

Castle Hills Apartment Homes

Rent Comparables

Detailed Rent Survey

ALOHA

250 West Jackson Street
Hayward, CA 94544

Year Built: 1965 Units: 70

Occupancy: 94% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|--------|---------|--------|------------|----------------|
| 35 | 1/1 | | 581 | | \$850 | \$850 | \$1.46 | | \$850 |
| 35 | 2/1 | | 784 | | \$950 | \$950 | \$1.21 | | \$950 |
| 70 | | | | 683 | | \$900 | \$1.32 | | \$900 |

ALPINE

1282 Mattox Road
Hayward, CA 94544

Year Built: 1964 Units: 57

Occupancy: 98% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 46 | 1/1 | | 700 | | \$1,025 | \$1,025 | \$1.46 | | \$1,025 |
| 11 | 2/1 | | 900 | | \$1,350 | \$1,350 | \$1.50 | | \$1,350 |
| 57 | | | | 739 | | \$1,088 | \$1.47 | | \$1,088 |

AMADOR VILLAGE

24080 Amador Village Court
Hayward, CA 94544

Year Built: 2000 Units: 155

Occupancy: 99% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 86 | 1/1 | | 929 | | \$1,700 | \$1,950 | \$1.92 | | \$1,783 |
| 69 | 2/2 | | 1,211 | | \$2,225 | \$2,350 | \$1.87 | | \$2,267 |
| 155 | | | | 1,055 | | \$1,998 | \$1.90 | | \$1,998 |

Castle Hills Apartment Homes

5050 Lovers Lane

Dallas, TX 78008

Year Built: 2002

Units: 500

Occupancy: 98%

Last Updated: 11/14/2005

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|------------------|--------|---------|---------|---------|--------|------------|----------------|
| 150 | 1/1 | 1 Bedroom 1 Bath | 900 | 915 | \$1,200 | \$1,225 | \$1.34 | \$200 | \$1,008 |
| 150 | 2/1 | 2 Bedroom 1 Bath | 1,300 | 1,320 | \$1,500 | \$1,525 | \$1.15 | \$200 | \$1,308 |
| 50 | 2/2 | | 1,500 | 1,535 | \$1,700 | \$1,725 | \$1.13 | | \$1,708 |
| 100 | 2/2 | | 1,700 | 1,725 | \$2,200 | \$2,250 | \$1.30 | | \$2,217 |
| 50 | 3/2 | | 1,950 | 1,975 | \$2,500 | \$2,525 | \$1.28 | | \$2,508 |
| 500 | | | 1,352 | | \$1,680 | | \$1.24 | | \$1,560 |

COURTYARD

24050 Silva Avenue

Hayward, CA 94544

Year Built: 1964

Units: 72

Occupancy: 96%

Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 36 | 1/1 | | 675 | | \$1,250 | \$1,250 | \$1.85 | | \$1,250 |
| 36 | 2/2 | | 875 | | \$1,475 | \$1,475 | \$1.69 | | \$1,475 |
| 72 | | | 775 | | \$1,363 | | \$1.76 | | \$1,363 |

CYPRESS HOUSE

24955 Cypress Avenue

Hayward, CA 94544

Year Built: 1964

Units: 58

Occupancy: 100%

Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|--------|---------|--------|------------|----------------|
| 46 | 1/1 | | 477 | | \$825 | \$850 | \$1.75 | | \$833 |
| 8 | 2/1 | | 750 | | \$925 | \$925 | \$1.23 | | \$925 |
| 4 | 2/1 | | 800 | | \$950 | \$950 | \$1.19 | | \$950 |
| 58 | | | 537 | | \$854 | | \$1.59 | | \$854 |

DORCHESTER HOUSE

24663 Amador Avenue

Hayward, CA 94544

Year Built: 1961 Units: 68

Occupancy: 100% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 49 | 1/1 | | 525 | | \$950 | \$950 | \$1.81 | | \$950 |
| 19 | 2/1 | | 735 | | \$1,050 | \$1,050 | \$1.43 | | \$1,050 |
| 68 | | | | 584 | | \$978 | \$1.68 | | \$978 |

HILL PARK

24660 Amador Street

Hayward, CA 94544

Year Built: 1965 Units: 142

Occupancy: 100% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|----------|--------|---------|--------|---------|--------|------------|----------------|
| 70 | 1/1 | | 555 | | \$650 | \$650 | \$1.17 | | \$650 |
| 35 | 1/1 | | 570 | | \$700 | \$725 | \$1.24 | | \$708 |
| 20 | 2/1 | | 740 | | \$825 | \$825 | \$1.11 | | \$825 |
| 17 | 2/1.5 | | 772 | | \$875 | \$890 | \$1.14 | | \$880 |
| 142 | | | | 611 | | \$717 | \$1.17 | | \$717 |

PALOMAR TERRACE

24650 Amador Street

Hayward, CA 94544

Year Built: 1965 Units: 150

Occupancy: 98% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 30 | 1/1 | | 560 | | \$1,015 | \$1,100 | \$1.86 | | \$1,043 |
| 40 | 2/1 | | 740 | | \$1,255 | \$1,295 | \$1.71 | | \$1,268 |
| 30 | 2/1.5 | | 772 | | \$1,295 | \$1,295 | \$1.68 | | \$1,295 |
| 25 | 2/2 | | 900 | | \$1,325 | \$1,325 | \$1.47 | | \$1,325 |
| 15 | 3/1.5 | | 950 | | \$1,565 | \$1,565 | \$1.65 | | \$1,565 |
| 10 | 3/2 | | 1,150 | | \$1,650 | \$1,650 | \$1.43 | | \$1,650 |
| 150 | | | | 785 | | \$1,293 | \$1.65 | | \$1,293 |

PARK MANOR

24200 Silva Avenue
Hayward, CA 94544

Year Built: 1960 Units: 80

Occupancy: 100% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|--------|---------|--------|------------|----------------|
| 80 | 2/1 | | 820 | | \$875 | \$895 | \$1.08 | | \$882 |
| 80 | | | | 820 | | \$882 | \$1.08 | | \$882 |

PARKMEAD

24900 Santa Clara Street
Hayward, CA 94544

Year Built: 1962 Units: 80

Occupancy: 98% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 40 | 1/1 | | 675 | | \$955 | \$955 | \$1.41 | | \$955 |
| 40 | 2/1 | | 890 | | \$1,080 | \$1,170 | \$1.25 | | \$1,110 |
| 80 | | | | 783 | | \$1,033 | \$1.32 | | \$1,033 |

PEPPER TREE

25355 Cypress Avenue
Hayward, CA 94544

Year Built: 1973 Units: 63

Occupancy: 95% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 50 | 1/1 | | 775 | | \$950 | \$950 | \$1.23 | | \$950 |
| 13 | 2/2 | | 875 | | \$1,250 | \$1,250 | \$1.43 | | \$1,250 |
| 63 | | | | 796 | | \$1,012 | \$1.27 | | \$1,012 |

PINNACLE CITY CENTER

22800 Meridian Drive

Hayward, CA 94544

Year Built: 1999 Units: 192

Occupancy: 98% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 12 | 0/1 | | 458 | | \$1,300 | \$1,435 | \$2.94 | | \$1,345 |
| 78 | 1/1 | | 740 | | \$1,620 | \$1,790 | \$2.27 | | \$1,677 |
| 82 | 2/2 | | 1,040 | | \$1,920 | \$2,255 | \$1.95 | | \$2,032 |
| 20 | 3/2 | | 1,255 | | \$2,370 | \$2,525 | \$1.93 | | \$2,422 |
| 192 | | | 904 | | \$1,885 | | \$2.09 | | \$1,885 |

TIKI GARDEN

20 West Harder Road

Hayward, CA 94544

Year Built: 1954 Units: 60

Occupancy: 98% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 10 | 0/1 | | 500 | | \$650 | \$700 | \$1.33 | | \$667 |
| 20 | 1/1 | | 650 | | \$850 | \$875 | \$1.32 | | \$858 |
| 20 | 2/1 | | 800 | | \$950 | \$950 | \$1.19 | | \$950 |
| 10 | 3/2 | | 1,050 | | \$1,200 | \$1,200 | \$1.14 | | \$1,200 |
| 60 | | | 742 | | \$914 | | \$1.23 | | \$914 |

TIMBERS

25200 Santa Clara Street

Hayward, CA 94544

Year Built: 1974 Units: 133

Occupancy: 100% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|-----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 16 | 0/1 | | 524 | | \$1,085 | \$1,085 | \$2.07 | | \$1,085 |
| 16 | 0/1 | | 674 | | \$1,250 | \$1,250 | \$1.85 | | \$1,250 |
| 50 | 1/1 | | 751 | | \$1,300 | \$1,300 | \$1.73 | | \$1,300 |
| 51 | 1/1 | | 851 | | \$1,425 | \$1,425 | \$1.67 | | \$1,425 |
| 133 | | | 753 | | \$1,316 | | \$1.75 | | \$1,316 |

WHITMAN VILLA TOWNHOMES

25455 Whitman Street
Hayward, CA 94544

Year Built: 1964 Units: 62

Occupancy: 97% Last Updated: 9/30/2000

| # | Bed/Bath | Comments | SF Low | SF High | \$ Low | \$ High | \$/SF | Concessoin | Effective Rent |
|----|----------|----------|--------|---------|---------|---------|--------|------------|----------------|
| 62 | 2 TH | | 926 | | \$1,095 | \$1,095 | \$1.18 | | \$1,095 |
| 62 | | | | 926 | | \$1,095 | \$1.18 | | \$1,095 |

Group Statistics

| | Total Units | Occupancy | Built | SF | \$ Rent | \$/SF |
|----------|-------------|-----------|-------|-------|---------|--------|
| Low: | 57 | 94% | 1954 | 537 | \$717 | \$1.08 |
| Average: | 121 | 98% | 1971 | 934 | \$1,370 | \$1.47 |
| High: | 500 | 100% | 2002 | 1,352 | \$1,998 | \$2.09 |
| Totals | 1,942 | | | | | |