

# Castle Hills Apartment Homes

## Rent Comparables

## Rent Survey

### ALOHA

250 West Jackson Street Hayward, CA 94544 5107826640	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	35	1/1	581		\$850	\$850	\$1.46
	35	2/1	784		\$950	\$950	\$1.21
Year Built: 1965      Units: 70							
Occupancy: 94%      9/30/2000	70			683		\$900	\$1.32

### ALPINE

1282 Mattox Road Hayward, CA 94544 5108860385	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	46	1/1	700		\$1,025	\$1,025	\$1.46
	11	2/1	900		\$1,350	\$1,350	\$1.50
Year Built: 1964      Units: 57							
Occupancy: 98%      9/30/2000	57			739		\$1,088	\$1.47

### AMADOR VILLAGE

24080 Amador Village Court Hayward, CA 94544 5106708770	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	86	1/1	929		\$1,700	\$1,950	\$1.92
	69	2/2	1,211		\$2,225	\$2,350	\$1.87
Year Built: 2000      Units: 155							
Occupancy: 99%      9/30/2000	155			1,055		\$1,998	\$1.90

### Castle Hills Apartment Homes

5050 Lovers Lane Dallas, TX 78008 9722229090	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	150	1/1	900	915	\$1,200	\$1,225	\$1.34
	150	2/1	1,300	1,320	\$1,500	\$1,525	\$1.15
Year Built: 2002      Units: 500	50	2/2	1,500	1,535	\$1,700	\$1,725	\$1.13
Occupancy: 98%      11/14/2005	100	2/2	1,700	1,725	\$2,200	\$2,250	\$1.30
	50	3/2	1,950	1,975	\$2,500	\$2,525	\$1.28
	500			1,352		\$1,680	\$1.24

### Castle Ridge Apartments

2323 Creekside Drive Houston, TX 78452							
Year Built: 2005      Units: 300							
Occupancy:							

COURTYARD

24050 Silva Avenue Hayward, CA 94544 5108861044	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	36	1/1	675		\$1,250	\$1,250	\$1.85
	36	2/2	875		\$1,475	\$1,475	\$1.69
Year Built: 1964      Units: 72	72			775		\$1,363	\$1.76
Occupancy: 96%      9/30/2000							

CYPRESS HOUSE

24955 Cypress Avenue Hayward, CA 94544 5107329432	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	46	1/1	477		\$825	\$850	\$1.75
	8	2/1	750		\$925	\$925	\$1.23
Year Built: 1964      Units: 58	4	2/1	800		\$950	\$950	\$1.19
Occupancy: 100%      9/30/2000	58			537		\$854	\$1.59

DORCHESTER HOUSE

24663 Amador Avenue Hayward, CA 94544 5107838599	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	49	1/1	525		\$950	\$950	\$1.81
	19	2/1	735		\$1,050	\$1,050	\$1.43
Year Built: 1961      Units: 68	68			584		\$978	\$1.68
Occupancy: 100%      9/30/2000							

HILL PARK

24660 Amador Street Hayward, CA 94544 5107837900	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	70	1/1	555		\$650	\$650	\$1.17
	35	1/1	570		\$700	\$725	\$1.24
Year Built: 1965      Units: 142	20	2/1	740		\$825	\$825	\$1.11
Occupancy: 100%      9/30/2000	17	2/1.5	772		\$875	\$890	\$1.14
	142			611		\$717	\$1.17

Irvine Office Park

2323 Culver Drive Irvine, CA 92606 9492334545							
Year Built: 2000      Units:							
Occupancy:							

**PALOMAR TERRACE**

24650 Amador Street Hayward, CA 94544 5107838880	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	30	1/1	560		\$1,015	\$1,100	\$1.86
	40	2/1	740		\$1,255	\$1,295	\$1.71
Year Built: 1965      Units: 150	30	2/1.5	772		\$1,295	\$1,295	\$1.68
Occupancy: 98%      9/30/2000	25	2/2	900		\$1,325	\$1,325	\$1.47
	15	3/1.5	950		\$1,565	\$1,565	\$1.65
	10	3/2	1,150		\$1,650	\$1,650	\$1.43
	150			785		\$1,293	\$1.65

**PARK MANOR**

24200 Silva Avenue Hayward, CA 94544 5108861626	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	80	2/1	820		\$875	\$895	\$1.08
Year Built: 1960      Units: 80	80			820		\$882	\$1.08
Occupancy: 100%      9/30/2000							

**PARKMEAD**

24900 Santa Clara Street Hayward, CA 94544 5107832913	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	40	1/1	675		\$955	\$955	\$1.41
	40	2/1	890		\$1,080	\$1,170	\$1.25
Year Built: 1962      Units: 80	80			783		\$1,033	\$1.32
Occupancy: 98%      9/30/2000							

**PEPPER TREE**

25355 Cypress Avenue Hayward, CA 94544 5107858181	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	50	1/1	775		\$950	\$950	\$1.23
	13	2/2	875		\$1,250	\$1,250	\$1.43
Year Built: 1973      Units: 63	63			796		\$1,012	\$1.27
Occupancy: 95%      9/30/2000							

**PINNACLE CITY CENTER**

22800 Meridian Drive Hayward, CA 94544 5107284818	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	12	0/1	458		\$1,300	\$1,435	\$2.94
	78	1/1	740		\$1,620	\$1,790	\$2.27
Year Built: 1999      Units: 192	82	2/2	1,040		\$1,920	\$2,255	\$1.95
Occupancy: 98%      9/30/2000	20	3/2	1,255		\$2,370	\$2,525	\$1.93
	192			904		\$1,885	\$2.09

**TIKI GARDEN**

20 West Harder Road Hayward, CA 94544 5108864114	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	10	0/1	500		\$650	\$700	\$1.33
	20	1/1	650		\$850	\$875	\$1.32
Year Built: 1954      Units: 60	20	2/1	800		\$950	\$950	\$1.19
Occupancy: 98%      9/30/2000	10	3/2	1,050		\$1,200	\$1,200	\$1.14
	60			742		\$914	\$1.23

**TIMBERS**

25200 Santa Clara Street Hayward, CA 94544 5107329445	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	16	0/1	524		\$1,085	\$1,085	\$2.07
	16	0/1	674		\$1,250	\$1,250	\$1.85
Year Built: 1974      Units: 133	50	1/1	751		\$1,300	\$1,300	\$1.73
Occupancy: 100%      9/30/2000	51	1/1	851		\$1,425	\$1,425	\$1.67
	133			753		\$1,316	\$1.75

**WHITMAN VILLA TOWNHOMES**

25455 Whitman Street Hayward, CA 94544 5105820188	#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
	62	2 TH	926		\$1,095	\$1,095	\$1.18
Year Built: 1964      Units: 62	62			926		\$1,095	\$1.18
Occupancy: 97%      9/30/2000							

**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					