premium | N/A |
| Water | Community | Conference room | No | Refundable security deposit | 1 months rent |
| Sewer | Community | Movie theater | No | Administrative fee | \$0 |
| Trash | Community | Pools | No | Non refundable pet deposit | N/A |
| Cable TV | Resident |  |  | Pet deposit | \$500 |
| Internet | Resident |  |  | Pet rent | \$0 |
| Pest control | Community |  |  |  |  |
| Valet trash | N A |  |  |  |  |

## Preston Park Amenities Comparison

| Description | Preston <br> Park | Shadow <br> Market <br> Competition | Abrams <br> Park | Sunbay <br> Suites | Marina <br> Square <br> Apartments | Marina del <br> Sol |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
| Total units | 354 | 8 | 194 | 266 | 48 | 108 |
| Year built | 1987 | 0 | 1978 | 1989 | 1978 | 0 |
| Location | B | 0 | B | A | C | C |
| Visibility | C | 0 | B | B | C | C |
| Curb appeal | B | 0 | C | A | C | C |
| Condition | B | 0 | C | B | C | C |
| Interiors | C | 0 | C | B | C | C |
| Amenities | D | 0 | D | C | C | C |


| Apartment Amenities |  |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
| Accent color walls | No | No | No | No | No | No |
| Air conditioning | No | No | No | No | No | No |
| Appliance color | White | No | No | No | White | No |
| Cable TV | No | No | Yes | No | Yes | Yes |
| Ceiling | No | No | 9-foot | No | No | No |
| Ceiling fans | No | No | No | Yes | No | No |
| Computer desk | No | No | No | No | No | No |
| Crown molding | No | No | No | No | No | No |
| Fireplace | No | No | No | Gas | No | No |
| Icemaker | No | No | No | No | No | No |
| Kitchen pantry | Yes | No | Yes | Yes | No | No |
| Linen closets | Yes | No | Yes | Yes | No | No |
| Microwave | No | No | No | Yes | No | No |
| Outside storage | No | No | No | No | Yes | No |
| Paneled doors | No | No | No | No | No | No |
| Patio/Balcony | Yes | No | Yes | Yes | Yes | No |
| Refrigerator | Frost-Free | No | FrostFree | FrostFree | No | No |
| Roman tubs | No | No | No | No | No | No |
| Security system | No | No | No | No | No | No |
| Self cleaning oven | No | No | No | No | Yes | No |
| Separate shower | No | No | No | No | No | No |
| Upgraded counters | No | No | No | Laminate | Other | No |
| Upgraded flooring | Plush Cpt | No | Plush Cpt | Plush Cpt | No | No |
| Upgraded lighting | No | No | No | No | No | No |
| Vaulted ceiling | No | No | Yes | No | No | No |
| Washer/Dryer | No | No | No | No | No | No |
| W/D connection | Full size | No | Full size | No | No | No |
| Window coverings | 1" mini | No | Vertical | Vertical | Vertical | No |


| Community Amenities |  |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
| Access gates | No | No | No | Yes/2 | Yes/2 | No |
| Addl rentable storage | No | No | No | No | No | No |
| Attached garages | Yes | Yes | Yes | No | No | No |
| Barbecue grills | No | No | No | Yes | Yes | No |
| Basketball court | Yes | No | Yes | No | No | No |
| Billiard | No | No | No | No | No | No |
| Business center | No | No | No | No | No | No |
| Club house | Yes | No | Yes | Yes | No | No |
| Concierge services | No | No | No | No | No | No |
| Conference room | No | No | No | No | No | No |
| Covered parking | No | Yes | No | Yes | Yes | Yes |
| Detached garages | No | No | No | No | Yes | No |
| Elevators | No | No | No | No | No | No |
| Fitness center | No | No | No | Yes | No | No |
| Free DVD/movie library | No | No | No | No | No | No |
| Laundry room | No | No | No | Yes | Yes | Yes |
| Movie theater | No | No | No | No | No | No |
| Parking structure | No | No | No | No | No | No |
| Pet park | No | No | No | No | No | No |
| Playground | Yes | No | Yes | Yes | Yes | No |
| Pools | No | No | No | Yes/5 | No | No |
| Racquetball | No | No | No | No | No | No |
| Reserved parking | No | No | No | No | No | No |
| Sauna/Jacuzzi | No | No | No | Yes | No | No |
| Tennis court | No | No | No | Yes | No | No |
| Volleyball | Nater features | No | No | No | No | No |
| WiFi | No | No | No | No | No | No |
|  | No | No | No | No | No | No |

# Preston Park Concessions and General Comments Comparison 

| Preston Park |  |
| :---: | :---: |
| Concessions | General Comments |
| No concessions. Community is partially Below Market Rent and Section 8. | $50 \%$ complete replacing roofs. All units have an attached garage, inhome laundry room, and gated backyard. $\$ 25$ fee for end units. |


| Concessions | Shadow Market Competition |
| :--- | :--- |
|  | General Comments |


| Abrams Park |  |
| :---: | :---: |
| Concessions | General Comments |
| No concessions. Community is partially Below Market Rent and Section 8. | Commnuity repainted in Aug 2013. All units come with an attached garage, in-home laundry room, and gated patio or balcony, and 2.5 bathrooms. Extra $\$ 100$ fee for downstairs 2BR. Extra $\$ 25$ fee for 4BR end unit. |


| Concessions | Sunbay Suites |
| :--- | :--- |
|  |  |$|$| General Comments |
| :--- | :--- |
| WWW.SUNBAYSUITES.COM |

\(\left.$$
\begin{array}{|ll|}\hline \text { Concessions } & \text { Marina Square Apartments } \\
\hline\end{array}
$$ \left\lvert\, \begin{array}{l}General Comments <br>
No Pets allowed, upgraded units include new kitchen counter tops and <br>

cabinets\end{array}\right.\right]\)|  |
| :--- |


| Concessions | Marina del Sol |
| :--- | :--- |
| None | General Comments <br> 1 parking spot per unit, additional spots $\$ 5$ each |

## Preston Park <br> Market Survey Summary

| Comp | CommunityName | $\begin{array}{\|c\|} \hline \begin{array}{c} \# \text { of } \\ \text { Units } \end{array} \\ \hline \end{array}$ | Square Feet | Percent <br> Occupied | Percent Leased | Rent per Unit |  |  |  |  | Concessions |  | Effective Net Rents |  |  | $\begin{array}{\|l\|} \hline \text { Year } \\ \text { Built } \end{array}$ | Rehab | Management Company |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  | Low | High | Average |  | g PSF | Mos Free | Term | Average |  | PSF |  |  |  |
| Comp 3 | Sunbay Suites | 266 | 593 | 99\% | 99\% | \$1,123.68 | \$1,210.88 | \$1,167.28 | \$ | 1.97 | 0 | 0 | \$1,167.28 | \$ | 1.97 | 1989 | No | Sunbay Suites |
| Comp 5 | Marina del Sol | 108 | 677 | 100\% | 100\% | \$1,150.00 | \$1,150.00 | \$1,150.00 | \$ | 1.70 | 0 | 0 | \$1,150.00 | \$ | 1.70 |  | No | Pioneer Properties |
| Comp 4 | Marina Square Apartments | 48 | 1,000 | 99\% | 99\% | \$1,364.06 | \$1,364.06 | \$1,364.06 | \$ | 1.36 | 0 | 0 | \$1,364.06 | \$ | 1.36 | 1978 | No | DYI Properties |
| Subject | Preston Park | 354 | 1,395 | 98\% | 99\% | \$1,789.76 | \$1,813.67 | \$1,801.24 | \$ | 1.29 | 0 | 0 | \$1,801.24 | \$ | 1.29 | 1987 | No | Alliance Residential Company |
| Comp 2 | Abrams Park | 194 | 1,386 | 97\% | 97\% | \$1,752.45 | \$1,812.63 | \$1,782.54 | \$ | 1.29 | 0 | 0 | \$1,782.54 | \$ | 1.29 | 1978 | Yes | Alliance Residential Company |
| Comp 1 | Shadow Market Competition | 8 | 1,283 | 100\% | 0\% | \$1,533.75 | \$1,718.75 | \$1,626.25 | \$ | 1.27 | 0 | 0 | \$1,626.25 | S | 1.27 |  | No | Variable |


| Comp | Community Name | Concessions |
| :---: | :---: | :---: |
| Subject Preston Park |  |  |
|  |  | No concessions. Community is partially Below Market Rent and Section 8. |
| Comp 1 Shadow Market Competition |  |  |
| Comp 2 Abrams Park $\quad$ No concessions. Community is partially Below Market Rent and Section 8. |  |  |
|  |  |  |
| Comp 3 Sunbay Suites |  |  |
| Comp 4 | Square Apartm |  |
| Comp 5 | Sol |  |




| Studio |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | Avg Ask | PSF | Months <br> Free | Term | $\begin{aligned} & \text { Avg } \\ & \text { Net } \end{aligned}$ | PSF |
| Preston Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Shadow Market Competition | -- | -- | -- | -- | -- | -- | -- | -- |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | 32 | 345 | \$845 | \$2.45 | -- | -- | \$845 | \$2.45 |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | -- | -- | -- | -- | -- |
| Total/ Weighted Average | 32 | 345 | \$845 | \$2.45 | - | -- | \$845 | \$2.45 |



| 1X1 |  |  |  |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | Avg |  |  |  |  |  |
| Ask | PSF | Months | Free | Term | Net | PSF |  |  |
| Preston Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Shadow Market Competition | -- | -- | -- | -- | -- | -- | -- | -- |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | 64 | 500 | $\$ 993$ | $\$ 1.99$ | -- | -- | $\$ 993$ | $\$ 1.99$ |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | 54 | 618 | $\$ 1,000$ | $\$ 1.62$ | -- | -- | $\$ 1,000$ | $\$ 1.62$ |
| Total/ Weighted Average | $\mathbf{1 1 8}$ | $\mathbf{5 5 4}$ | $\$ 996$ | $\mathbf{\$ 1 . 8 2}$ | -- | -- | $\$ 996$ | $\mathbf{\$ 1 . 8 2}$ |



| 2X1 |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | Avg Ask | PSF | Months <br> Free | Term | Avg Net | PSF |
| Preston Park | 12 | 1,150 | \$1,625 | \$1.41 | -- | -- | \$1,625 | \$1.41 |
| Shadow Market Competition | 2 | 850 | \$1,348 | \$1.59 | -- | -- | \$1,348 | \$1.59 |
| Abrams Park | 96 | 1,000 | \$1,513 | \$1.51 | -- | -- | \$1,513 | \$1.51 |
| Sunbay Suites | 85 | 650 | \$1,225 | \$1.88 | -- | -- | \$1,225 | \$1.88 |
| Marina Square Apartments | 48 | 1,000 | \$1,364 | \$1.36 | -- | -- | \$1,364 | \$1.36 |
| Marina del Sol | 54 | 736 | \$1,300 | \$1.77 | -- | -- | \$1,300 | \$1.77 |
| Total/ Weighted Average | 297 | 857 | \$1,371 | \$1.64 | -- | -- | \$1,371 | \$1.64 |



| 2X1.5 |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | $\begin{aligned} & \hline \text { Avg } \\ & \text { Ask } \\ & \hline \end{aligned}$ | PSF | Months Free | Term | $\begin{aligned} & \hline \text { Avg } \\ & \text { Net } \end{aligned}$ | PSF |
| Preston Park | 217 | 1,306 | \$1,698 | \$1.30 | -- | -- | \$1,698 | \$1.30 |
| Shadow Market Competition | -- | -- | -- | -- | -- | -- | -- | -- |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina Square Apartments | -- | -- | -- | $\cdots$ | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | - | -- | -- | -- | - |
| Total/ Weighted Average | 217 | 1,306 | \$1,698 | \$1.30 | -- | -- | \$1,698 | \$1.30 |



| 2X2 |  |  |  |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | Avg |  |  |  |  |  |
| Ask | PSF | Months |  |  |  |  |  |  |
| Free | Term | Net | PSF |  |  |  |  |  |
| Preston Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Shadow Market Competition | 2 | 880 | $\$ 1,463$ | $\$ 1.66$ | -- | -- | $\$ 1,463$ | $\$ 1.66$ |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | 85 | 700 | $\$ 1,363$ | $\$ 1.95$ | -- | -- | $\$ 1,363$ | $\$ 1.95$ |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | -- | -- | -- | -- | -- |
| Total/ Weighted Average | $\mathbf{8 7}$ | $\mathbf{7 0 4}$ | $\mathbf{\$ 1 , 3 6 5}$ | $\mathbf{\$ 1 . 9 4}$ | -- | -- | $\$ 1,365$ | $\$ 1.94$ |



| Community | Units | Sq Ft | Avg Ask | PSF | Months <br> Free | Term | Avg Net | PSF |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Preston Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Shadow Market Competition | 4 | 1,700 | \$1,848 | \$1.09 | -- | -- | \$1,848 | \$1.09 |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | -- | -- | -- | -- | -- |
| Total/ Weighted Average | 4 | 1,700 | \$1,848 | \$1.09 | -- | -- | \$1,848 | \$1.09 |



| Community | Units | Sq Ft | Avg |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Ask | PSF | Months | Free | Term | Net | PSF |  |  |
| Preston Park | 125 | 1,572 | $\$ 1,998$ | $\$ 1.27$ | -- | -- | $\$ 1,998$ | $\$ 1.27$ |
| Shadow Market Competition | -- | -- | -- | -- | -- | -- | -- | -- |
| Abrams Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Sunbay Suites | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | -- | -- | -- | -- | -- |
| Total/ Weighted Average | $\mathbf{1 2 5}$ | $\mathbf{1 , 5 7 2}$ | $\$ 1,998$ | $\$ 1.27$ | -- | -- | $\$ 1,998$ | $\$ 1.27$ |




| 4X2 |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Community | Units | Sq Ft | Avg Ask | PSF | Months <br> Free | Term | Avg Net | PSF |
| Preston Park | -- | -- | -- | -- | -- | -- | -- | -- |
| Shadow Market Competition | -- | -- | -- | -- | -- | -- | -- | -- |
| Abrams Park | 98 | 1,763 | \$2,047 | \$1.16 | -- | -- | \$2,047 | \$1.16 |
| Sunbay Suites | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina Square Apartments | -- | -- | -- | -- | -- | -- | -- | -- |
| Marina del Sol | -- | -- | -- | -- | -- | -- | -- | -- |
| Total/ Weighted Average | 98 | 1,763 | \$2,047 | \$1.16 | -- | -- | \$2,047 | \$1.16 |



# Preston Park <br> Rankings by Type 



4X2

| Community | \# of <br> Units | Square Feet | Unit Description | Average ask rent |
| :---: | :---: | :---: | :---: | :---: |
| Abrams Park | 1 car attached |  |  |  |
|  |  | 1,800 | Renovated | \$2,450 |
|  |  |  | 1 car attached |  |
|  |  |  | Renovated |  |
| Abrams Park |  | 1,800 | Vaulted ceiling | \$2,350 |
|  |  |  | 1 car attached |  |
| Abrams Park |  | 1,700 | Renovated | \$2,250 |
| AVERAGE |  | 1,763 |  | \$2,047 |
| Abrams Park |  | 1,700 |  | \$2,038 |
| Abrams Park |  | 1,800 |  | \$2,038 |
| Abrams Park |  | 1,800 |  | \$2,038 |

2X2

| Community | \# of <br> Units | Square <br> Feet | Unit Description | Average <br> net rent |
| :--- | :---: | :---: | :---: | :---: |
| Shadow Market Competition | 2 |  | $\$ 80$ | $\$ 1,463$ |
| AVERAGE |  | 880 |  |  |
| Sunbay Suites |  | 704 | $\$ 1,365$ |  |

3X2

| Community | \# of <br> Units | Square <br> Feet | Unit Description | Average <br> net rent |
| :--- | :---: | :---: | :---: | ---: |
| Shadow Market Competition | $4 \times 700$ |  | $\$ 1,848$ |  |
| AVERAGE | 1,700 | $\$ 1,848$ |  |  |

3X2.5

| Community | \# of <br> Units | Square <br> Feet | Unit Description | Average <br> net rent |
| :--- | :---: | :---: | :--- | ---: |
| Preston Park | 1 car attached |  |  |  |
| AVERAGE | $\mathbf{1}$ | 1,572 Renovated | $\$ 2,150$ |  |
| Preston Park | 1,572 |  |  | $\$ 1,998$ |

4X2

| Community | \# of Units | Square Feet | Unit Description | Average net rent |
| :---: | :---: | :---: | :---: | :---: |
| Abrams Park | 1 car attached |  |  |  |
|  | 1 | 1,800 | Renovated | \$2,450 |
|  |  |  | 1 car attached |  |
|  |  |  | Renovated |  |
| Abrams Park | 1 | 1,800 | Vaulted ceiling | \$2,350 |
|  |  |  | 1 car attached |  |
| Abrams Park | 1 | 1,700 | Renovated | \$2,250 |
| AVERAGE |  | 1,763 |  | \$2,047 |
| Abrams Park | 35 | 1,700 |  | \$2,038 |
| Abrams Park | 31 | 1,800 |  | \$2,038 |
| Abrams Park | 29 | 1,800 |  | \$2,038 |

## Preston Park

Historical and Current Market Occupancy


Unit Type Mix Across Communities


Preston Park Ask Rent vs. Net Rent PSF


| -Low Ask PSF | -High Ask PSF | $\bullet$ Wt Avg Ask PSF | - High Net PSF | -Low Net PSF |
| :--- | :--- | :--- | :--- | :--- |

Comps
Gross


## Comps

Effective


## Competitor Information



