

Castle Hills Apartment Homes

Rent Comparables

Unit Type Comparison

Unit Description - 0/1

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
PINNACLE CITY CENTER	A	1999	12	\$1,345	458	\$2.94		\$1,345	\$2.94			
TIKI GARDEN	C	1954	10	\$667	500	\$1.33		\$667	\$1.33			
TIMBERS	C	1974	16	\$1,250	674	\$1.85		\$1,250	\$1.85			
TIMBERS	C	1974	16	\$1,085	524	\$2.07		\$1,085	\$2.07			
Low:			10	\$667	458	\$1.33		\$667	\$1.33			
Average:			14	\$1,114	549	\$2.03		\$1,114	\$2.03			
High:			16	\$1,345	674	\$2.94		\$1,345	\$2.94			
Total:			54									

Unit Description - 1/1

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
AMADOR VILLAGE		2000	86	\$1,783	929	\$1.92		\$1,783	\$1.92			
Castle Hills Apartment Homes	A	2002	150	\$1,208	905	\$1.34	\$200	\$1,008	\$1.11	16.6%	AC, D, D, M, PB, VC, WD	
HILL PARK	D	1965	70	\$650	555	\$1.17		\$650	\$1.17			
HILL PARK	D	1965	35	\$708	570	\$1.24		\$708	\$1.24			
PALOMAR TERRACE	D	1965	30	\$1,043	560	\$1.86		\$1,043	\$1.86			
PARKMEAD	C	1962	40	\$955	675	\$1.41		\$955	\$1.41			
PEPPER TREE	B	1973	50	\$950	775	\$1.23		\$950	\$1.23			
PINNACLE CITY CENTER	A	1999	78	\$1,677	740	\$2.27		\$1,677	\$2.27			
TIKI GARDEN	C	1954	20	\$858	650	\$1.32		\$858	\$1.32			
TIMBERS	C	1974	50	\$1,300	751	\$1.73		\$1,300	\$1.73			
TIMBERS	C	1974	51	\$1,425	851	\$1.67		\$1,425	\$1.67			
Low:			20	\$650	555	\$1.17	\$200	\$650	\$1.11	16.6%		
Average:			60	\$1,224	771	\$1.59	\$45	\$1,178	\$1.53	3.7%		
High:			150	\$1,783	929	\$2.27	\$200	\$1,783	\$2.27	16.6%		
Total:			660									

Unit Description - 2 TH

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
WHITMAN VILLA TOWNHOME	C	1964	62	\$1,095	926	\$1.18		\$1,095	\$1.18			
Low:			62	\$1,095	926	\$1.18		\$1,095	\$1.18			
Average:			62	\$1,095	926	\$1.18		\$1,095	\$1.18			
High:			62	\$1,095	926	\$1.18		\$1,095	\$1.18			
Total:			62									

Unit Description - 2/1

Unit Description	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
Castle Hills Apartment Homes	A	2002	150	\$1,508	1,307	\$1.15	\$200	\$1,308	\$1.00	13.3%		
HILL PARK	D	1965	20	\$825	740	\$1.11		\$825	\$1.11			
PALOMAR TERRACE	D	1965	40	\$1,268	740	\$1.71		\$1,268	\$1.71			
PARK MANOR	C	1960	80	\$882	820	\$1.08		\$882	\$1.08			
PARKMEAD	C	1962	40	\$1,110	890	\$1.25		\$1,110	\$1.25			
TIKI GARDEN	C	1954	20	\$950	800	\$1.19		\$950	\$1.19			
Low:			20	\$825	740	\$1.08	\$200	\$825	\$1.00	13.3%		
Average:			58	\$1,221	1,022	\$1.20	\$86	\$1,135	\$1.11	7.0%		
High:			150	\$1,508	1,307	\$1.71	\$200	\$1,308	\$1.71	13.3%		
Total:			350									

Unit Description - 2/1.5

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
HILL PARK	D	1965	17	\$880	772	\$1.14		\$880	\$1.14			
PALOMAR TERRACE	D	1965	30	\$1,295	772	\$1.68		\$1,295	\$1.68			
Low:			17	\$880	772	\$1.14		\$880	\$1.14			
Average:			24	\$1,145	772	\$1.48		\$1,145	\$1.48			
High:			30	\$1,295	772	\$1.68		\$1,295	\$1.68			
Total:			47									

Unit Description - 2/2

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
AMADOR VILLAGE		2000	69	\$2,267	1,211	\$1.87		\$2,267	\$1.87			
Castle Hills Apartment Homes	A	2002	50	\$1,708	1,512	\$1.13		\$1,708	\$1.13			
Castle Hills Apartment Homes	A	2002	100	\$2,217	1,708	\$1.30		\$2,217	\$1.30			
PALOMAR TERRACE	D	1965	25	\$1,325	900	\$1.47		\$1,325	\$1.47			
PEPPER TREE	B	1973	13	\$1,250	875	\$1.43		\$1,250	\$1.43			
PINNACLE CITY CENTER	A	1999	82	\$2,032	1,040	\$1.95		\$2,032	\$1.95			
Low:			13	\$1,250	875	\$1.13		\$1,250	\$1.13			
Average:			57	\$2,004	1,325	\$1.51		\$2,004	\$1.51			
High:			100	\$2,267	1,708	\$1.95		\$2,267	\$1.95			
Total:			339									

Unit Description - 3/1.5

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
PALOMAR TERRACE	D	1965	15	\$1,565	950	\$1.65		\$1,565	\$1.65			
Low:			15	\$1,565	950	\$1.65		\$1,565	\$1.65			
Average:			15	\$1,565	950	\$1.65		\$1,565	\$1.65			
High:			15	\$1,565	950	\$1.65		\$1,565	\$1.65			
Total:			15									

Unit Description - 3/2

	Class	Built	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF	Discount	Amentities	Unit Specials
Castle Hills Apartment Homes	A	2002	50	\$2,508	1,958	\$1.28		\$2,508	\$1.28			
PALOMAR TERRACE	D	1965	10	\$1,650	1,150	\$1.43		\$1,650	\$1.43			
PINNACLE CITY CENTER	A	1999	20	\$2,422	1,255	\$1.93		\$2,422	\$1.93			
TIKI GARDEN	C	1954	10	\$1,200	1,050	\$1.14		\$1,200	\$1.14			
Low:			10	\$1,200	1,050	\$1.14		\$1,200	\$1.14			
Average:			23	\$2,248	1,611	\$1.40		\$2,248	\$1.40			
High:			50	\$2,508	1,958	\$1.93		\$2,508	\$1.93			
Total:			90									

Totals

	Units	Rent	SF	\$/SF	Conc	Eff. Rent	Eff/SF
Low	10	\$650	458	\$1.08	\$200	\$650	\$1.00
Average	46	\$1,436	988	\$1.45	\$37	\$1,399	\$1.42
High	150	\$2,508	1,958	\$2.94	\$200	\$2,508	\$2.94
Total	1,617						