

Name of Property	Alexandra			Arrowridge			Azure Apartments			Blairridge Apartmen			Briarwood Apartments		
Address	4419 1st Ave SW			5150 16th SW									254 Northpointe Dr NE		
Phone	396-6212			396-3817						363-3900			377-8712 Wanda		
Property Manager				Mirage Properties			Mirage Properties			High Properties			Timberland		
# of Units/Year Built	112	1992		96	1995		462	2002		48	1980's		73	1973-75	
Lease terms offered	6 or 12mo \$350 or \$99 w/ insurance			6-12mo			6-12 mo			6,9,12			3,6,12		
Pets/Dep/Rent	No			cat \$100 \$25/mo			cat \$100 \$25			cat \$250			cat/dog \$300 \$25/mo		
Tax Credit/Hud	No no			no yes			No yes			No no			No no		
Application Fee	\$25			\$0			\$0			\$30			\$40		
Current Occupancy	98%			94%			90%			99%			99%		
	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
1BR	\$579	596	\$0.97				\$335	520	\$ 0.64						
Patio							\$365	620	0.58						
Balcony															
	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
2BR/1Bath				\$525	756	\$ 0.69	\$435	710	\$ 0.61	\$585	850	\$ 0.68			
Patio	\$639	764	\$0.83	\$595	972	\$ 0.61	\$465	810	\$ 0.57	\$565	850	\$ 0.66			
Balcony															
	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
2BR/2 Bath	\$679	900	\$ 0.75				\$635	1020	\$ 0.62				\$839	972	\$0.86
Patio													\$919	1000	\$ 0.92
Balcony													\$959	1322	\$ 0.73
	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
3BR/2 Bath							\$635	1020	\$0.62						
Patio															
Balcony															
DEPOSIT	\$350			\$199			\$199			\$250			\$300 or \$87.50 bond		
Type of Heat/Paid By	Electric Tenant			Boiler both \$37			gas Tenant			Electric Tenant			Electric Tenant		
Air Conditioning	Central			Wall Units			Wall unit			Central			Central		
Garage/Rent	None			Yes \$45			Yes \$55						Yes \$60-\$75		
Stove/Refrigerator	Yes Yes			Yes Yes			Yes Yes			Yes Yes			Yes Yes		
Dishwasher/Disposal	Yes Yes			None Yes			no Yes			Yes Yes			Yes Yes		
Fireplace	None			None			No			No			No		
Blinds/Drapes	Blinds			Blinds			blinds			yes			yes		
Ceiling Fans	Some			None			Some			yes			Yes		
Pool/Clubhouse	Yes Yes			None			Yes			No No			No Yes		
Playground/Tennis Ct.	Yes No			None			No No			No No			No No		
Exercise Room	Yes			None			No			No			No		
	Each building \$1.50			W/D in Units			\$1.75/\$1.50 dry			On-site			W/D in each unit		

Cambridge Townh			Cedar River Tower			Cedar Terrace			Cedar Valley Apart			Cedarwood Hills			Cedar Trail Village		
2113 North Towne Ct NE			100 1st Ave NE			3635 12 Ave SW			3000 J St SW			2040 Glass Road NE			125 E. Boyson Rd. Hiawatha		
393-1820			364-0085			390-3215			365-6247			395-0010			362-5566		
			flood						***						Eagle Property		
184	1965		150	1974		96	1979		186	1970		180	1968		144	1997	
6-12mo			MTM-6-1:			6-12 Mo			6-12 Mo	1 Mo		6-12 Mo			6,9,12		
Cats	\$100 fee	\$25/mo	cat	\$300		cat/dog	\$50/\$100		Cats	\$100 fee		cat	\$300	\$25 Mo	Cats	\$400	
no	yes		No			no			Leased Housing			Yes			No		
\$0			\$0			\$0			\$0			\$25			\$20		
90%			91%									87%			100%		
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
			\$549	561	\$ 0.97	\$415	600	\$ 0.69	\$425	606	\$ 0.70	\$519	650	\$ 0.80			
			\$599	703	\$ 0.85	\$450	690	\$ 0.65									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$579	850	\$0.68				\$515	800	\$ 0.64	\$500	868	\$ 0.58	\$619	865	\$ 0.72	\$650	850	\$ 0.76
						\$630	800	\$ 0.78							\$675	850	\$ 0.79
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
			\$819	914	\$ 0.89												
			\$877	1122	\$ 0.78												
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
									\$600	1154	\$ 0.52	\$769	1200	\$ 0.64			
\$149			\$400			\$400			1 Months rent			\$99 or	1 month rent		\$250		
Gas		landlord	Electric		Tenant	Gas		Tenant	Gas		Tenant	Hot Water		landlord	Gas		Tenant
Central			Wall Units			central			Wall Units		Tenant	Wall Unit			Central		
No			Parking Ramp included			Yes	\$40		No			No			Yes	With Apartment	
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
No	Yes		Yes	Yes		No	Yes		No	Yes		Some	Yes		Yes	Yes	
No			No			No			No			No			No		
Blinds			Blinds			no			Blinds			Blinds			Blinds		
yes			No			some			No			Yes			No		
Yes	Yes		No	Yes		No			No			Yes	No		No	No	
No	No		No	No		no	No		Yes	No		Yes	No		No	No	
No			No			No			No			Yes			No		
Central building	\$1.50 wash/dry		Central location			central location			Hook ups in unit			Each building	\$1.25 wash/dry		In Each Unit		

Chapel Ridge of M			Continental Terrac			Country Hill			Creekside Apartments			Cypress Point			Edgewood Apartm		
225 38th St. Dr. SE			674 C Ave NE			3009 12th Ave SW			2159 29th St NW			3404 Queen Dr SW					
447-9447			365-0993			395-7575			363-5489			363-3900			390-4011		
Pinacle			Midland Property			High Development			Dial Properties								
200	2005		144	1975		92	1990-1996		77	1954-74		144	2003		96	1994	
12	\$250		6-12 mo			12 Mo			MTM-6 M		6,9,12				12 Mo		
cat/dog	\$300	\$20/mt	cats, dog	\$100	\$10	cat/dog	\$300	\$20	Yes	\$210	\$20/mt	cat	\$250		No		
yes	yes		No	no		yes	no		Yes			No	no		Yes		
\$40			\$20			\$30/adult/married couple			\$0			\$30/adult/married couple			\$30		
100%			99%			100%			77%			100%			95%		
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$595	673	\$ 0.88				\$595	720	\$ 0.82	\$460	465	\$ 0.99				\$515	640	\$ 0.80
			\$460	620	\$ 0.74				\$470	465	\$ 1.01						
			\$480	620	\$ 0.77												
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
						\$650.00	920	\$ 0.70	\$625	750	\$ 0.83	\$705	925	\$ 0.76	\$625	860	\$ 0.73
			\$560	800	\$ 0.70				\$655	750	\$ 0.97	\$755	925	\$ 0.82	\$640	890	\$ 0.72
			\$580	800	\$ 0.73												
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$695	912	\$ 0.76				\$690.00	960	\$ 0.72									
\$895	912	\$ 0.98															
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$795	1085	\$ 0.76				\$815	1080	\$0.75									
\$995	1085	\$ 0.92															
4 br			\$400 2 BR														
\$1,095	1333	\$ 0.82	\$300 1BR						1 months rent			\$250 based on credit			\$250		
gas			Electric		Tenant	Gas & Electric		Tenant	Gas & Electric		Tenant	Gas		Tenant	gas & electric		Tenant
Wall Unit			Wall Unit			Central			Wall Unit			yes			Central		
No			Yes	\$50		Yes	\$50		Yes	\$55	tenant				No		
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Yes	Yes		Some	Yes		Yes	Yes		No	No		Yes	Yes		Yes	Yes	
No			Some			Some			No			No			No		
yes			Blinds			Blinds			Yes			yes			Blinds		
Yes			Some			No			No			Yes			No		
Yes	yes		Yes	Yes		No	No		Yes	Yes		No	No		No	Yes	
Yes	No		No	No		Yes	No		No	No		No	No		Yes	No	
Yes			No			No			No			No			No		
Each building \$1.00 wash/dry			Each Building \$1 wash/.75 dry			Central Location/Hook ups			\$1.25/\$1.00			W/D in each unit			.75 Wash/Dry Some Hookups		

Eagles Point @ Kirkwood			Forest Ridge Apartments			Name of Property			Gateway Gardens			Geneva Tower			Glenbrooke Centre		
			1220 Sierra Dr NE			Address			2981 6th St SW			310 5th Ave SE			4341 1st Ave SE		
365-6558			362-4055			Phone			366-0434			366-0454 Bob			366-6624		
			Eagle Property			Property Manager			Timerberland Property						DLCC Properties		
88	1978		164	1976-77		# of Units/Year Built	328	1969		180	1971/2009	60	1976				
			6,9,12			Lease terms offered	6,9,12			12 Mo		6-12 Mo					
cat/dog	\$300	\$25	Cats	\$250		Pets/Dep/Rent	cat/dog	\$300	\$25	Yes	\$50 \$10 mt	cat/dog	\$200	\$20			
No			No			Tax Credit/Hud	no	no		Section8/236/market			no	yes			
None			\$25 adult/married couple			Application Fee	\$40			\$0		\$20 out of state					
98%			98%			Current Occupancy	88%			86%		99%					
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
			\$485	583	\$ 0.83	1BR	\$559	650	\$ 0.86		560	\$435	460	\$ 0.95			
			\$585	720	\$ 0.81	Patio				* Based on 30% of income							
			\$585	820	\$ 0.71	Balcony											
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$719	880	\$ 0.82	\$650	1150	\$ 0.57	2BR/1Bath	\$679	860	\$ 0.79			\$600	900	\$ 0.67			
\$729	910	\$0.80				Patio						\$600	900	\$ 0.67			
						Balcony											
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
			\$725	1150	\$ 0.63	2BR/2 Bath	\$679	830	\$ 0.82		747						
						Patio	ownHouse			* Based on 30% of income							
						Balcony											
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
						3BR/2 Bath	\$819	1008	\$ 0.81								
						Patio	\$860	1008	\$ 0.85								
						Balcony											
						DEPOSIT	\$300-\$50			1 month			\$435				
Hot Water		Tenant	Gas & Electric		Tenant	Type of Heat/Paid By	Gas		Landlord	Electric		Landlord	Electric/Gas		Tenant		
Wall Units			Central			Air Conditioning	Central		Tenant				Yes	window			
Yes	\$55		Yes	\$50		Garage/Rent	yes	\$50		No			No				
Yes	Yes		Yes	Yes		Stove/Refrigerator	Yes	Yes		Yes	Yes		Yes	Yes			
Some	Yes		Yes	Yes		Dishwasher/Disposal	yes	Yes		No	Yes		No	No			
No			Some			Fireplace	No			No			No				
Yes			Drapes			Blinds/Drapes	Blinds			Blinds			Drapes				
Some			No			Ceiling Fans	Some			No			some				
No	No		No	Yes		Pool/Clubhouse	Yes	Yes		No	No		Yes	No			
No	No		No	No		Playground/Tennis Ct.	Yes	No		No	No		No	No			
No			Yes			Exercise Room	Yes			No			No				
\$1.25			Each building \$1wash/.75 dry				\$1.50/\$1.75			\$1 wash/.75 dry			\$1.25 wash/.75 dry				

Grand Reserve			Goldfinch Apartmer			Grandview Apts			Hunters Creek Towl			Jacolyn Corner			JulieAnn Square		
6214 Rockwell Dr NE						1241 Grand Ave, Marion						110 Jacolyn Drive SW					
395-9676			390-7600			377-5383			363-3900			362-5566			365-0105		
Timberland Partners			Mirage Properties			Mirage Properties			High Development			Eagle Property					
170	2000-03		326	2004		136	1993		4	2005		48	2000		48	1974-1976	
3-6-12 mo			6, 12	\$199		6-12 Mo	\$199		6,9,12			6,9,12			12		
cat	\$300		cat	\$100	\$25	cat	\$100	\$25	cat	\$250		Cat	\$400		no		
No			No	no		no	yes		No	no		No			no	no	
\$40 + \$100 admit fee			\$0			\$0			\$30/adult/married couple			\$20			\$0		
99%			100%			100%			100%			99%					
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$ 769.00	750	\$ 1.02	\$405	540	\$ 0.75	\$335	534	\$0.62							\$385	425	0.90
\$789	750	\$1.05				\$355	634	\$0.56									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
						\$575	700	\$ 0.82	\$1,250	1000	\$ 1.25	\$705	850	\$0.83	\$ 585.00	425	\$ 1.37
\$869	882	\$0.98	\$595	756	\$0.78							\$725	850	\$ 0.85	\$595	650	\$ 0.91
\$879	920	\$ 0.96	\$605	980	\$ 0.62												
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$1,049	1200	\$0.87															
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$1,099	1185	\$ 0.92															
Rates			Rates are														
\$300									\$250 based on credit			\$250			1 month rent		
Gas		Tenant	Gas		both	boiler		both	Gas		Tenant	Gas		Tenant	Boiler		Owner
			1br \$25		2br \$37/\$	\$37			\$25 one br, \$37 2br						electric		tenant
Central			window			Wall Units/Central			yes			Central			Wall Units		
Yes	\$50		Yes	\$45		Yes	\$60	10x20	attached			Yes	With Unit		Yes	\$60	
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Yes	Yes		Yes	Yes		Some	Some		Yes	Yes		Yes	Yes		some	Yes	
No			No			No			yes			No			Some		
Blinds			Yes			Yes			yes			Blinds			no		
No			No			No			Yes			No			Some		
No	Yes		No	Yes		No	No		No	No		No	No		No	No	
Yes	No		No	No		No	No		No	No		No	No		No	No	
Yes			No			No			No			No			No		
\$1.75/\$1.50			in each unit			Central Location \$1.25			W/D in each unit			W/D provided in Unit			\$1.00		

KenMar Properties			Kings Court			Kirkwood Court Ap			Linwood			Magnolia Lane			Morningside Park																							
1180 Elm Street			801			205 Kirkwood Blvd SW			4845 Johnson Ave NW																													
981-2828			377-5383			363-8388			396-7785			363-3900			363-3900																							
Ken Klingler			Mirage Properties			Havercamp Properties			62+			High Development			High Properties																							
12			16			400			1990-2002			100			1980			12			2006			18			1980's											
12 month			1 month rent			6,12			10-12 mo			\$350			12 Mo			6,9,12			6,9,12																	
no			cat			\$100			\$25			cats			\$350			\$35/mt			cat/dog			\$300			cat			\$250			cat			\$250		
No			no			no			yes			No			No			no			No			no			No			yes			No			yes		
			\$0			\$40						\$0						\$30/adult/married couple						\$30/adult/married couple														
100%			99%			99%						95%						100%						100%														
t	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft								
	\$400	300	\$ 1.33	\$325	517	\$ 0.62							30%	of income																								
t	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft								
	\$490	400	\$ 1.22				\$350	700	\$ 0.50							\$825	975	0.85	\$480	850	\$ 0.56				\$515	850	\$ 0.61											
	\$550	500	\$ 1.10				\$400	700	\$ 0.57																													
t	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft								
							\$330	860	\$ 0.39							\$875	975	\$ 0.89																				
							\$365	860	\$ 0.42																													
t	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft								
							\$330	880	\$ 0.38							\$850	975	\$ 0.87																				
							\$365	880	\$ 0.41																													
	non-smoking																																					
	forced air	Tenant		Gas	Both		Boiler	Owner		Gas	Tenant		Gas	Tenant		Gas	Tenant		Electric	Tenant																		
	Central	Landlord																																				
	Central			wall unit			Wall Unit			Central/Wall Units		yes							Central																			
	4 have in			No			Yes	\$30		No																												
	Yes	Yes		Yes	Yes		Yes	Yes								Yes	Yes		Yes	Yes																		
	Yes	Yes		No	no		Yes	Yes								Yes	Yes		Yes	Yes																		
	No			some			No			No						no			No																			
	No			Yes			Drapes			Blinds						yes			yes																			
	No			No			No			No						Yes			yes																			
	No	No		No	no		No	No		No	No					No	No		No	No																		
	No	No		No	no		No	No		Yes	No					No	No		No	No																		
	No			No			Basketball Court			No						No			No																			
	\$1.00-\$1.25			Each building \$1.25 wash & Dry			Each Building \$1.25									W/D in each unit or hook ups			On-site																			

Oakland Court & Gardens			Oakridge Apartmen			Pheasant Run			Raintree Apartments			Rehman Enterprises			Regal Townhomes		
1300 Oakland Rd NE						470 Quail Ct SW			4900 16th Ave SW			2505 Brockland Dr			Pleasantview Dr, Marion		
362-0238			363-3900			396-6726			390-0899			393-6100			377-5383		
			High Development						Dominium Propertie						Mirage Properties		
196	1950		4	1970's		231	1974-78 & 2001		72	1995		46	1965		164	2000-02	
6,9,12			6,9,12			6,12			6,12			6			6-12 mo		
cats	\$250					Cats	\$100	\$10	cats/dog	\$250	\$15	no			cat	\$100	\$25
No	no		No	no		no	no		yes	yes		no	yes		no	yes	
\$0			\$30/adult/married couple			\$0			\$28			\$25			\$0		
95%			100%			96%			95%						100%		
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$445	530	\$ 0.84				\$555	814	\$ 0.68	\$530	687	\$ 0.77	\$495	650	\$ 0.76			
\$490	650	\$ 0.75				\$590	814	\$ 0.72				\$410	560	\$ 0.73			
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$495	650	\$ 0.76				\$635	960	\$ 0.66	\$615	900	\$ 0.68	\$595	840	\$ 0.71			
\$575	760	\$ 0.76				\$665	960					\$510	840	\$ 0.61			
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
			\$625	900	\$ 0.69	\$655	1008	\$ 0.65							\$595	1052	\$0.57
			\$650	900	\$ 0.72	\$835	1008	\$ 0.83							\$775	1074	\$0.72
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
									\$815	1138	\$ 0.72				\$850	1750	\$0.49
\$250			\$250 based on credit			\$200			\$300						\$199		
Hot Water	Both		Gas		Tenant	Electric		Tenant	Electric		Tenant	gas		Tenant	Gas		Tenant
No			yes			Central			Central			Yes			Central		
No						Yes	\$35-\$45		Yes	\$35		no			Yes	With Unit	
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
No	No		Yes	Yes		Yes	Yes		Yes	Yes		no	No		Yes	Yes	
No			no			No			No			No			No		
Yes			yes			Blinds			Blinds			no			Yes		
Some			Yes			No			some			yes			No		
No	No		No	No		Yes	Yes		No	No		No	No		No	No	
Yes	No		No	No		Yes	Yes		Yes	No		Yes	No		No	No	
No			No			No			No			No			No		
\$.75 wash/ .35 dry			W/D in each unit			in ea.bldg \$.75 w/d			\$1.00			Each building .75 wash & dry			W/D in each Unit		

Reisident on 5th			Residents on 11th			Rockridge Condos			Name of Property			Roylene Grose			St. Andrews			
Marion									Address			2723 & 2725 E Ave NW			1621 Pinehurst NE			
363-3900			363-3900			390-7600			Phone			560-0096			393-8375			
High Development			High Development			Mirage Properties			Property Manager									
24	1970's		24	1980's		36			# of Units/Year Built	2	1967		152	1976-78				
6,9,12			6,9,12			6, 12			Lease terms offered	6,12			6-12 Mo					
cats	\$250					no			Pets/Dep/Rent	cat/dog			No					
No	no		No	no		No			Tax Credit/Hud	no	yes		No					
\$30/adult/married couple			\$30/adult/married couple			\$0			Application Fee	\$50			\$10 per person					
88%			75%			100%			Current Occupancy	100%			100%					
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	ent/Sq Ft		Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$400	400	\$ 1.00							1BR	\$450	700	\$ 0.64	\$587	815	\$ 0.72			
									Patio	\$475	700	\$ 0.68	\$661	815	\$ 0.81			
									Balcony									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	ent/Sq Ft		Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$400	460	\$ 0.87	\$475	850	\$ 0.56	\$750	985	\$ 0.76	2BR/1Bath				\$657	958	\$ 0.69			
			\$500	850	\$ 0.59				Patio				\$735	958	\$ 0.77			
									Balcony									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	ent/Sq Ft		Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
									2BR/2 Bath				\$681	1006	\$ 0.68			
									Patio				\$775	1006	\$ 0.77			
									Balcony									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	ent/Sq Ft		Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
									3BR/2 Bath									
									Patio									
									Balcony									
\$250 based on credit			\$250 based on credit			\$350			DEPOSIT				\$400					
Gas		Tenant	Gas		Tenant	Hot Water		tenant	Type of Heat/Paid By	forced air		tenant	Gas		Tenant			
	\$30/mo																	
yes			yes			central air			Air Conditioning	Central			Central					
						Yes	included		Garage/Rent	Yes	included		Yes	\$60				
Yes	Yes		Yes	Yes		Yes	Yes		Stove/Refrigerator	Yes	Yes		Yes	Yes				
Yes	Yes		Yes	Yes		Yes	Yes		Dishwasher/Disposal		Yes		Yes	Yes				
no			no			yes			Fireplace	No			Some					
yes			yes			Yes			Blinds/Drapes	Blinds			Drapes					
Yes			Yes			Yes			Ceiling Fans	yes			No					
No	No		No	No		No	No		Pool/Clubhouse	No	No		No	No				
No	No		No	No		No	No		Playground/Tennis Ct.	No	No		No	Yes				
No			No			No			Exercise Room	No			No					
on-site			on-site			in unit				Included			Ea, bldg \$1.25 wash/ .75 dry					

Shamrock Apartments			Stonegate			Stonewood Apartr			The Pointe			Thompson Proper		
5150 16th Ave SW						1460 44th St, Marion			3968 Park towne Ct NE			244 Normandy Dr		
396-3817			363-3900			377-5383			395-0660			350-7804		
Mirage Property			High Development			Mirage Properties			Cunat			flood		
390	2000		144	2003		16	1980-86		522	1960		7	1920	2006
6-12mo			6,9,12			6,12			3,6,12			3 month		
cat	\$100	\$25/mo	cat	\$250		1 cat	\$100	25	cat/dog	\$400-\$600		cat/dog	\$100	
Leased Housing			No	no		No	yes		no	yes		no	yes	
\$0			\$30/adult/married couple			\$0			\$30			\$0		
100%			100%			82%			91%			99%		
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$345	580	\$ 0.59				\$365	550	\$ 0.66	\$505	515	\$ 0.98			
\$375	636	\$0.59							\$600	615	\$ 0.97			
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$485	846	\$0.57	\$705	925	\$ 0.76				\$580	768	\$ 0.76			
			\$755	925	\$ 0.82									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
									\$815	969	\$ 0.84			
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$199			\$250 based on credit						\$250			1 months rent		
Boiler		both	Gas		Tenant	Hot Water		landlord*	Hot Water		Landlord	gas		tenant
\$25 one b	\$37 2br													
Wall units			yes			wall unit			Chilled Water		Landlord			
Yes	\$45	10x20				no			Yes	\$40-50				
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
No	No		Yes	Yes		no	No		Some	Yes		no	No	
No			no			No			No			No		
yes			yes			Yes			Verticals			no		
No			Yes			Some			Some			no		
No	No		No	No		No	No		Yes			Yes		
No	No		No	No		No	No		No	No		No	No	
No			No			No			No			No		
2 on-site facilities	\$1.25		W/D included			\$1.25 wash/\$1 Dry			Central location \$1.50 wash & Dry					

*tenant pags heat in 2 br

Tan Tara			Westcove			Westdale Court Apartments			Wheatland Club			Wildwood Pool Apartments			Windsor on the River		
1840 F Ave NW			363-3900			2155 Westdale Dr SW			396-1865			921 Old Marion Rd NE			2200 Buckingham Dr NW		
362-5566			High Development			396-1865			363-3900			393-9521			396-8300		
Eagle Property			High Development			Mirage Property			High Development			Minkin Mgmt			Cunat		
48	1973		24	2006		474	1991-94		144	2008		128	1965		78	1978	
6,12			6,9,12			6-12mo			6,9,12			12			6,12,15		
Cats	\$400		cat	\$250		cats	\$100	\$25	cat	\$250		cats	\$300		cat/dog	\$150	
No	yes		No	no		no	yes		No	no		No			No		
\$20			\$30/adult/married couple			\$0			\$30/adult/married couple			\$20			\$25 adult		
99%			100%			91%			100%			100%					
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
						\$345	580	\$ 0.59				\$559	650	0.86	\$725-785	739-851	\$.92-.98
						\$365	636	\$ 0.57									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
\$495	850	\$ 0.58	\$650	900	\$ 0.72	\$465	750	\$ 0.62	\$750	925	\$ 0.81	\$659	750	\$0.88			
\$525	850	\$ 0.62							\$800	925	\$ 0.86				\$685-830	879-1034	\$.78-.80
						\$465	850	\$ 0.55									
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
						\$565	975	\$ 0.58							\$735-785	1209	\$.61-.65
															\$825-855	1214-1302	\$.65-.68
															\$945-1005	1424	\$.67-.71
Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft	Rent	Sq Ft	Rent/Sq Ft
												\$799	1250	\$0.58			
															\$995	1519	\$ 0.66
															1025	1519	\$ 0.67
			\$250 based on credit			\$99			\$250 based on credit			\$300					
Gas		Tenant	Gas		Tenant	boiler		both	electric		Tenant	Hot Water		Landlord	Gas		Tenant
						\$25 one br, \$37 2br											
Central			yes			Wall Units			yes			Wall Units			Central		
Yes	\$40					Yes	\$45	10x20				No			Underground parking with unit		
Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
No	Yes		Yes	Yes		No	No		Yes	Yes		yes			Yes	Yes	
No			no			No			no			No			Yes		
Yes			yes			yes			yes			Blinds			Blinds		
Some			Yes			No			Yes			Yes			No		
No	No		No	No		No	No		yes	fitness center		Yes			Yes	Yes	
No	No		No	No		No	No		No	No		Yes			No	Yes	
No			No			No			No			No			Yes		
.75 Wash/\$1 Dry			on-site			2- Locations \$1 wash/.50 Dry			on-site			Each Building			9 locations in the building	\$	Varies