

# Castle Hills Apartment Homes

## Rent Comparables

## Detailed Rent Comparables by Bedrooms

0 Bedroom:		Total Units	Occupancy	Built	Units	SF	\$ Rent	\$/SF	Comments
1	TIKI GARDEN 20 West Harder Road Hayward, CA	60	98%	1954	10	500	\$667	\$1.33	
2	TIMBERS 25200 Santa Clara Street Hayward, CA	133	100%	1974	16 16	524 674	\$1,085 \$1,250	\$2.07 \$1.85	
3	PINNACLE CITY CENTER 22800 Meridian Drive Hayward, CA	192	98%	1999	12	458	\$1,345	\$2.94	
Low:		60	98%	1954	10	6%	458	\$667	\$1.33
Average:		128	99%	1976	18	16%	549	\$1,114	\$2.03
High:		192	100%	1999	32	24%	599	\$1,345	\$2.94
Totals:					54				

1 Bedroom:		Total Units	Occupancy	Built	Units	SF	\$ Rent	\$/SF	Comments
1	COURTYARD 24050 Silva Avenue Hayward, CA	72	96%	1964	36	675	\$1,250	\$1.85	
2	CYPRESS HOUSE 24955 Cypress Avenue Hayward, CA	58	100%	1964	46	477	\$833	\$1.75	
3	HILL PARK 24660 Amador Street Hayward, CA	142	100%	1965	70 35	555 570	\$650 \$708	\$1.17 \$1.24	
4	PALOMAR TERRACE 24650 Amador Street Hayward, CA	150	98%	1965	30	560	\$1,043	\$1.86	
5	PARKMEAD 24900 Santa Clara Street Hayward, CA	80	98%	1962	40	675	\$955	\$1.41	
6	TIKI GARDEN 20 West Harder Road Hayward, CA	60	98%	1954	20	650	\$858	\$1.32	
7	ALOHA 250 West Jackson Street Hayward, CA	70	94%	1965	35	581	\$850	\$1.46	
8	TIMBERS 25200 Santa Clara Street Hayward, CA	133	100%	1974	50 51	751 851	\$1,300 \$1,425	\$1.73 \$1.67	
9	DORCHESTER HOUSE 24663 Amador Avenue Hayward, CA	68	100%	1961	49	525	\$950	\$1.81	
10	Castle Hills Apartment Homes 5050 Lovers Lane Dallas, TX	500	98%	2002	150	905	\$1,208	\$1.34	1 Bedroom 1 Bath
11	ALPINE 1282 Mattox Road Hayward, CA	57	98%	1964	46	700	\$1,025	\$1.46	
12	PINNACLE CITY CENTER 22800 Meridian Drive Hayward, CA	192	98%	1999	78	740	\$1,677	\$2.27	
13	AMADOR VILLAGE 24080 Amador Village Court Hayward, CA	155	99%	2000	86	929	\$1,783	\$1.92	
14	PEPPER TREE 25355 Cypress Avenue Hayward, CA	63	95%	1973	50	775	\$950	\$1.23	

Low:	57	94%	1954	20	20%	477	\$669	\$1.20
Average:	129	98%	1972	62	56%	726	\$1,163	\$1.60
High:	500	100%	2002	150	81%	929	\$1,783	\$2.27
Totals:				872				

2 Bedroom:		Total Units	Occupancy	Built	Units	SF	\$ Rent	\$/SF	Comments
1	PINNACLE CITY CENTER 22800 Meridian Drive Hayward, CA	192	98%	1999	82	1,040	\$2,032	\$1.95	
2	ALOHA 250 West Jackson Street Hayward, CA	70	94%	1965	35	784	\$950	\$1.21	
3	Castle Hills Apartment Homes 5050 Lovers Lane Dallas, TX	500	98%	2002	150 50 100	1,307 1,512 1,708	\$1,508 \$1,708 \$2,217	\$1.15 \$1.13 \$1.30	2 Bedroom 1 Bath
4	CYPRESS HOUSE 24955 Cypress Avenue Hayward, CA	58	100%	1964	8 4	750 800	\$925 \$950	\$1.23 \$1.19	
5	HILL PARK 24660 Amador Street Hayward, CA	142	100%	1965	20 17	740 772	\$825 \$880	\$1.11 \$1.14	
6	AMADOR VILLAGE 24080 Amador Village Court Hayward, CA	155	99%	2000	69	1,211	\$2,267	\$1.87	
7	PALOMAR TERRACE 24650 Amador Street Hayward, CA	150	98%	1965	40 30 25	740 772 900	\$1,268 \$1,295 \$1,325	\$1.71 \$1.68 \$1.47	
8	COURTYARD 24050 Silva Avenue Hayward, CA	72	96%	1964	36	875	\$1,475	\$1.69	
9	PARKMEAD 24900 Santa Clara Street Hayward, CA	80	98%	1962	40	890	\$1,110	\$1.25	
10	TIKI GARDEN 20 West Harder Road Hayward, CA	60	98%	1954	20	800	\$950	\$1.19	
11	ALPINE 1282 Mattox Road Hayward, CA	57	98%	1964	11	900	\$1,350	\$1.50	
12	PARK MANOR 24200 Silva Avenue Hayward, CA	80	100%	1960	80	820	\$882	\$1.08	
13	PEPPER TREE 25355 Cypress Avenue Hayward, CA	63	95%	1973	13	875	\$1,250	\$1.43	
14	DORCHESTER HOUSE 24663 Amador Avenue Hayward, CA	68	100%	1961	19	735	\$1,050	\$1.43	

15 WHITMAN VILLA TOWNHOMES 62 97% 1964 62 926 \$1,095 \$1.18  
 25455 Whitman Street  
 Hayward, CA

---

Low:	57	94%	1954	11	19%	735	\$850	\$1.08
Average:	121	98%	1971	61	47%	1,089	\$1,494	\$1.37
High:	500	100%	2002	300	100%	1,475	\$2,267	\$1.95
Totals:				911				

3 Bedroom:

	Total Units	Occupancy	Built	Units	SF	\$ Rent	\$/SF	Comments
1 PALOMAR TERRACE 24650 Amador Street Hayward, CA	150	98%	1965	15 10	950 1,150	\$1,565 \$1,650	\$1.65 \$1.43	
2 TIKI GARDEN 20 West Harder Road Hayward, CA	60	98%	1954	10	1,050	\$1,200	\$1.14	
3 Castle Hills Apartment Homes 5050 Lovers Lane Dallas, TX	500	98%	2002	50	1,958	\$2,508	\$1.28	
4 PINNACLE CITY CENTER 22800 Meridian Drive Hayward, CA	192	98%	1999	20	1,255	\$2,422	\$1.93	
Low:	60	98%	1954	10	10%	1,030	\$1,200	\$1.14
Average:	226	98%	1980	26	13%	1,517	\$2,151	\$1.42
High:	500	98%	2002	50	17%	1,958	\$2,508	\$1.93
Totals:				105				

