

Castle Hills Apartment Homes

Offering Summary

Properties as of September 2005

1	ALOHA 250 West Jackson Street Hayward, CA 94544 Year Built: 1965 Units: 70 Square Feet: 47,775 Comments:	Owner: Listing Date: \$38,661 Listing Price: \$12,500,000 Price/SF: \$178,571.43 Price/Unit: \$261.64 Price/Room: \$51,020.41	CAP Rate: 0.00% GRM:	
2	Castle Hills Apartment Homes 5050 Lovers Lane Dallas, TX 78008 Year Built: 2002 Units: 500 Square Feet: 676,083 Comments: This property was last owned and operated by Pinnacle Realty Management company, until Camden Properties purchased in 2004.	Owner: Frisco Friends, LLC Listing Date: \$38,657 Listing Price: \$125,000,000 Price/SF: \$250,000.00 Price/Unit: \$1,250.00 Price/Room:	CAP Rate: 7.00% GRM:	
3	PARK MANOR 24200 Silva Avenue Hayward, CA 94544 Year Built: 1960 Units: 80 Square Feet: 65,600 Comments:	Owner: G Jerry King Listing Date: \$38,576 Listing Price: \$12,500,000 Price/SF: \$156,250.00 Price/Unit: \$190.55 Price/Room: \$39,062.50	CAP Rate: 0.00% GRM:	
4	PARKMEAD 24900 Santa Clara Street Hayward, CA 94544 Year Built: 1962 Units: 80 Square Feet: 62,600 Comments:	Owner: Braddock & Logan Listing Date: \$38,640 Listing Price: \$14,000,000 Price/SF: \$175,000.00 Price/Unit: \$223.64 Price/Room: \$50,000.00	CAP Rate: 0.00% GRM:	
5	PINNACLE CITY CENTER 22800 Meridian Drive Hayward, CA 94544 Year Built: 1999 Units: 192 Square Feet: 173,596 Comments:	Owner: BRE Properties Listing Date: \$38,657 Listing Price: \$56,000,000 Price/SF: \$291,666.67 Price/Unit: \$322.59 Price/Room: \$75,983.72	CAP Rate: 0.00% GRM:	

6 **TIMBERS**
25200 Santa Clara Street
Hayward, CA 94544
Year Built: 1974
Units: 133
Square Feet: 100,119
Comments:

Owner: Friedkin-Becker
Listing Date: \$38,380
Listing Price: \$28,000,000 CAP Rate: 0.00%
Price/SF: \$210,526.32 GRM:
Price/Unit: \$279.67
Price/Room: \$76,294.28

