

COMMUNITY DESCRIPTION	
Street address	682 Wahl Court
City, State, Zip Code	Marina, CA 93933
Telephone	(831) 384-0119
Construction type	Mixed use
Year built	1987
Owner	Fort Ord Reuse Authority
Management	Alliance Residential Company
Total units	354
Physical occupancy	99%

COMMUNITY RATINGS	
Location	B
Visibility	C
Curb appeal	B
Condition	B
Interiors	C
Amenities	D

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Res/Meter
Sewer	Resident
Trash	Resident
Cable TV	N A
Internet	Resident
Pest control	Community
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$45
Lease terms	MTM and 6 months
Short term premium	\$150
Refundable security deposit	Equal to one months' rent
Administrative fee	\$0
Non refundable pet deposit	N/A
Pet deposit	\$250 covers up to 2 pets
Pet rent	\$25 per pet per month

CONCESSIONS
No Concessions. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14.

COMMENTS
Community is partially Below Market Rent and Section 8. All units have an attached garage, in-home laundry room, and gated backyard. \$25 fee for end units.

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	Yes
Appliance color	White	Refrigerator	Frost-Free
Cable TV	No	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	No	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	No
Fireplace	No	Upgraded flooring	Plush Cpt
Icemaker	No	Upgraded lighting	No
Kitchen pantry	Yes	Vaulted ceiling	No
Linen closets	Yes	Washer/Dryer	No
Microwave	No	W/D connection	Full size
Outside storage	No	Window coverings	1" mini

COMMUNITY AMENITIES			
Access gates	No	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	No
Attached garages	Yes	Movie theater	No
Barbecue grills	No	Parking structure	No
Basketball court	Yes	Pet park	No
Billiard	No	Playground	Yes
Business center	Yes	Pools	No
Club house	Yes	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	No
Covered parking	No	Tennis court	No
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	No

FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
2X1		9	3%	1,150	\$1,650	\$1,650	\$1,650	\$1.43	0.00	0.00	\$1,650	\$1.43
2X1	Renovated	3	1%	1,150	\$1,750	\$1,750	\$1,750	\$1.52	0.00	0.00	\$1,750	\$1.52
2X1.5		76	21%	1,278	\$1,725	\$1,750	\$1,738	\$1.36	0.00	0.00	\$1,738	\$1.36
2X1.5	Renovated	2	1%	1,278	\$2,300	\$2,300	\$2,300	\$1.80	0.00	0.00	\$2,300	\$1.80
2X1.5	Renovated	3	1%	1,278	\$1,885	\$1,905	\$1,895	\$1.48	0.00	0.00	\$1,895	\$1.48
2X1.5		135	38%	1,323	\$1,750	\$1,775	\$1,763	\$1.33	0.00	0.00	\$1,763	\$1.33
2X1.5	Renovated	1	0%	1,323	\$1,910	\$1,935	\$1,923	\$1.45	0.00	0.00	\$1,923	\$1.45
3X2.5		122	34%	1,572	\$2,035	\$2,060	\$2,048	\$1.30	0.00	0.00	\$2,048	\$1.30
3X2.5	Renovated	3	1%	1,572	\$2,300	\$2,300	\$2,300	\$1.46	0.00	0.00	\$2,300	\$1.46
<b>Total / Weighted Average</b>		<b>354</b>	<b>100%</b>	<b>1,395</b>	<b>\$1,850</b>	<b>\$1,873</b>	<b>\$1,862</b>	<b>\$1.34</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,862</b>	<b>\$1.34</b>

COMMUNITY DESCRIPTION	
Street address	Various
City, State, Zip Code	
Telephone	
Construction type	Garden
Year built	
Owner	Variable
Management	Variable
Total units	10
Physical occupancy	100%

COMMUNITY RATINGS	
Location	
Visibility	
Curb appeal	
Condition	
Interiors	
Amenities	

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Community
Sewer	Community
Trash	Community
Cable TV	Resident
Internet	Resident
Pest control	Community
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$0
Lease terms	Variable
Short term premium	\$0
Refundable security deposit	Variable
Administrative fee	\$0
Non refundable pet deposit	\$0
Pet deposit	Variable
Pet rent	\$0

CONCESSIONS

COMMENTS

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	No
Appliance color	No	Refrigerator	No
Cable TV	No	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	No	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	No
Fireplace	No	Upgraded flooring	No
Icemaker	No	Upgraded lighting	No
Kitchen pantry	No	Vaulted ceiling	No
Linen closets	No	Washer/Dryer	No
Microwave	No	W/D connection	No
Outside storage	No	Window coverings	No

COMMUNITY AMENITIES			
Access gates	No	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	No
Attached garages	Yes	Movie theater	No
Barbecue grills	No	Parking structure	No
Basketball court	No	Pet park	No
Billiard	No	Playground	No
Business center	No	Pools	No
Club house	No	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	No
Covered parking	Yes	Tennis court	No
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	No

## FLOOR PLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
2X1		5	50%	875	\$1,350	\$1,600	\$1,475	\$1.69	0.00	0.00	\$1,475	\$1.69
3X2		5	50%	1,340	\$1,950	\$2,600	\$2,275	\$1.70	0.00	0.00	\$2,275	\$1.70
<b>Total / Weighted Average</b>		<b>10</b>	<b>100%</b>	<b>1,108</b>	<b>\$1,650</b>	<b>\$2,100</b>	<b>\$1,875</b>	<b>\$1.69</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,875</b>	<b>\$1.69</b>

COMMUNITY DESCRIPTION	
Street address	682 Wahl Court
City, State, Zip Code	Marina, CA 93933
Telephone	(831) 384-0119
Construction type	Mixed use
Year built	1978
Owner	City of Marina
Management	Alliance Residential Company
Total units	194
Physical occupancy	99%

COMMUNITY RATINGS	
Location	B
Visibility	B
Curb appeal	C
Condition	C
Interiors	C
Amenities	D

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Res/Meter
Sewer	Resident
Trash	Resident
Cable TV	Resident
Internet	Resident
Pest control	Community
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$45
Lease terms	6 and 12 months
Short term premium	\$150
Refundable security deposit	Equal to one months' rent
Administrative fee	\$0
Non refundable pet deposit	N/A
Pet deposit	\$250 covers up to 2 pets
Pet rent	\$25 per pet per month

CONCESSIONS
No concessions. Community is partially Below Market Rent and Section 8. Completely repainted as of Sept 2013.

COMMENTS
All units come with an attached garage, in-home laundry room, and gated patio or balcony. Extra \$100 fee for downstairs 2BR. Extra \$25 fee for 4BR end unit.

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	Yes
Appliance color	No	Refrigerator	FrostFree
Cable TV	Yes	Roman tubs	No
Ceiling	9-foot	Security system	No
Ceiling fans	No	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	No
Fireplace	No	Upgraded flooring	Plush Cpt
Icemaker	No	Upgraded lighting	No
Kitchen pantry	Yes	Vaulted ceiling	Yes
Linen closets	Yes	Washer/Dryer	No
Microwave	No	W/D connection	Full size
Outside storage	No	Window coverings	Vertical

COMMUNITY AMENITIES			
Access gates	No	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	No
Attached garages	Yes	Movie theater	No
Barbecue grills	No	Parking structure	No
Basketball court	Yes	Pet park	No
Billiard	No	Playground	Yes
Business center	No	Pools	No
Club house	Yes	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	No
Covered parking	No	Tennis court	No
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	No

## FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
2X1		92	47%	1,000	\$1,450	\$1,550	\$1,500	\$1.50	0.00	0.00	\$1,500	\$1.50
2X1	1 car attached Renovated	4	2%	1,000	\$2,000	\$2,000	\$2,000	\$2.00	0.00	0.00	\$2,000	\$2.00
4X2	Renovated	2	1%	1,700	\$2,300	\$2,300	\$2,300	\$1.35	0.00	0.00	\$2,300	\$1.35
4X2	Vaulted ceiling	27	14%	1,700	\$2,125	\$2,125	\$2,125	\$1.25	0.00	0.00	\$2,125	\$1.25
4X2	Vaulted ceiling	29	15%	1,750	\$2,175	\$2,175	\$2,175	\$1.24	0.00	0.00	\$2,175	\$1.24
4X2	Renovated Vaulted ceiling	2	1%	1,750	\$2,400	\$2,400	\$2,400	\$1.37	0.00	0.00	\$2,400	\$1.37
4X2	Renovated Vaulted ceiling	3	2%	1,750	\$2,700	\$2,700	\$2,700	\$1.54	0.00	0.00	\$2,700	\$1.54
4X2	Vaulted ceiling	35	18%	1,800	\$2,200	\$2,225	\$2,213	\$1.23	0.00	0.00	\$2,213	\$1.23
<b>Total / Weighted Average</b>		<b>194</b>	<b>100%</b>	<b>1,380</b>	<b>\$1,837</b>	<b>\$1,889</b>	<b>\$1,863</b>	<b>\$1.35</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,863</b>	<b>\$1.35</b>

COMMUNITY DESCRIPTION	
Street address	5200 Coe Avenue
City, State, Zip Code	Seaside, CA 93955
Telephone	(831) 394-2515
Construction type	High-rise
Year built	1989
Owner	Sunbay Resort Associates
Management	Sunbay Suites
Total units	266
Physical occupancy	99%

COMMUNITY RATINGS	
Location	A
Visibility	B
Curb appeal	A
Condition	B
Interiors	B
Amenities	C

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Community
Sewer	Community
Trash	Community
Cable TV	Resident
Internet	Resident
Pest control	Resident
Valet trash	Resident

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$30
Lease terms	Month to Month & 6 Month Lease
Short term premium	\$225
Refundable security deposit	Equal to one months' rent
Administrative fee	\$0
Non refundable pet deposit	N/A
Pet deposit	N/A
Pet rent	N/A

CONCESSIONS

COMMENTS
WWW.SUNBAYSUITES.COM

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	Yes
Appliance color	No	Refrigerator	FrostFree
Cable TV	No	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	Yes	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	Laminate
Fireplace	Gas	Upgraded flooring	Plush Cpt
Icemaker	No	Upgraded lighting	No
Kitchen pantry	Yes	Vaulted ceiling	No
Linen closets	Yes	Washer/Dryer	No
Microwave	Yes	W/D connection	No
Outside storage	No	Window coverings	Vertical

COMMUNITY AMENITIES			
Access gates	Yes/2	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	Yes
Attached garages	No	Movie theater	No
Barbecue grills	Yes	Parking structure	No
Basketball court	No	Pet park	No
Billiard	No	Playground	Yes
Business center	No	Pools	Yes/5
Club house	Yes	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	Yes
Covered parking	Yes	Tennis court	Yes
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	Yes	WiFi	No

## FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
Studio		32	12%	345	\$875	\$890	\$883	\$2.56	0.00	0.00	\$883	\$2.56
1X1		64	24%	500	\$985	\$1,010	\$998	\$2.00	0.00	0.00	\$998	\$2.00
2X1		85	32%	650	\$1,330	\$1,380	\$1,355	\$2.08	0.00	0.00	\$1,355	\$2.08
2X2		85	32%	700	\$1,375	\$1,430	\$1,403	\$2.00	0.00	0.00	\$1,403	\$2.00
<b>Total / Weighted Average</b>		<b>266</b>	<b>100%</b>	<b>593</b>	<b>\$1,207</b>	<b>\$1,248</b>	<b>\$1,227</b>	<b>\$2.07</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,227</b>	<b>\$2.07</b>

COMMUNITY DESCRIPTION	
Street address	269 Reservation Road
City, State, Zip Code	Marina, CA 93933
Telephone	(831) 384-9725
Construction type	Garden
Year built	1978
Owner	DYI Properties
Management	DYI Properties
Total units	48
Physical occupancy	100%

COMMUNITY RATINGS	
Location	C
Visibility	C
Curb appeal	C
Condition	C
Interiors	C
Amenities	C

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Community
Sewer	Community
Trash	Community
Cable TV	Resident
Internet	Resident
Pest control	Community
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$25
Lease terms	MTM
Short term premium	N/A
Refundable security deposit	1 months rent
Administrative fee	\$0
Non refundable pet deposit	N/A
Pet deposit	N/A
Pet rent	N/A

CONCESSIONS

COMMENTS
No Pets allowed, upgraded units include new kitchen counter tops and cabinets

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	Yes
Appliance color	White	Refrigerator	No
Cable TV	Yes	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	No	Self cleaning oven	Yes
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	Other
Fireplace	No	Upgraded flooring	No
Icemaker	No	Upgraded lighting	No
Kitchen pantry	No	Vaulted ceiling	No
Linen closets	No	Washer/Dryer	No
Microwave	No	W/D connection	No
Outside storage	Yes	Window coverings	Vertical

COMMUNITY AMENITIES			
Access gates	Yes/2	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	Yes
Attached garages	No	Movie theater	No
Barbecue grills	Yes	Parking structure	No
Basketball court	No	Pet park	No
Billiard	No	Playground	Yes
Business center	No	Pools	No
Club house	No	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	No
Covered parking	Yes	Tennis court	No
Detached garages	Yes	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	No

## FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
2X1		48	100%	1,000	\$1,300	\$1,500	\$1,400	\$1.40	0.00	0.00	\$1,400	\$1.40
<b>Total / Weighted Average</b>		<b>48</b>	<b>100%</b>	<b>1,000</b>	<b>\$1,300</b>	<b>\$1,500</b>	<b>\$1,400</b>	<b>\$1.40</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,400</b>	<b>\$1.40</b>

COMMUNITY DESCRIPTION	
Street address	187 Palm Avenue
City, State, Zip Code	Marina, CA 93933
Telephone	(831) 384-5619
Construction type	Garden
Year built	
Owner	Pioneer Properties
Management	Pioneer Properties
Total units	108
Physical occupancy	99%

COMMUNITY RATINGS	
Location	C
Visibility	C
Curb appeal	C
Condition	C
Interiors	C
Amenities	C

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Community
Sewer	Community
Trash	Community
Cable TV	Resident
Internet	Resident
Pest control	Community
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$15
Lease terms	MTM
Short term premium	N/A
Refundable security deposit	1 months rent
Administrative fee	\$0
Non refundable pet deposit	N/A
Pet deposit	\$500
Pet rent	\$0

CONCESSIONS
None

COMMENTS
1 parking spot per unit, additional spots \$5 each

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	No
Appliance color	No	Refrigerator	No
Cable TV	Yes	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	No	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	No
Fireplace	No	Upgraded flooring	No
Icemaker	No	Upgraded lighting	No
Kitchen pantry	No	Vaulted ceiling	No
Linen closets	No	Washer/Dryer	No
Microwave	No	W/D connection	No
Outside storage	No	Window coverings	No

COMMUNITY AMENITIES			
Access gates	No	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	Yes
Attached garages	No	Movie theater	No
Barbecue grills	No	Parking structure	No
Basketball court	No	Pet park	No
Billiard	No	Playground	No
Business center	No	Pools	No
Club house	No	Racquetball	No
Concierge services	No	Reserved parking	No
Conference room	No	Sauna/Jacuzzi	No
Covered parking	Yes	Tennis court	No
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	No

## FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
1X1		54	50%	618	\$1,000	\$1,050	\$1,025	\$1.66	0.00	0.00	\$1,025	\$1.66
2X1		54	50%	736	\$1,200	\$1,300	\$1,250	\$1.70	0.00	0.00	\$1,250	\$1.70
<b>Total / Weighted Average</b>		<b>108</b>	<b>100%</b>	<b>677</b>	<b>\$1,100</b>	<b>\$1,175</b>	<b>\$1,138</b>	<b>\$1.68</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,138</b>	<b>\$1.68</b>

COMMUNITY DESCRIPTION	
Street address	3124 Lake Dr
City, State, Zip Code	Marina, CA 93933
Telephone	(831) 384-9573
Construction type	Garden
Year built	1973
Owner	n/a
Management	Laramar
Total units	86
Physical occupancy	100%

COMMUNITY RATINGS	
Location	B
Visibility	B
Curb appeal	B
Condition	C
Interiors	C
Amenities	C

PAYER OF UTILITIES	
Gas	Resident
Electric	Resident
Water	Community
Sewer	Community
Trash	Community
Cable TV	Resident
Internet	Resident
Pest control	N A
Valet trash	N A

FEES, DEPOSITS, AND LEASE TERMS	
Application fee	\$40
Lease terms	12 months
Short term premium	n/a
Refundable security deposit	\$500
Administrative fee	\$0
Non refundable pet deposit	n/a
Pet deposit	\$350
Pet rent	\$50

CONCESSIONS

COMMENTS

APARTMENT AMENITIES			
Accent color walls	No	Paneled doors	No
Air conditioning	No	Patio/Balcony	No
Appliance color	No	Refrigerator	No
Cable TV	No	Roman tubs	No
Ceiling	No	Security system	No
Ceiling fans	No	Self cleaning oven	No
Computer desk	No	Separate shower	No
Crown molding	No	Upgraded counters	No
Fireplace	No	Upgraded flooring	No
Icemaker	No	Upgraded lighting	No
Kitchen pantry	No	Vaulted ceiling	No
Linen closets	No	Washer/Dryer	No
Microwave	No	W/D connection	No
Outside storage	No	Window coverings	No

COMMUNITY AMENITIES			
Access gates	No	Free DVD/movie library	No
Addl rentable storage	No	Laundry room	Yes
Attached garages	No	Movie theater	No
Barbecue grills	No	Parking structure	No
Basketball court	No	Pet park	No
Billiard	No	Playground	No
Business center	No	Pools	No
Club house	No	Racquetball	No
Concierge services	No	Reserved parking	Yes
Conference room	No	Sauna/Jacuzzi	No
Covered parking	Yes	Tennis court	No
Detached garages	No	Volleyball	No
Elevators	No	Water features	No
Fitness center	No	WiFi	Yes

## FLOORPLANS AND RENTS

Floorplan Type	Unit Description	# of Units	% of Units	Square Feet	Rent per Unit				Concessions		Effective Net Rents	
					Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF
1X1		32	37%	720	\$1,175	\$1,375	\$1,275	\$1.77	0.00	0.00	\$1,275	\$1.77
2X1		32	37%	850	\$1,475	\$1,475	\$1,475	\$1.74	0.00	0.00	\$1,475	\$1.74
2X2		22	26%	880	\$1,600	\$1,600	\$1,600	\$1.82	0.00	0.00	\$1,600	\$1.82
<b>Total / Weighted Average</b>		<b>86</b>	<b>100%</b>	<b>809</b>	<b>\$1,395</b>	<b>\$1,470</b>	<b>\$1,433</b>	<b>\$1.77</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,433</b>	<b>\$1.77</b>

# Preston Park Resident Charges

Preston Park					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$45
Gas	Resident	Attached garages	Yes	Lease terms	MTM and 6 months
Electric	Resident	Concierge services	No	Short term premium	\$150
Water	Res/Meter	Conference room	No	Refundable security deposit	Equal to one months' rent
Sewer	Resident	Movie theater	No	Administrative fee	\$0
Trash	Resident	Pools	No	Non refundable pet deposit	N/A
Cable TV	N A			Pet deposit	\$250 covers up to 2 pets
Internet	Resident			Pet rent	\$25 per pet per month
Pest control	Community				
Valet trash	N A				

Shadow Market Competition					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$0
Gas	Resident	Attached garages	Yes	Lease terms	Variable
Electric	Resident	Concierge services	No	Short term premium	\$0
Water	Community	Conference room	No	Refundable security deposit	Variable
Sewer	Community	Movie theater	No	Administrative fee	\$0
Trash	Community	Pools	No	Non refundable pet deposit	\$0
Cable TV	Resident			Pet deposit	Variable
Internet	Resident			Pet rent	\$0
Pest control	Community				
Valet trash	N A				

Abrams Park					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$45
Gas	Resident	Attached garages	Yes	Lease terms	6 and 12 months
Electric	Resident	Concierge services	No	Short term premium	\$150
Water	Res/Meter	Conference room	No	Refundable security deposit	Equal to one months' rent
Sewer	Resident	Movie theater	No	Administrative fee	\$0
Trash	Resident	Pools	No	Non refundable pet deposit	N/A
Cable TV	Resident			Pet deposit	\$250 covers up to 2 pets
Internet	Resident			Pet rent	\$25 per pet per month
Pest control	Community				
Valet trash	N A				

Sunbay Suites					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$30
Gas	Resident	Attached garages	No	Lease terms	Month to Month & 6 Month Lease
Electric	Resident	Concierge services	No	Short term premium	\$225
Water	Community	Conference room	No	Refundable security deposit	Equal to one months' rent
Sewer	Community	Movie theater	No	Administrative fee	\$0
Trash	Community	Pools	Yes/5	Non refundable pet deposit	N/A
Cable TV	Resident			Pet deposit	N/A
Internet	Resident			Pet rent	N/A
Pest control	Resident				
Valet trash	Resident				

Marina Square Apartments					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$25
Gas	Resident	Attached garages	No	Lease terms	MTM
Electric	Resident	Concierge services	No	Short term premium	N/A
Water	Community	Conference room	No	Refundable security deposit	1 months rent
Sewer	Community	Movie theater	No	Administrative fee	\$0
Trash	Community	Pools	No	Non refundable pet deposit	N/A
Cable TV	Resident			Pet deposit	N/A
Internet	Resident			Pet rent	N/A
Pest control	Community				
Valet trash	N A				

Marina del Sol					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$15
Gas	Resident	Attached garages	No	Lease terms	MTM
Electric	Resident	Concierge services	No	Short term premium	N/A
Water	Community	Conference room	No	Refundable security deposit	1 months rent
Sewer	Community	Movie theater	No	Administrative fee	\$0
Trash	Community	Pools	No	Non refundable pet deposit	N/A
Cable TV	Resident			Pet deposit	\$500
Internet	Resident			Pet rent	\$0
Pest control	Community				
Valet trash	N A				

Shoreline Apartments					
<b>Payer of Utilities</b>		<b>Parking Summary</b>		Application fee	\$40
Gas	Resident	Attached garages	No	Lease terms	12 months
Electric	Resident	Concierge services	No	Short term premium	n/a
Water	Community	Conference room	No	Refundable security deposit	\$500
Sewer	Community	Movie theater	No	Administrative fee	\$0
Trash	Community	Pools	No	Non refundable pet deposit	n/a
Cable TV	Resident			Pet deposit	\$350
Internet	Resident			Pet rent	\$50
Pest control	N A				
Valet trash	N A				



# Preston Park Amenities Comparison

Description	Preston Park	Shadow Market Competition	Abrams Park	Sunbay Suites	Marina Square Apartments	Marina del Sol	Shoreline Apartments
Total units	354	10	194	266	48	108	86
Year built	1987	0	1978	1989	1978	0	1973
Location	B	0	B	A	C	C	B
Visibility	C	0	B	B	C	C	B
Curb appeal	B	0	C	A	C	C	B
Condition	B	0	C	B	C	C	C
Interiors	C	0	C	B	C	C	C
Amenities	D	0	D	C	C	C	C

Apartment Amenities							
Accent color walls	No	No	No	No	No	No	No
Air conditioning	No	No	No	No	No	No	No
Appliance color	White	No	No	No	White	No	No
Cable TV	No	No	Yes	No	Yes	Yes	No
Ceiling	No	No	9-foot	No	No	No	No
Ceiling fans	No	No	No	Yes	No	No	No
Computer desk	No	No	No	No	No	No	No
Crown molding	No	No	No	No	No	No	No
Fireplace	No	No	No	Gas	No	No	No
Icemaker	No	No	No	No	No	No	No
Kitchen pantry	Yes	No	Yes	Yes	No	No	No
Linen closets	Yes	No	Yes	Yes	No	No	No
Microwave	No	No	No	Yes	No	No	No
Outside storage	No	No	No	No	Yes	No	No
Paneled doors	No	No	No	No	No	No	No
Patio/Balcony	Yes	No	Yes	Yes	Yes	No	No
Refrigerator	Frost-Free	No	FrostFree	FrostFree	No	No	No
Roman tubs	No	No	No	No	No	No	No
Security system	No	No	No	No	No	No	No
Self cleaning oven	No	No	No	No	Yes	No	No
Separate shower	No	No	No	No	No	No	No
Upgraded counters	No	No	No	Laminate	Other	No	No
Upgraded flooring	Plush Cpt	No	Plush Cpt	Plush Cpt	No	No	No
Upgraded lighting	No	No	No	No	No	No	No
Vaulted ceiling	No	No	Yes	No	No	No	No
Washer/Dryer	No	No	No	No	No	No	No
W/D connection	Full size	No	Full size	No	No	No	No
Window coverings	1" mini	No	Vertical	Vertical	Vertical	No	No

Community Amenities							
Access gates	No	No	No	Yes/2	Yes/2	No	No
Add rentable storage	No	No	No	No	No	No	No
Attached garages	Yes	Yes	Yes	No	No	No	No
Barbecue grills	No	No	No	Yes	Yes	No	No
Basketball court	Yes	No	Yes	No	No	No	No
Billiard	No	No	No	No	No	No	No
Business center	Yes	No	No	No	No	No	No
Club house	Yes	No	Yes	Yes	No	No	No
Concierge services	No	No	No	No	No	No	No
Conference room	No	No	No	No	No	No	No
Covered parking	No	Yes	No	Yes	Yes	Yes	Yes
Detached garages	No	No	No	No	Yes	No	No
Elevators	No	No	No	No	No	No	No
Fitness center	No	No	No	Yes	No	No	No
Free DVD/movie library	No	No	No	No	No	No	No
Laundry room	No	No	No	Yes	Yes	Yes	Yes
Movie theater	No	No	No	No	No	No	No
Parking structure	No	No	No	No	No	No	No
Pet park	No	No	No	No	No	No	No
Playground	Yes	No	Yes	Yes	Yes	No	No
Pools	No	No	No	Yes/5	No	No	No
Racquetball	No	No	No	No	No	No	No
Reserved parking	No	No	No	No	No	No	Yes
Sauna/Jacuzzi	No	No	No	Yes	No	No	No
Tennis court	No	No	No	Yes	No	No	No
Volleyball	No	No	No	No	No	No	No
Water features	No	No	No	No	No	No	No
WiFi	No	No	No	No	No	No	Yes

# Preston Park

## Concessions and General Comments Comparison

Preston Park	
Concessions	General Comments
No Concessions. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14.	Community is partially Below Market Rent and Section 8. All units have an attached garage, in-home laundry room, and gated backyard. \$25 fee for end units.

Shadow Market Competition	
Concessions	General Comments

Abrams Park	
Concessions	General Comments
No concessions. Community is partially Below Market Rent and Section 8. Completely repainted as of Sept 2013.	All units come with an attached garage, in-home laundry room, and gated patio or balcony. Extra \$100 fee for downstairs 2BR. Extra \$25 fee for 4BR end unit.

Sunbay Suites	
Concessions	General Comments
	WWW.SUNBAYSUITES.COM

Marina Square Apartments	
Concessions	General Comments
	No Pets allowed, upgraded units include new kitchen counter tops and cabinets

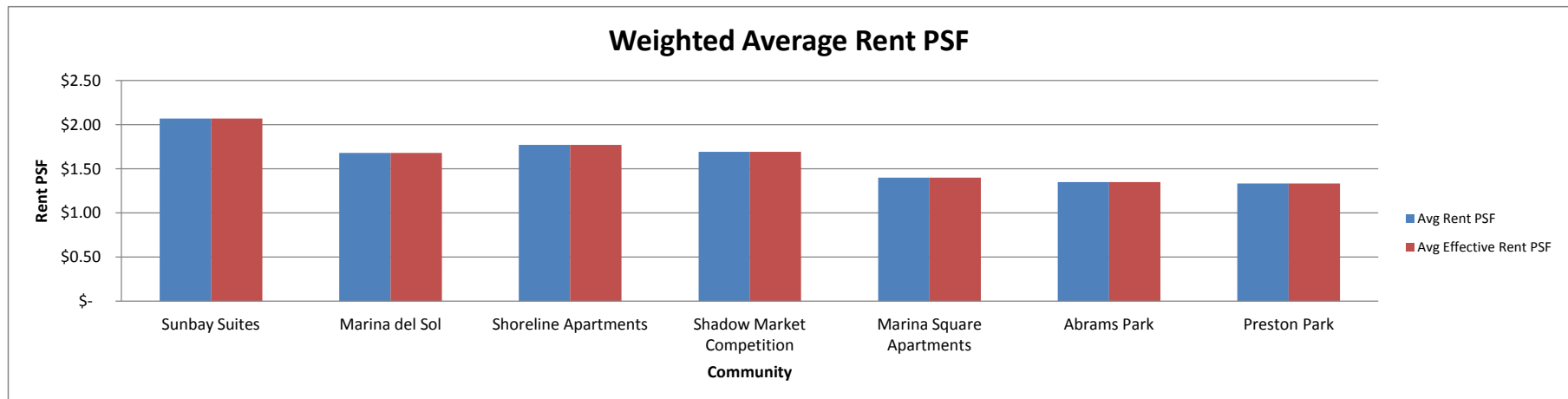
Marina del Sol	
Concessions	General Comments
None	1 parking spot per unit, additional spots \$5 each

Shoreline Apartments	
Concessions	General Comments

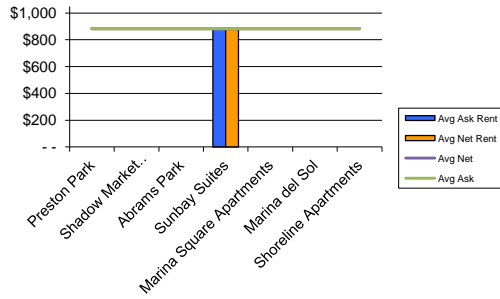
# Preston Park Market Survey Summary

Comp	Community Name	# of Units	Square Feet	Percent Occupied	Percent Leased	Rent per Unit				Concessions		Effective Net Rents		Year Built	Rehab	Management Company
						Low	High	Average	Avg PSF	Mos Free	Term	Average	Avg PSF			
Comp 3	Sunbay Suites	266	593	99%	99%	\$1,206.64	\$1,248.01	\$1,227.32	\$ 2.07	0	0	\$1,227.32	\$ 2.07	1989	No	Sunbay Suites
Comp 5	Marina del Sol	108	677	99%	99%	\$1,100.00	\$1,175.00	\$1,137.50	\$ 1.68	0	0	\$1,137.50	\$ 1.68		No	Pioneer Properties
Comp 6	Shoreline Apartments	86	809	100%	100%	\$1,395.35	\$1,469.77	\$1,432.56	\$ 1.77	0	0	\$1,432.56	\$ 1.77	1973	Yes	Laramar
Comp 1	Shadow Market Competition	10	1,108	100%	0%	\$1,650.00	\$2,100.00	\$1,875.00	\$ 1.69	0	0	\$1,875.00	\$ 1.69		No	Variable
Comp 4	Marina Square Apartments	48	1,000	100%	100%	\$1,300.00	\$1,500.00	\$1,400.00	\$ 1.40	0	0	\$1,400.00	\$ 1.40	1978	No	DYI Properties
Comp 2	Abrams Park	194	1,380	99%	100%	\$1,836.86	\$1,888.79	\$1,862.82	\$ 1.35	0	0	\$1,862.82	\$ 1.35	1978	Yes	Alliance Residential Company
Subject	Preston Park	354	1,395	99%	100%	\$1,849.68	\$1,873.43	\$1,862.03	\$ 1.34	0	0	\$1,862.03	\$ 1.34	1987	No	Alliance Residential Company

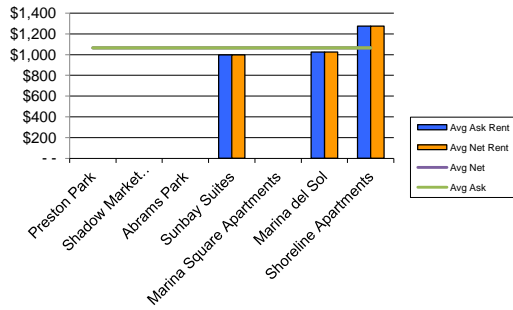
Comp	Community Name	Concessions
Subject	Preston Park	No Concessions. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14.
Comp 1	Shadow Market Competition	
Comp 2	Abrams Park	No concessions. Community is partially Below Market Rent and Section 8. Completely repainted as of Sept 2013.
Comp 3	Sunbay Suites	
Comp 4	Marina Square Apartments	
Comp 5	Marina del Sol	None
Comp 6	Shoreline Apartments	



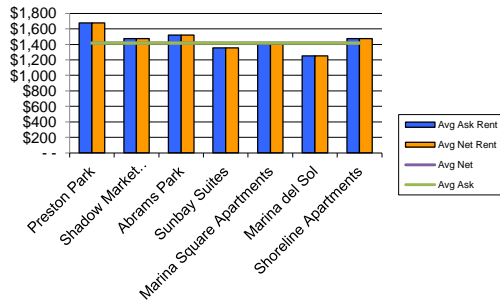
# Preston Park Unit Comparison



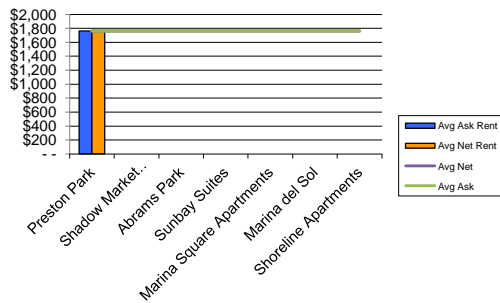
Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	32	345	\$883	\$2.56	--	--	\$883	\$2.56
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>32</b>	<b>345</b>	<b>\$883</b>	<b>\$2.56</b>	<b>--</b>	<b>--</b>	<b>\$883</b>	<b>\$2.56</b>



Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	64	500	\$998	\$2.00	--	--	\$998	\$2.00
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	54	618	\$1,025	\$1.66	--	--	\$1,025	\$1.66
Shoreline Apartments	32	720	\$1,275	\$1.77	--	--	\$1,275	\$1.77
<b>Total/ Weighted Average</b>	<b>150</b>	<b>589</b>	<b>\$1,067</b>	<b>\$1.83</b>	<b>--</b>	<b>--</b>	<b>\$1,067</b>	<b>\$1.83</b>

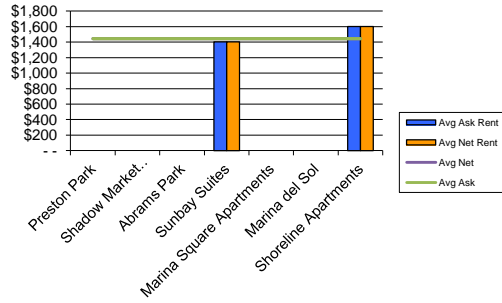


Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	12	1,150	\$1,675	\$1.46	--	--	\$1,675	\$1.46
Shadow Market Competition	5	875	\$1,475	\$1.69	--	--	\$1,475	\$1.69
Abrams Park	96	1,000	\$1,521	\$1.52	--	--	\$1,521	\$1.52
Sunbay Suites	85	650	\$1,355	\$2.08	--	--	\$1,355	\$2.08
Marina Square Apartments	48	1,000	\$1,400	\$1.40	--	--	\$1,400	\$1.40
Marina del Sol	54	736	\$1,250	\$1.70	--	--	\$1,250	\$1.70
Shoreline Apartments	32	850	\$1,475	\$1.74	--	--	\$1,475	\$1.74
<b>Total/ Weighted Average</b>	<b>332</b>	<b>857</b>	<b>\$1,417</b>	<b>\$1.70</b>	<b>--</b>	<b>--</b>	<b>\$1,417</b>	<b>\$1.70</b>

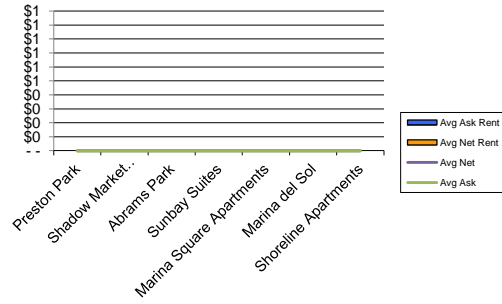


Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	217	1,306	\$1,762	\$1.35	--	--	\$1,762	\$1.35
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	--	--	--	--	--	--	--	--
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>217</b>	<b>1,306</b>	<b>\$1,762</b>	<b>\$1.35</b>	<b>--</b>	<b>--</b>	<b>\$1,762</b>	<b>\$1.35</b>

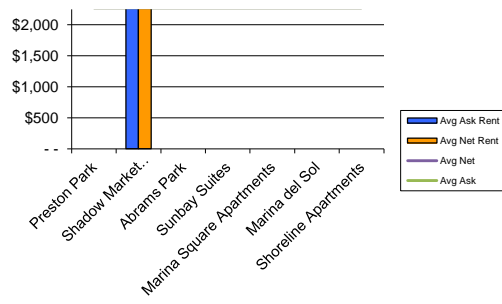
# Preston Park Unit Comparison



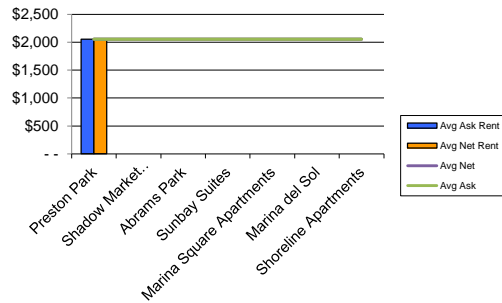
Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	85	700	\$1,403	\$2.00	--	--	\$1,403	\$2.00
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	22	880	\$1,600	\$1.82	--	--	\$1,600	\$1.82
<b>Total/ Weighted Average</b>	<b>107</b>	<b>737</b>	<b>\$1,443</b>	<b>\$1.97</b>	--	--	<b>\$1,443</b>	<b>\$1.97</b>



Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	--	--	--	--	--	--	--	--
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>

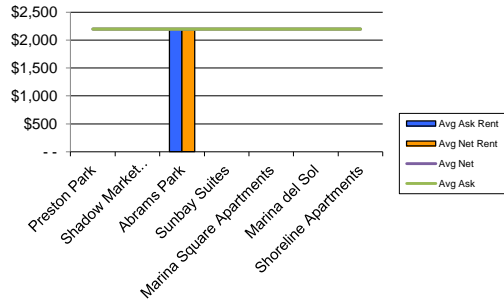


Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	5	1,340	\$2,275	\$1.70	--	--	\$2,275	\$1.70
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	--	--	--	--	--	--	--	--
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>5</b>	<b>1,340</b>	<b>\$2,275</b>	<b>\$1.70</b>	--	--	<b>\$2,275</b>	<b>\$1.70</b>



Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	125	1,572	\$2,054	\$1.31	--	--	\$2,054	\$1.31
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	--	--	--	--	--	--	--	--
Sunbay Suites	--	--	--	--	--	--	--	--
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>125</b>	<b>1,572</b>	<b>\$2,054</b>	<b>\$1.31</b>	--	--	<b>\$2,054</b>	<b>\$1.31</b>

# Preston Park Unit Comparison



**4X2**

Community	Units	Sq Ft	Avg		Months		Avg	
			Ask	PSF	Free	Term	Net	PSF
Preston Park	--	--	--	--	--	--	--	--
Shadow Market Competition	--	--	--	--	--	--	--	--
Abrams Park	98	1,753	\$2,198	\$1.25	--	--	\$2,198	\$1.25
Sunbay Suites	--	--	--	--	--	--	--	--
Marina Square Apartments	--	--	--	--	--	--	--	--
Marina del Sol	--	--	--	--	--	--	--	--
Shoreline Apartments	--	--	--	--	--	--	--	--
<b>Total/ Weighted Average</b>	<b>98</b>	<b>1,753</b>	<b>\$2,198</b>	<b>\$1.25</b>	--	--	<b>\$2,198</b>	<b>\$1.25</b>

# Preston Park Rankings by Type

**Sorted by Average Ask Rent**

**Sorted by Average Net Rent**

## Studio

Community	# of Units	Square Feet	Unit Description	Average ask rent
Sunbay Suites	32	345		\$845
<b>AVERAGE</b>		<b>345</b>		<b>\$845</b>

## Studio

Community	# of Units	Square Feet	Unit Description	Average net rent
Sunbay Suites	32	345		\$845
<b>AVERAGE</b>		<b>345</b>		<b>\$845</b>

## 1X1

Community	# of Units	Square Feet	Unit Description	Average ask rent
Shoreline Apartments	32	720		\$1,138
<b>AVERAGE</b>		<b>589</b>		<b>\$1,035</b>
Marina del Sol	54	618		\$1,025
Sunbay Suites	64	500		\$993

## 1X1

Community	# of Units	Square Feet	Unit Description	Average net rent
Shoreline Apartments	32	720		\$1,138
<b>AVERAGE</b>		<b>589</b>		<b>\$1,035</b>
Marina del Sol	54	618		\$1,025
Sunbay Suites	64	500		\$993

## 2X1

Community	# of Units	Square Feet	Unit Description	Average ask rent
			1 car attached	
Abrams Park	4	1,000	Renovated	\$2,000
Preston Park	3	1,150	Renovated	\$1,750
Preston Park	9	1,150		\$1,650
Abrams Park	92	1,000		\$1,500
Marina Square Apartments	15	1,000		\$1,450
Shoreline Apartments	32	850		\$1,400
Shadow Market Competition	5	800		\$1,373
<b>AVERAGE</b>		<b>855</b>		<b>\$1,370</b>
Marina Square Apartments	33	1,000		\$1,325
Marina del Sol	54	736		\$1,250
Sunbay Suites	85	650		\$1,225

## 2X1

Community	# of Units	Square Feet	Unit Description	Average net rent
			1 car attached	
Abrams Park	4	1,000	Renovated	\$2,000
Preston Park	3	1,150	Renovated	\$1,750
Preston Park	9	1,150		\$1,650
Abrams Park	92	1,000		\$1,500
Marina Square Apartments	15	1,000		\$1,450
Shoreline Apartments	32	850		\$1,400
Shadow Market Competition	5	800		\$1,373
<b>AVERAGE</b>		<b>855</b>		<b>\$1,370</b>
Marina Square Apartments	33	1,000		\$1,325
Marina del Sol	54	736		\$1,250
Sunbay Suites	85	650		\$1,225

## 2X1.5

Community	# of Units	Square Feet	Unit Description	Average ask rent
Preston Park	2	1,278	Renovated	\$2,300
Preston Park	1	1,323	Renovated	\$1,923
Preston Park	3	1,278	Renovated	\$1,895
Preston Park	135	1,323		\$1,763
<b>AVERAGE</b>		<b>1,306</b>		<b>\$1,762</b>
Preston Park	76	1,278		\$1,738

## 2X1.5

Community	# of Units	Square Feet	Unit Description	Average net rent
Preston Park	2	1,278	Renovated	\$2,300
Preston Park	1	1,323	Renovated	\$1,923
Preston Park	3	1,278	Renovated	\$1,895
Preston Park	135	1,323		\$1,763
<b>AVERAGE</b>		<b>1,306</b>		<b>\$1,762</b>
Preston Park	76	1,278		\$1,738

# Preston Park Rankings by Type

Sorted by Average Ask Rent

Sorted by Average Net Rent

## 2X2

Community	# of Units	Square Feet	Unit Description	Average ask rent
Shoreline Apartments	22	880		\$1,523
<b>AVERAGE</b>		<b>737</b>		<b>\$1,395</b>
Sunbay Suites	85	700		\$1,363

## 2X2

Community	# of Units	Square Feet	Unit Description	Average net rent
Shoreline Apartments	22	880		\$1,523
<b>AVERAGE</b>		<b>737</b>		<b>\$1,395</b>
Sunbay Suites	85	700		\$1,363

## 2X2 TH

Community	# of Units	Square Feet	Unit Description	Average ask rent
Shadow Market Competition	1	1,047		\$1,550
<b>AVERAGE</b>		<b>1,047</b>		<b>\$1,550</b>

## 2X2 TH

Community	# of Units	Square Feet	Unit Description	Average net rent
Shadow Market Competition	1	1,047		\$1,550
<b>AVERAGE</b>		<b>1,047</b>		<b>\$1,550</b>

## 3X2

Community	# of Units	Square Feet	Unit Description	Average ask rent
Shadow Market Competition	5	1,400		\$1,948
<b>AVERAGE</b>		<b>1,400</b>		<b>\$1,948</b>

## 3X2

Community	# of Units	Square Feet	Unit Description	Average net rent
Shadow Market Competition	5	1,400		\$1,948
<b>AVERAGE</b>		<b>1,400</b>		<b>\$1,948</b>

## 3X2.5

Community	# of Units	Square Feet	Unit Description	Average ask rent
Preston Park	2	1,572	Renovated	\$2,300
<b>AVERAGE</b>		<b>1,572</b>		<b>\$2,052</b>
Preston Park	123	1,572		\$2,048

## 3X2.5

Community	# of Units	Square Feet	Unit Description	Average net rent
Preston Park	2	1,572	Renovated	\$2,300
<b>AVERAGE</b>		<b>1,572</b>		<b>\$2,052</b>
Preston Park	123	1,572		\$2,048



# Preston Park Rankings by Type

Sorted by Average Ask Rent

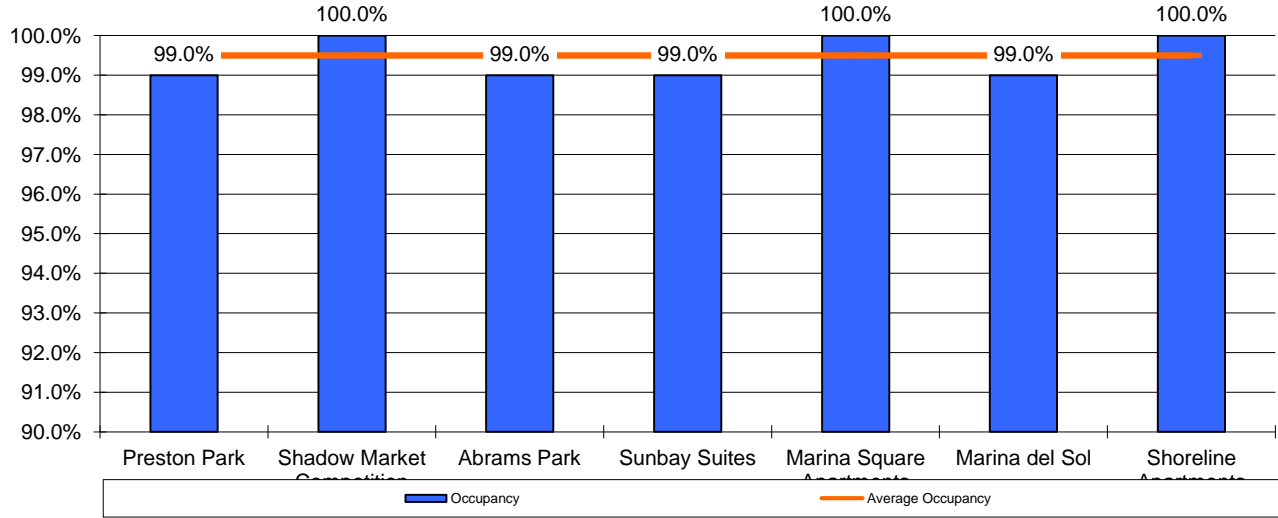
Sorted by Average Net Rent

4X2				
Community	# of Units	Square Feet	Unit Description	Average ask rent
Abrams Park	3	1,800	Renovated Vaulted ceiling	\$2,700
Abrams Park	2	1,800	Renovated Vaulted ceiling	\$2,400
Abrams Park	2	1,700	Renovated	\$2,300
Abrams Park	27	1,800		\$2,213
<b>AVERAGE</b>		<b>1,762</b>		<b>\$2,187</b>
Abrams Park	29	1,800		\$2,163
Abrams Park	35	1,700		\$2,125

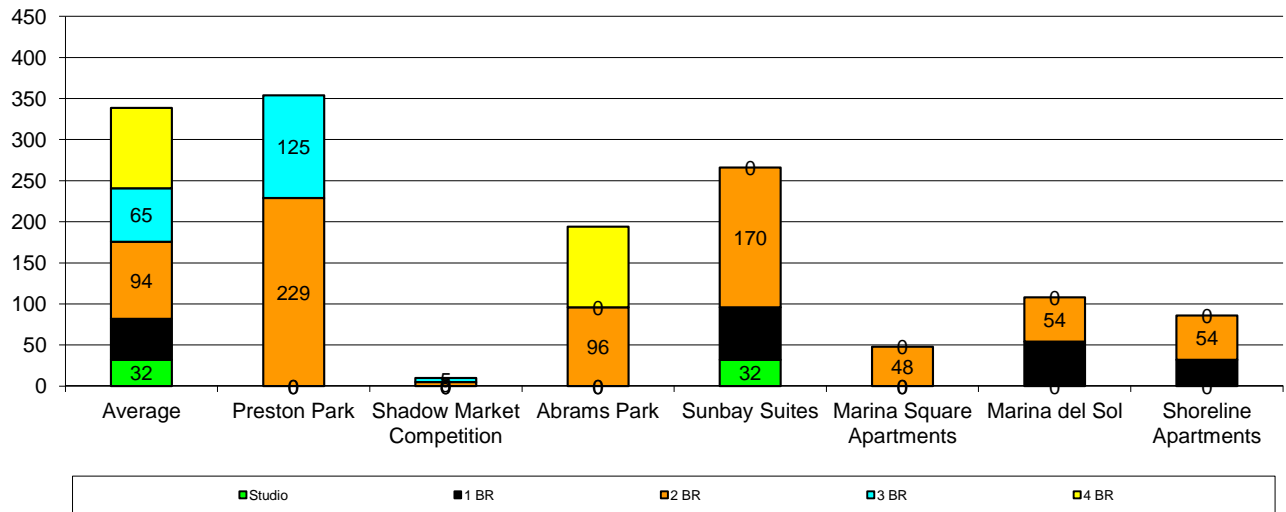
4X2				
Community	# of Units	Square Feet	Unit Description	Average net rent
Abrams Park	3	1,800	Renovated Vaulted ceiling	\$2,700
Abrams Park	2	1,800	Renovated Vaulted ceiling	\$2,400
Abrams Park	2	1,700	Renovated	\$2,300
Abrams Park	27	1,800		\$2,213
<b>AVERAGE</b>		<b>1,762</b>		<b>\$2,187</b>
Abrams Park	29	1,800		\$2,163
Abrams Park	35	1,700		\$2,125

# Preston Park Historical and Current Market Occupancy

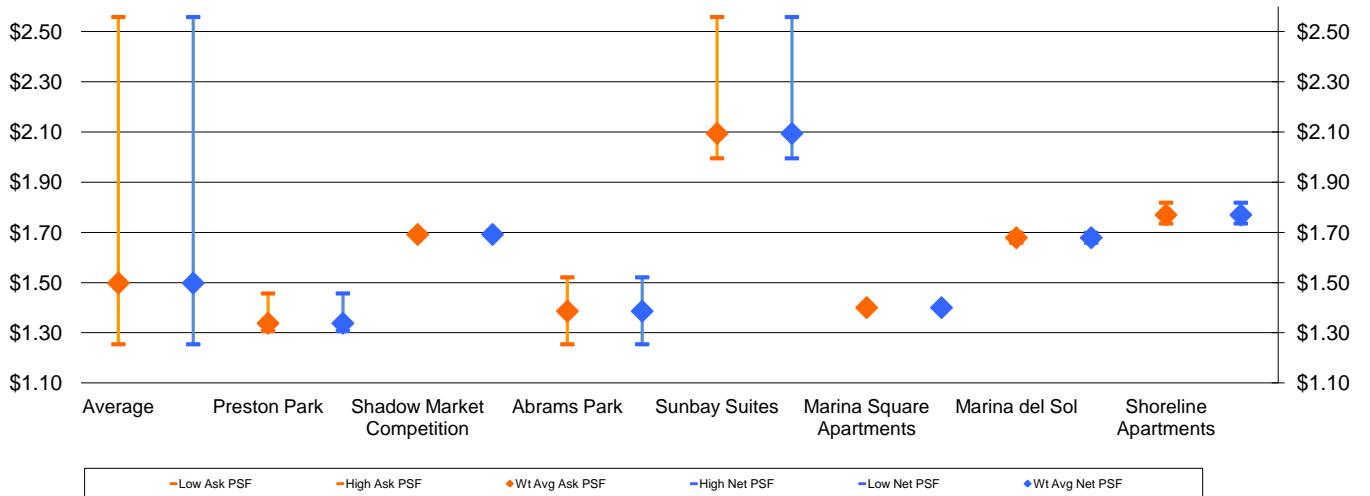
### Preston Park Current Occupancy vs Comparison Communities



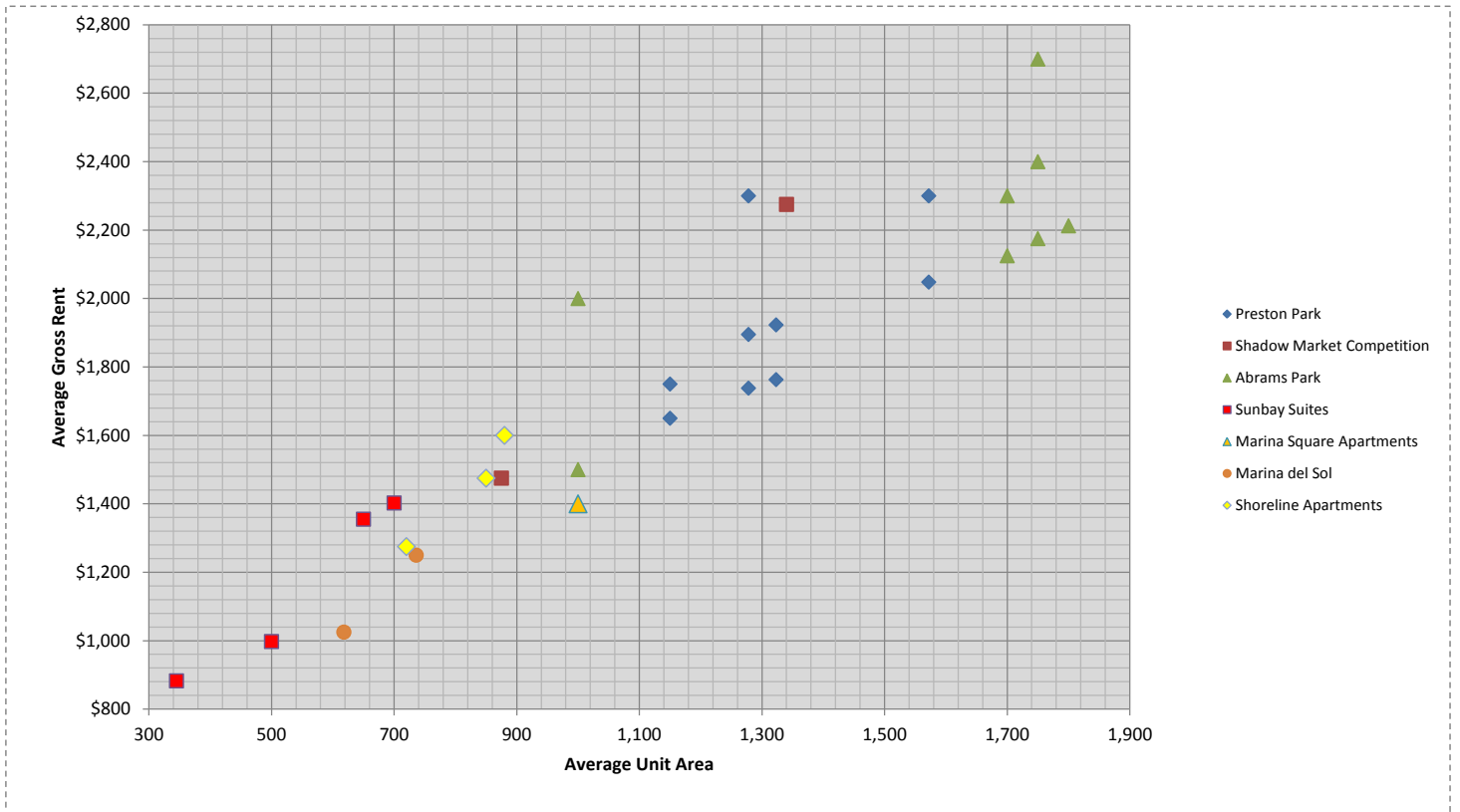
### Unit Type Mix Across Communities



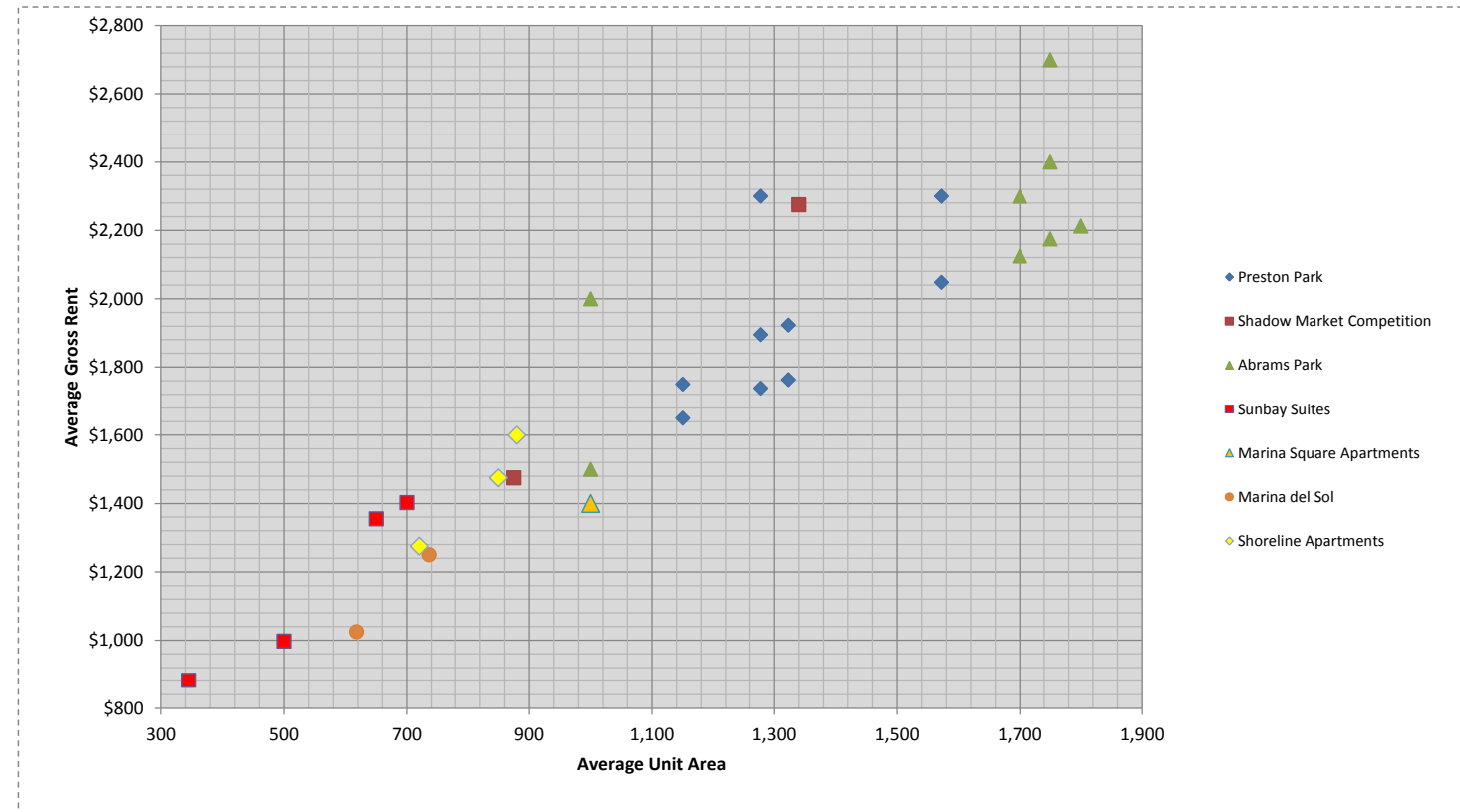
### Preston Park Ask Rent vs. Net Rent PSF



## Comps Gross



## Comps Effective



# Competitor Information

6/9/2015

## Preston Park

<b>Preston Park</b>	Phone #	(831) 384-0119
	<b>Mgmt Co:</b>	Alliance Residential Company
% Occupied	99.0%	
% Leased	100.0%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	98.0%	
Prior week leased	100.0%	
Rent changes		
Specials	No Concessions. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14.	
Locators		

<b>Shadow Market Competition</b>	Phone #	
	<b>Mgmt Co:</b>	Variable
% Occupied	100.0%	
% Leased	0.0%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	100.0%	
Prior week leased	0.0%	
Rent changes		
Specials		
Locators		

<b>Abrams Park</b>	Phone #	(831) 384-0119
	<b>Mgmt Co:</b>	Alliance Residential Company
% Occupied	99%	
% Leased	100%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	98%	
Prior week leased	99%	
Rent changes		
Specials	No concessions. Community is partially Below Market Rent and Section 8. Completely repainted as of Sept 2013.	
Locators		

<b>Sunbay Suites</b>	Phone #	(831) 394-2515
	<b>Mgmt Co:</b>	Sunbay Suites
% Occupied	99%	
% Leased	99%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	95%	
Prior week leased	96%	
Rent changes		
Specials		
Locators		

<b>Marina Square Apartments</b>	Phone #	(831) 384-9725
	<b>Mgmt Co:</b>	DYI Properties
% Occupied	100%	
% Leased	100%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	99%	
Prior week leased	99%	
Rent changes		
Specials		
Locators		

<b>Marina del Sol</b>	Phone #	(831) 384-5619
	<b>Mgmt Co:</b>	Pioneer Properties
% Occupied	99%	
% Leased	99%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	98%	
Prior week leased	99%	
Rent changes		
Specials	None	
Locators		

<b>Shoreline Apartments</b>	Phone #	(831) 384-9573
	<b>Mgmt Co:</b>	Laramar
% Occupied	100.0%	
% Leased	100.0%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	0.0%	
Prior week leased	0.0%	
Rent changes		
Specials		
Locators		

	Phone #	
	<b>Mgmt Co:</b>	
% Occupied	0%	
% Leased	0%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	0%	
Prior week leased	0%	
Rent changes		
Specials		
Locators		

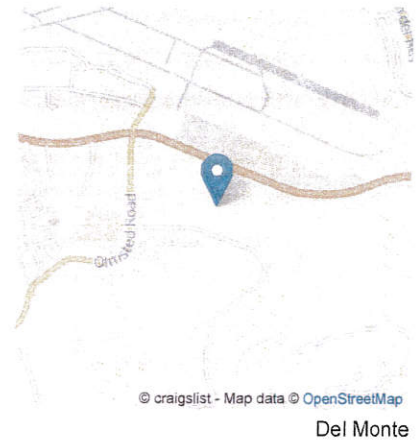
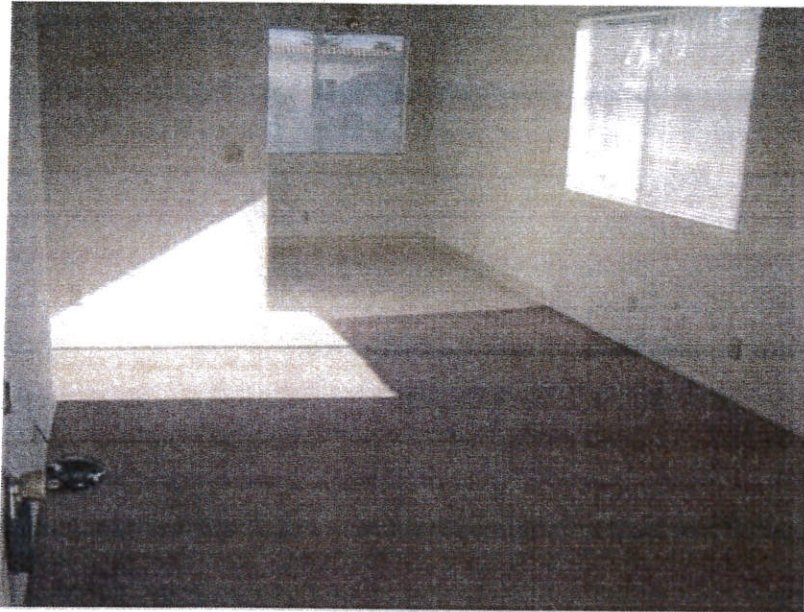
	Phone #	
	<b>Mgmt Co:</b>	
% Occupied	0.0%	
% Leased	0.0%	
# of Traffic for the week	0	Closing Ratio
# of Gross Leases for the week	0	0%
# of Net Leases for the week	0	
Prior week occupied	0.0%	
Prior week leased	0.0%	
Rent changes		
Specials		
Locators		

<b>Average Occupancy:</b>	87.0%
<b>Average Traffic:</b>	0
<b>Average Closing Ratio:</b>	0.0%
<b>Average # of Leases/wk:</b>	0

CL : monterey > housing > apts/housing for rent

Posted: 2 days ago

### \$1350 / 2br - Large two bedroom with garage (Del Monte-Marina)



2BR / 1Ba apartment available jun 15  
attached garage



This two bedroom unit offers garage parking coin op laundry on site, small front patio, electric stove, storage and walking distance to the beach and downtown. Sorry no pets.

Call us at 831-375-0984  
Cardinalli Property Management Co. Inc.  
www.cardinallirealty.com  
Lic # 01878046

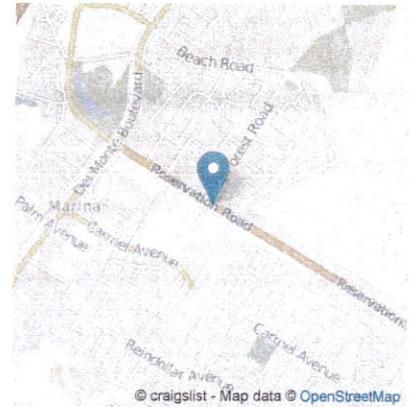
Monterey is home to Cannery Row, Fisherman's Wharf and the Monterey Bay Aquarium. Popular destinations also include Big Sur, Pebble Beach and the City of Carmel.

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reply below Posted: 16 days ago

### \$1395 / 2br - Spacious Two Bedroom Apartment Available! Pets Welcome (Marina)



295 Reservation RD

2BR / 1Ba apartment available jun 08  
laundry in bldg carport  
cats are OK - purrrr dogs are OK - woof



Contact info:  
Randy | LV44 II | 855-353-0712

## Spacious Two Bedroom Apartment Available! Pets Welcome!

3044 Owen Ave 3044-6, Marina, CA 93933

\$1,395/mo

#### KEY FEATURES

Sq Footage: 800 sqft.  
Bedrooms: 2 Beds  
Bathrooms: 1 Bath  
Parking: 1 Carport  
Lease Duration: 6 Months (See Details Below)  
Deposit: \$1,395  
Pets Policy: Cats & Dogs OK  
Laundry: Shared  
Property Type: Apartment

#### DESCRIPTION

Owen Ave Apartments offers freshly painted floor plans in a quiet, cozy atmosphere. Centrally located near CSUMB, NPS and MPC. We are minutes away from public transportation, shopping, restaurants, Fisherman's Wharf, bike trails along the beach and the beautiful Monterey Bay! You'll find a wealth of cultural opportunities just outside your door.  
For information regarding this property, please call 855-353-0712

#### LEASE TERMS

6-12 Month lease terms. Water, Sewage and Trash included.

Contact info:  
Randy

**LV44 II**  
**855-353-07125**

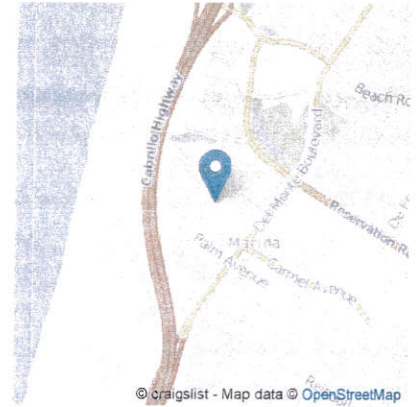
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Posted: 3 days ago

**\$1395 / 2br - First time in "14 years" this apartment has been on the market. (MARINA)**



2BR apartment available jun 02

no smoking



First time in "14 years" this apartment has been on the market.

Large clean two bedroom, one bath.

The apartment is located on Lake Drive in Marina, which has become one of the best places in Marina to live with beach access and the recently completed redesign and restoration of Lock Paddon Park all within walking distance.

Apartment features:

- New Paint
- New Premium Grade Anso Nylon Carpet
- New "top of the line" Quartz Counters
- New Kohler Extra Deep Kitchen Sink
- New Built in Microwave
- New Blinds
- New Light Fixtures
- Dishwasher
- Carport
- Storage Unit

Sorry no pets.

\$1395 per month

Availability: Early June

For more information, please click the contact button above.

Marina is centrally located between Monterey, Santa Cruz, Pacific Grove, Del Ray Oaks, Aptos, Soquel, Carmel, Prundale, Capitola, Seaside, Hollister, and San Juan Bautista.

- do NOT contact me with unsolicited services or offers





Posted: a month ago

### \$1450 / 2br - 805ft<sup>2</sup> - Hear the waves --- smell the Pacific Ocean air (Marina)

We will have one (1) 2BR/1Ba apartments available beginning May 30th  
This is an upper level unit --- sorry, no lower level units available at this time.

\$1450 --- 2BR / 1Ba 805 sqft apartment --- Available May 30th

This unit comes with 1 covered carport  
Be lulled to sleep every night by the sound of the waves crashing on Marina Beach..... YEP. they can be heard through the night from your Seabreeze Home.

Our application process must be 100% completed for consideration --- incomplete applications will be delayed until all information is provided

HOLD Deposits will be accepted only from qualified candidatess

Our application fee is \$30 per individual over 18yrs of age

FIRST COME..... FIRST QUALIFIED..... FIRST SERVED !!!  
NO EXCEPTIONS

We DO NOT accept pets.

We DO NOT accept co-signers

2 BR/1Ba Rent \$1450.00 per month --- Security Deposit \$1750.00 +

VERY Close proximity and easy access to shopping, many restaurants, Highway 1 and Marina Beach and Monterey/Carmel 12 miles to the south. Close to CSUMB

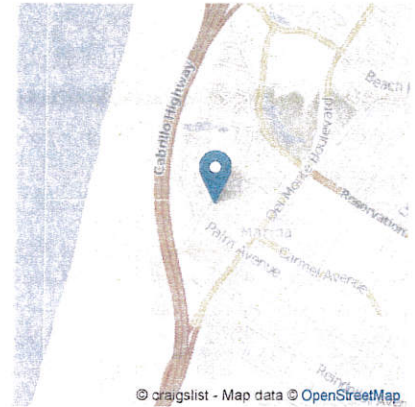
Seabreeze Apartments is a quiet 74 unit community nestled across Highway 1 from Marina State Beach. All apartments include a gas stove, refrigerator, dishwasher & garbage disposal.

- We pay for water and garbage.
- We also have two (2) coin operated laundry facilities on-site for resident use, and each unit has access to one (1) assigned covered parking space.
- You will not want to leave home.
- Call us to schedule an appointment for a site tour.
- Our office hours are as follows:

Sunday's and Monday's --- CLOSED

Tuesday's -- Saturday's 8:00am -- 5:00pm (Closed 1:00 -- 2:00pm for lunch)

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© craigslist - Map data © OpenStreetMap  
3094 Lake Drive

2BR / 1Ba 805ft<sup>2</sup> apartment  
available mar 30

laundry on site  
carport



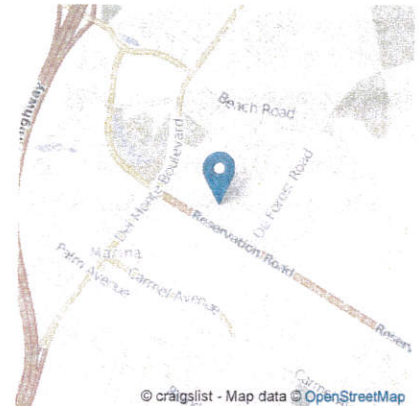
Posted: 17 days ago

### \$1600 / 2br - 1000ft<sup>2</sup> - Marina Condo Available Now (Marina)

1st floor 2 bedroom, 1 bath condo for rent in great, convenient location in Marina. Newer flooring and paint. Stainless steel appliances. No pets! Please call Virginia at Marina Beach Real Estate. BRE#01297223 831-384-6565

\$1,600.00 per month. Available now !

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3156 Eucalyptus

2BR / 1Ba 1000ft<sup>2</sup> condo

available may 12

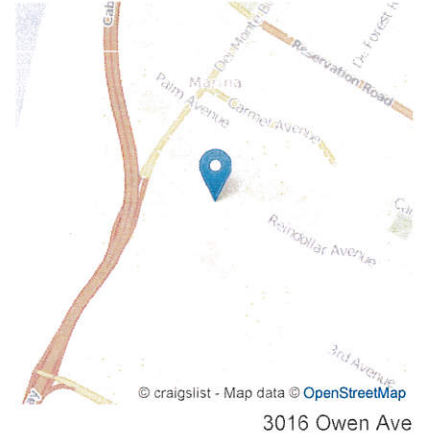
carport



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Posted: 18 days ago

**\$1950 / 3br - 1100ft<sup>2</sup> - 3 bed, 2 bath house in Marina (3016 Owen Ave.)**



3BR / 2Ba 1100ft<sup>2</sup> house  
available jun 15  
laundry on site attached garage  
no smoking

Open House Dates  
sunday 2015-06-07



OPEN HOUSE - June 7, from 10:00 AM to 2:00 PM - Sunday.

Please do not disturb current tenants!

- 3 bedroom, 2 bathroom house
- 2 car garage
- large fenced back yard, corner lot
- washer, dryer, refrigerator, dishwasher included
- hardwood floors throughout
- Available June 15
- \$1,950 deposit
- cat OK
- call or text (831) 402 - eight four three three

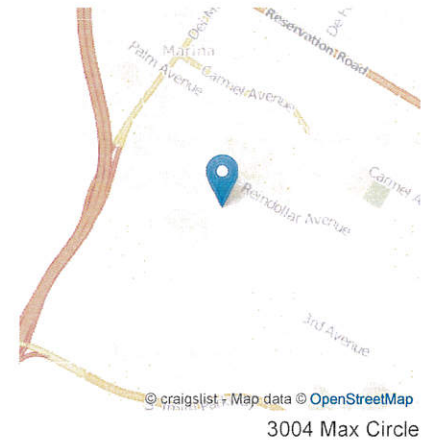
Close to shopping, beach. Only two miles from CSUMB, DoD Center. 12-14 miles from Naval Postgraduate School (NPS) and Defense Language Institute (DLI).

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Posted: a month ago

### \$2000 / 3br - 1700ft<sup>2</sup> - House for Rent in Marina (marina)



3BR / 2Ba 1700ft<sup>2</sup> house  
 available jun 06  
 laundry in bldg attached garage  
 no smoking



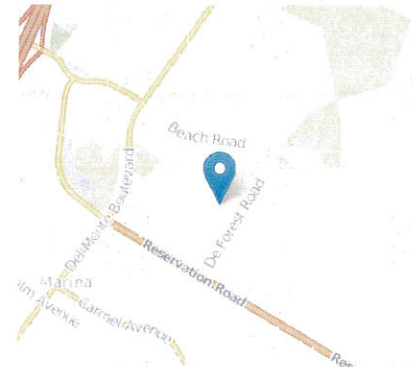
3 bedroom 2 bath in quiet culdesac in Marina. Living room/ Den w/ fireplace./ Dining room/ Kitchen. Lots of closet space. Master bedroom has walk-in closet and private bathroom. Includes refrigerator/ Washer& Dryer/ Stove/Oven & Microwave. Front and back yard. 2 car garage with large work bench & cabinets. Extra shelving over washer/dryer. Exterior of house just painted. Close to schools-tennis courts-local restaurants & shopping center. Walk thru available by appointment only. Applicants can pick up rental applications at a different location: 246 Reindollar Ave. Marina. A separate application to rent is required for each occupant 18yrs of age or over.

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Posted: 23 hours ago

**\$2250 / 3br - 1196ft<sup>2</sup> - 3bdr/2bath ~Vista Del Camino~ =Mast Realty= (Marina)**



© craigslist - Map data © OpenStreetMap

3237 Vista Del Camino

3BR / 2Ba 1196ft<sup>2</sup> house  
available jul 01

- no smoking
- w/d hookups
- attached garage

3237 Vista Del Camino, Marina, CA 93933

Single Family Home \$2,250

Bedrooms: 3  
Bathrooms: 2 full  
Sq Footage: 1196

**DESCRIPTION**

Available July 1st! Fully remodeled kitchen, cabinets and high-end fixtures, granite counter-tops and other updates throughout the home. Tastefully updated, this home is located in the heart of Marina, within walking distance to downtown shopping, Sunday farmers market, Walmart and Marina State Beach. Easy access to Highway 1, just a short drive to NPS and DLI. Highly desirable Olson school district. The house is currently occupied and limited viewings will be available, please inquire. Please note: this house is not pet-friendly (no exceptions) and no smoking is permitted. We do not take co-signers, all tenants must qualify on their own income and credit. No section 8 or any other housing vouchers will be accepted. For more details or to schedule a viewing, please e-mail only: [show contact info](#). All information contained herein is deemed reliable but not guaranteed.



**FEATURES**

- Garage: 2 car
- Heating/Cooling: Central

**CONTACT INFO**

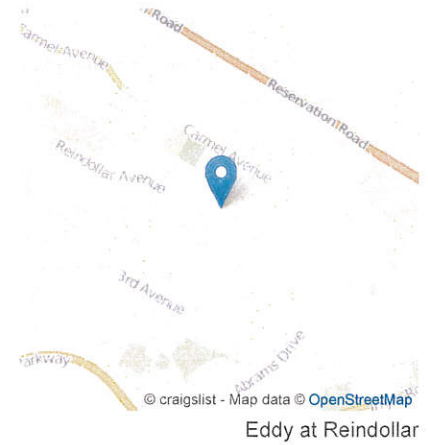
[show contact info](#)

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Posted: 14 days ago

**\$2295 / 3br - Eddy Circle (3059 Eddy Circle, Marina CA)**



3BR / 2Ba apartment available now

w/d hookups

attached garage



Nice three bedroom, two bath, ranch style home located on quite cul-de-sac. Newer windows, fireplace, two car garage with opener and fenced back yard. Pets would be considered. To view call [show contact info](#)

No emails please. Offered by First City Property Management BRE # 00983313.

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Posted: a day ago

### \$2600 / 3br - 1362ft<sup>2</sup> - Move In Ready! (Marina)



128

CLEAN, MOVE IN READY HOME conveniently located Near Hwy 1, Marina State Beach, Walmart and all that the Monterey Peninsula has to offer. NEW interior paint, NEW gas stove in kitchen, NEW window blinds, hardwood floors though out, tile flooring in kitchen and hall bathroom, linoleum flooring in master bathroom, dual pane windows, central heat. Formal living room, family room with fireplace off the kitchen. Please NOTE, the owners do NOT want the fireplaces used, for decoration purposes only. Yard is on sprinkler and drip system. Owners pay gardener & sewer. Tenants pay garbage, water, gas & electric. \$2600 rent, \$2800 security deposit. Owners prefer NO pets. Please call Janeen Reavis CalBRE #01350812 at 831-204-3440 or 408-561-1003 to schedule an appointment to view. \$50 credit & screening fee per adult applicant.

3BR / 2Ba 1362ft<sup>2</sup> house

available may 31

w/d hookups

attached garage



- do NOT contact me with unsolicited services or offers