



# 1234 W Blaine St - Copper Canyon

Riverside, CA 92507 - University MF Submarket



### PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>2</b>
Style:	<b>Garden</b>	Building Size:	<b>171,264 SF</b>
# of Units:	<b>296</b>	Land Area:	<b>16.27 AC (708,721 SF)</b>
Avg Unit Size:	<b>574 SF</b>	Zoning:	<b>R3, Riverside</b>
Year Built/Renov:	<b>1986 / -</b>	Parking Spaces:	<b>300 Total</b>
		Spaces/Units:	<b>1 Spaces</b>
Asking Rent/Unit:	<b>\$1,178.13</b>	Absorp (12 mos):	<b>3 Units</b>
Asking Rent/SF:	<b>\$2.05</b>	Stabilized Bldg:	<b>Yes</b>
		Date Stabilized:	<b>Jul 1987</b>

Rent Type:	<b>Market</b>
Market Segment:	<b>All</b>

Unit Amenities: **Window Coverings, Heating, High Speed Internet Access, Refrigerator, Walk-In Closets, Air Conditioning, Cable Ready, Dishwasher**

Site Amenities: **Gated, Grill, Laundry Service, Controlled Access, Fitness Center, Laundry Facilities, Pool, Spa**

Parcel: **250-200-013**

### CONTACTS

Owner:	<b>Westdale Real Estate Investment and Management</b>
Recorded Owner:	<b>Waterstone I Apartments NF LP</b>
On Site Contact:	<b>Westdale - Copper Canyon Apartments - 951-686-0160</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	80	27.0	400	-	\$1,025	\$1,025	\$2.56	\$2.56	-	-	-	-	-
1/1.0	86	29.1	529	-	\$1,075	\$1,075	\$2.03	\$2.03	-	-	-	-	-
1/1.0	10	3.4	400	-	\$1,025	\$1,025	\$2.56	\$2.56	-	-	-	-	-
2/1.0	118	39.9	729	-	\$1,350	\$1,365	\$1.85	\$1.87	-	-	-	-	-
3/2.0	2	0.7	1,229	-	\$1,950	\$1,950	\$1.59	\$1.59	-	-	-	-	-



## 2708 Blue Springs Dr - Montecito at Dos Lagos

Corona, CA 92883 - Dos Lagos MF Submarket



### PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>149,292 SF</b>
# of Units:	<b>125</b>	Land Area:	<b>-</b>
Avg Unit Size:	<b>955 SF</b>		
Year Built/Renov:	<b>2014 / -</b>		
Asking Rent/Unit:	<b>\$1,834.98</b>	Absorp (12 mos):	<b>1 Units</b>
Asking Rent/SF:	<b>\$1.92</b>		
Effective Rent/Unit:	<b>\$1,927.00</b>		
Effective Rent/SF:	<b>\$2.02</b>		
Concessions %	<b>1.3%</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Deck, Pantry, Wheelchair Accessible (Rooms), Eat-in Kitchen, Kitchen, Hardwood Floors, Refrigerator, Oven, Stainless Steel Appliances, Range, Views, Walk-In Closets, Air Conditioning, Washer/Dryer</b>		
Site Amenities:	<b>Online Services, Gated, Breakfast/Coffee Concierge, Cabana, Furnished Units Available, Grill, Clubhouse, Courtyard, Fitness Center, Pool, Spa</b>		
Parcel:	<b>279-460-069</b>		
<b>CONTACTS</b>			
Owner:	<b>Rexco Development</b>		
Developer:	<b>Rexco Development</b>		
On Site Contact:	<b>Greystar - Monticeito at Dos Lagos - 951-277-7600</b>		

### UNIT MIX

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	48	38.4	768	-	\$1,555	\$1,785	\$2.02	\$2.32	-	-	-	-	-
2/2.0	51	40.8	1,101	-	\$1,920	\$1,985	\$1.74	\$1.80	\$1,895	\$1,960	\$1.72	\$1.78	1.3%
2/2.0	26	20.8	1,018	-	\$1,910	\$1,910	\$1.88	\$1.88	-	-	-	-	-

### CONCESSIONS BY UNIT MIX

Units					Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %	
2/2.0	51	40.8	1,101	-	\$25.00	\$0.00	1.3%	



# 301 E Cypress Ave - Cypress Villas Apartment Homes

Redlands, CA 923736106 - South Redlands MF Submarket



## PROPERTY

Property Type:	<b>Class A Apartments</b>	Stories:	<b>2</b>
Style:	<b>Garden</b>	Building Size:	<b>89,248 SF</b>
# of Units:	<b>82</b>	Land Area:	<b>4.68 AC (203,861 SF)</b>
Avg Unit Size:	<b>824 SF</b>		
Year Built/Renov:	<b>2004 / -</b>		
Asking Rent/Unit:	<b>\$1,599.53</b>	Stabilized Bldg:	<b>Yes</b>
Asking Rent/SF:	<b>\$1.94</b>	Date Stabilized:	<b>Jul 2005</b>
Effective Rent/Unit:	<b>\$1,599.53</b>		
Effective Rent/SF:	<b>\$1.94</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Wheelchair Accessible (Rooms), Ceiling Fans, Granite Countertops, High Speed Internet Access, Range, Views, Walk-In Closets, Wi-Fi, Air Conditioning, Balcony, Storage Units, Washer/Dryer</b>		
Site Amenities:	<b>Gated, Furnished Units Available, Renters Insurance Program, Clubhouse, Fitness Center, Pool, Property Manager on Site, Spa</b>		
Parcel:	<b>0173-071-93</b>		

## CONTACTS

Owner:	<b>Sequoia Equities, Inc.</b>
Recorded Owner:	<b>Sequoia Equities-Redlands</b>
On Site Contact:	<b>Sequoia - Cypress Villas - 909-798-1862</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	10	12.2	610	-	\$1,568	\$1,753	\$2.57	\$2.87	\$1,568	\$1,753	\$2.57	\$2.87	0.0%
1/1.0	4	4.9	610	-	-	-	-	-	-	-	-	-	-
2/2.0	1	1.2	1,020	-	\$1,738	\$1,803	\$1.70	\$1.77	\$1,738	\$1,803	\$1.70	\$1.77	0.0%
2/2.0	4	4.9	820	-	\$1,635	\$2,578	\$1.99	\$3.14	\$1,635	\$2,578	\$1.99	\$3.14	0.0%
2/2.0	53	64.6	820	-	\$1,505	\$1,505	\$1.84	\$1.84	\$1,505	\$1,505	\$1.84	\$1.84	0.0%
2/2.0	3	3.7	1,020	-	\$1,615	\$2,549	\$1.58	\$2.50	\$1,615	\$2,549	\$1.58	\$2.50	0.0%
3/2.0	4	4.9	1,178	-	\$1,753	\$1,828	\$1.49	\$1.55	\$1,753	\$1,828	\$1.49	\$1.55	0.0%
3/2.0	3	3.7	1,178	-	-	-	-	-	-	-	-	-	-



## 301 E Cypress Ave - Cypress Villas Apartment Homes

Redlands, CA 923736106 - South Redlands MF Submarket

### CONCESSIONS BY UNIT MIX

Bed/Bath	Units			Concessions			
	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	10	12.2	610	-	-	-	0.0%
2/2.0	1	1.2	1,020	-	-	-	0.0%
2/2.0	4	4.9	820	-	-	-	0.0%
2/2.0	53	64.6	820	-	-	-	0.0%
2/2.0	3	3.7	1,020	-	-	-	0.0%
3/2.0	4	4.9	1,178	-	-	-	0.0%



## 111 W Harrison St - One11 Apartments

Corona, CA 92880 - Corona MF Submarket



### PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>4</b>
Style:	<b>Mid-Rise</b>	Building Size:	<b>143,392 SF</b>
# of Units:	<b>178</b>	Land Area:	<b>-</b>
Avg Unit Size:	<b>908 SF</b>		
Year Built/Renov:	<b>2016 / -</b>		
Asking Rent/Unit:	<b>\$1,924.50</b>	Units Occupied:	<b>Single</b>
Asking Rent/SF:	<b>\$2.12</b>	Absorp (12 mos):	<b>147 Units</b>
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Heating, Refrigerator, Range, Views, Air Conditioning, Balcony, Washer/Dryer</b>		
Site Amenities:	<b>Grill, On-site Retail, Business Center, Controlled Access, Clubhouse, Pool, Property Manager on Site, Spa</b>		
Parcel:	<b>119-290-051</b>		

### CONTACTS

Owner:	<b>Watermarke Properties, Inc.</b>
Recorded Owner:	<b>Corona North Main Dev</b>
Developer:	<b>Watermarke Properties, Inc.</b>
On Site Contact:	<b>Avenue5 - One11 Apartments - 951-278-1111</b>



# 111 W Harrison St - One11 Apartments

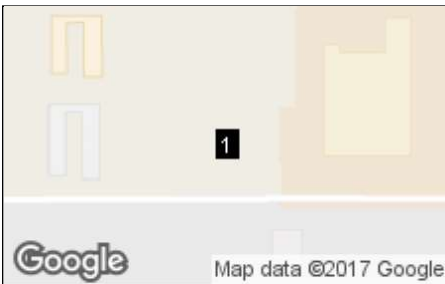
Corona, CA 92880 - Corona MF Submarket

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	18	10.1	754	-	\$1,750	\$1,775	\$2.32	\$2.35	-	-	-	-	-
1/1.0	18	10.1	815	-	\$1,735	\$1,860	\$2.13	\$2.28	-	-	-	-	-
1/1.0	18	10.1	766	-	-	-	-	-	-	-	-	-	-
1/1.0	18	10.1	730	-	\$1,674	\$1,674	\$2.29	\$2.29	-	-	-	-	-
1/1.0	18	10.1	692	-	\$1,650	\$1,685	\$2.38	\$2.43	-	-	-	-	-
2/2.0	17	9.6	1,110	-	-	-	-	-	-	-	-	-	-
2/2.0	18	10.1	1,019	-	\$2,193	\$2,193	\$2.15	\$2.15	-	-	-	-	-
2/2.0	17	9.6	1,093	-	\$2,158	\$2,158	\$1.97	\$1.97	-	-	-	-	-
2/2.0	18	10.1	1,058	-	\$2,083	\$2,133	\$1.97	\$2.02	-	-	-	-	-
2/2.0	18	10.1	1,066	-	\$2,028	\$2,073	\$1.90	\$1.94	-	-	-	-	-



## 27000 W Lugonia Ave - Circa 2020

Redlands, CA 92374 - Northwest Redlands MF Submarket



### PROPERTY

Property Type:	<b>Class A Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>290,000 SF</b>
# of Units:	<b>306</b>	Land Area:	<b>-</b>
Avg Unit Size:	<b>975 SF</b>		
Year Built/Renov:	<b>2015 / -</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Den, Dining Room, Vinyl Flooring, Window Coverings, Heating, Ceiling Fans, Kitchen, Range, Tub/Shower, Walk-In Closets, Carpet, Air Conditioning, Cable Ready, Dishwasher, Disposal, Fireplace, Microwave, Washer/Dryer</b>		
Site Amenities:	<b>Free Weights, Lounge, Maintenance on site, Basketball Court, Breakfast/Coffee Concierge, Gameroom, Grill, Media Center/Movie Theatre, Package Service, Storage Space, Business Center, Controlled Access, Clubhouse, Concierge, Courtyard, Fitness Center, Laundry Facilities, Playground, Pool, Property Manager on Site, Spa</b>		
Parcel:	<b>0292-055-27</b>		

### CONTACTS

Owner:	<b>Bolivar Rodriguez</b>
Recorded Owner:	<b>C 2020 Llc</b>
Developer:	<b>UCR Group</b>
On Site Contact:	<b>Circa Management - Circa 2020 - 909-798-8000</b>





## 27000 W Lugonia Ave - Circa 2020

Redlands, CA 92374 - Northwest Redlands MF Submarket

UNIT MIX													
Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	54	17.6	878	-	-	-	-	-	-	-	-	-	-
1/1.0	57	18.6	759	-	-	-	-	-	-	-	-	-	-
1/1.0	15	4.9	1,111	-	-	-	-	-	-	-	-	-	-
1/1.0	9	2.9	876	-	-	-	-	-	-	-	-	-	-
1/1.0	30	9.8	724	-	-	-	-	-	-	-	-	-	-
1/1.0	6	2.0	1,004	-	-	-	-	-	-	-	-	-	-
2/2.0	16	5.2	1,334	-	-	-	-	-	-	-	-	-	-
2/2.0	55	18.0	1,108	-	-	-	-	-	-	-	-	-	-
2/2.0	9	2.9	1,130	-	-	-	-	-	-	-	-	-	-
2/2.0	40	13.1	1,087	-	-	-	-	-	-	-	-	-	-
2/2.0	4	1.3	1,041	-	-	-	-	-	-	-	-	-	-
3/2.0	11	3.6	1,412	-	-	-	-	-	-	-	-	-	-



# 11520 Magnolia Ave - The Paseos at Magnolia Luxury Apartment Homes

Riverside, CA 925057702 - La Sierra MF Submarket



## PROPERTY

Property Type:	<b>Class A Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>273,798 SF</b>
# of Units:	<b>168</b>	Land Area:	<b>7.63 AC (332,402 SF)</b>
Avg Unit Size:	<b>894 SF</b>		
Year Built/Renov:	<b>2013 / -</b>		

Asking Rent/Unit:	<b>\$1,657.00</b>
Asking Rent/SF:	<b>\$1.85</b>

Rent Type:	<b>Market</b>
Market Segment:	<b>All</b>

Unit Amenities: **Smoke Free, Wheelchair Accessible (Rooms), Heating, Ceiling Fans, Crown Molding, Kitchen, Granite Countertops, Hardwood Floors, Refrigerator, Surround Sound, Views, Walk-In Closets, Carpet, Wi-Fi, Air Conditioning, Balcony, Cable Ready, Dishwasher, Disposal, Microwave, Storage Units, Washer/Dryer**

Site Amenities: **Corporate Suites, Courtesy Patrol, Gated, Cabana, Furnished Units Available, Grill, Package Service, Recycling, Wi-Fi at Pool and Clubhouse, Business Center, Clubhouse, Fitness Center, Picnic Area, Playground, Pool, Property Manager on Site, Spa**

Parcel: **132-020-046**

## CONTACTS

Owner:	<b>Hutton Companies</b>
Recorded Owner:	<b>Paseos At Magnolia Llc</b>
Developer:	<b>Hutton Companies</b>
On Site Contact:	<b>Western National Property Management- The Paseos - 951-351-2771</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	28	16.7	731	-	\$1,365	\$1,365	\$1.87	\$1.87	-	-	-	-	-
1/1.0	28	16.7	689	-	\$1,425	\$1,425	\$2.07	\$2.07	-	-	-	-	-
2/2.0	28	16.7	952	-	\$1,725	\$1,725	\$1.81	\$1.81	-	-	-	-	-
2/2.0	28	16.7	910	-	\$1,635	\$1,635	\$1.80	\$1.80	-	-	-	-	-
2/2.0	28	16.7	972	-	\$1,725	\$1,880	\$1.77	\$1.93	-	-	-	-	-
3/2.0	28	16.7	1,115	-	\$1,990	\$1,990	\$1.78	\$1.78	-	-	-	-	-



# 10558 Mountain View Ave - Sierra Vista Apartment Homes

Redlands, CA 92373 - North Central MF Submarket



## PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>1</b>
Style:	<b>Garden</b>	Building Size:	<b>145,325 SF</b>
# of Units:	<b>166</b>	Land Area:	<b>8.99 AC (391,604 SF)</b>
Avg Unit Size:	<b>560 SF</b>	Zoning:	<b>R-3</b>
Year Built/Renov:	<b>1984 / -</b>	Parking Spaces:	<b>330 Total</b>
		Spaces/Units:	<b>1 Spaces</b>
Asking Rent/Unit:	<b>\$1,052.54</b>	Absorp (12 mos):	<b>2 Units</b>
Asking Rent/SF:	<b>\$1.88</b>	Stabilized Bldg:	<b>Yes</b>
		Date Stabilized:	<b>Jul 1985</b>

Rent Type:	<b>Market</b>
Market Segment:	<b>All</b>

Unit Amenities: **Dining Room, Vinyl Flooring, Window Coverings, Heating, Ceiling Fans, Tile Floors, Kitchen, Refrigerator, Range, Tub/Shower, Walk-In Closets, Carpet, Air Conditioning, Cable Ready, Dishwasher, Disposal, Microwave**

Site Amenities: **Maintenance on site, Sundeck, Gated, Furnished Units Available, Grill, Package Service, Storage Space, Controlled Access, Fitness Center, Laundry Facilities, Picnic Area, Pool, Property Manager on Site, Spa, Tennis Court**

Parcel: **0283-261-23**

## CONTACTS

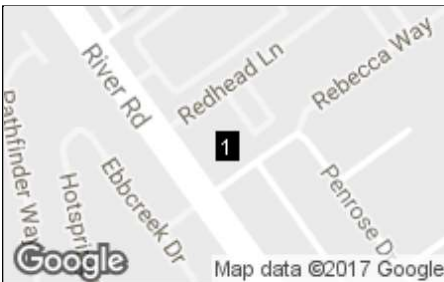
Owner:	<b>Crystal Asset Management</b>
Recorded Owner:	<b>Sierra Vista Apartments LP</b>
On Site Contact:	<b>Crystal Assets - Sierra Vista Apartments - 909-796-8507</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	10	6.0	660	-	\$1,295	\$1,295	\$1.96	\$1.96	-	-	-	-	-
1/1.0	0	0.0	257	-	\$875	\$875	\$3.40	\$3.40	-	-	-	-	-
1/1.0	0	0.0	213	-	\$725	\$725	\$3.40	\$3.40	-	-	-	-	-
2/2.0	156	94.0	554	-	\$725	\$1,350	\$1.31	\$2.44	-	-	-	-	-



## 931 Rebecca Way - River Ridge Apartment Homes

Corona, CA 92880 - Corona MF Submarket



### PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>117,840 SF</b>
# of Units:	<b>144</b>	Land Area:	<b>6.50 AC (283,140 SF)</b>
Avg Unit Size:	<b>807 SF</b>	Parking Spaces:	<b>80 Surface</b>
Year Built/Renov:	<b>1991 / -</b>	Spaces/Units:	<b>1 Spaces</b>
Asking Rent/Unit:	<b>\$1,523.17</b>	Absorp (12 mos):	<b>1 Units</b>
Asking Rent/SF:	<b>\$1.89</b>	Stabilized Bldg:	<b>Yes</b>
Effective Rent/Unit:	<b>\$1,573.75</b>	Date Stabilized:	<b>Jul 1992</b>
Effective Rent/SF:	<b>\$1.95</b>		
Concessions %	<b>3.1%</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		

Unit Amenities: **Dining Room, Vinyl Flooring, Window Coverings, Heating, Alarm, Ceiling Fans, Tile Floors, Eat-in Kitchen, Kitchen, High Speed Internet Access, Range, Tub/Shower, Walk-In Closets, Carpet, Air Conditioning, Cable Ready, Dishwasher, Disposal, Fireplace, Microwave, Washer/Dryer, Washer/Dryer Hookup**

Site Amenities: **Free Weights, Lounge, Maintenance on site, Sundeck, Package Service, Recycling, Storage Space, Controlled Access, Clubhouse, Fitness Center, Laundry Facilities, Playground, Pool, Property Manager on Site, Sauna, Spa**

Parcel: **119-070-032**

### CONTACTS

Owner:	<b>Grimmway Management</b>
Recorded Owner:	<b>Rebecca Way Prop</b>
On Site Contact:	<b>Grimmway - River Ridge - 951-278-9797</b>



## 931 Rebecca Way - River Ridge Apartment Homes

Corona, CA 92880 - Corona MF Submarket

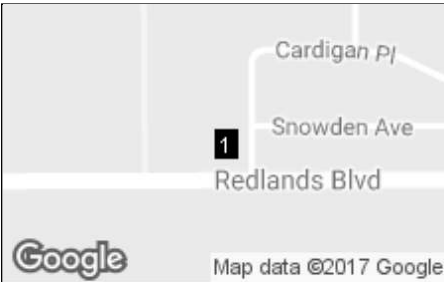
UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	48	33.3	640	-	\$1,295	\$1,350	\$2.02	\$2.11	-	-	-	-	-
2/1.0	24	16.7	863	-	\$1,695	\$1,695	\$1.96	\$1.96	\$1,645	\$1,645	\$1.91	\$1.91	3.0%
2/2.0	72	50.0	900	-	\$1,600	\$1,600	\$1.78	\$1.78	\$1,550	\$1,550	\$1.72	\$1.72	3.1%

CONCESSIONS BY UNIT MIX							
Units					Concessions		
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
2/1.0	24	16.7	863	-	\$50.00	\$0.00	3.0%
2/2.0	72	50.0	900	-	\$50.00	\$0.00	3.1%



## 26232 Redlands Blvd - Rosewood

Redlands, CA 92373 - Loma Linda MF Submarket



### PROPERTY

Property Type:	<b>Class C Apartments</b>	Stories:	<b>2</b>
Style:	<b>Garden</b>	Building Size:	<b>104,696 SF</b>
# of Units:	<b>136</b>	Land Area:	<b>.00 AC (-)</b>
Affordable Units:	<b>22</b>	Parking Spaces:	<b>323 Total</b>
Avg Unit Size:	<b>741 SF</b>	Spaces/Units:	<b>2 Spaces</b>
Year Built/Renov:	<b>1981 / -</b>		
Asking Rent/Unit:	<b>\$1,601.69</b>	Absorp (12 mos):	<b>1 Units</b>
Asking Rent/SF:	<b>\$2.16</b>	Stabilized Bldg:	<b>Yes</b>
Effective Rent/Unit:	<b>\$1,601.69</b>	Date Stabilized:	<b>Jul 1982</b>
Effective Rent/SF:	<b>\$2.16</b>		
Rent Type:	<b>Market/Affordable</b>		
Affordable Subtype:	<b>Rent Restricted</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Smoke Free, Wheelchair Accessible (Rooms), Heating, Range, Air Conditioning, Balcony, Dishwasher, Disposal, Storage Units, Washer/Dryer</b>		
Site Amenities:	<b>Corporate Suites, Basketball Court, Furnished Units Available, Gameroom, Grill, Pet Play Area, Clubhouse, Fitness Center, Laundry Facilities, Picnic Area, Playground, Pool, Spa, Tennis Court</b>		
Parcel:	<b>292371800000</b>		

### CONTACTS

Owner:	<b>Lewis Group of Companies</b>
On Site Contact:	<b>Lewis - Rosewood Apartments - 909-796-2638</b>



## 26232 Redlands Blvd - Rosewood

Redlands, CA 92373 - Loma Linda MF Submarket

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	4	2.9	425	-	\$1,344	\$1,344	\$3.16	\$3.16	\$1,344	\$1,344	\$3.16	\$3.16	0.0%
Studio/1.0	4	2.9	425	-	\$1,354	\$1,354	\$3.19	\$3.19	\$1,354	\$1,354	\$3.19	\$3.19	0.0%
1/1.0	6	4.4	619	-	\$1,402	\$1,402	\$2.26	\$2.26	\$1,402	\$1,402	\$2.26	\$2.26	0.0%
1/1.0	8	5.9	475	-	\$1,414	\$1,414	\$2.98	\$2.98	\$1,414	\$1,414	\$2.98	\$2.98	0.0%
1/1.0	8	5.9	475	-	\$1,417	\$1,665	\$2.98	\$3.51	\$1,417	\$1,665	\$2.98	\$3.51	0.0%
1/1.0	9	6.6	619	-	\$1,482	\$1,737	\$2.39	\$2.81	\$1,482	\$1,737	\$2.39	\$2.81	0.0%
1/1.0	9	6.6	475	-	\$1,414	\$1,414	\$2.98	\$2.98	\$1,414	\$1,414	\$2.98	\$2.98	0.0%
2/2.0	20	14.7	811	-	\$1,576	\$1,888	\$1.94	\$2.33	\$1,576	\$1,888	\$1.94	\$2.33	0.0%
2/2.0	28	20.6	811	-	\$1,565	\$1,968	\$1.93	\$2.43	\$1,565	\$1,968	\$1.93	\$2.43	0.0%
2/2.0	16	11.8	1,003	-	-	-	-	-	-	-	-	-	-
2/2.0	8	5.9	885	-	\$1,490	\$1,490	\$1.68	\$1.68	\$1,490	\$1,490	\$1.68	\$1.68	0.0%
2/2.0	16	11.8	885	-	\$1,584	\$1,684	\$1.79	\$1.90	\$1,584	\$1,684	\$1.79	\$1.90	0.0%

CONCESSIONS BY UNIT MIX							
Units					Concessions		
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
Studio/1.0	4	2.9	425	-	-	-	0.0%
Studio/1.0	4	2.9	425	-	-	-	0.0%
1/1.0	6	4.4	619	-	-	-	0.0%
1/1.0	8	5.9	475	-	-	-	0.0%
1/1.0	8	5.9	475	-	-	-	0.0%
1/1.0	9	6.6	619	-	-	-	0.0%
1/1.0	9	6.6	475	-	-	-	0.0%
2/2.0	20	14.7	811	-	-	-	0.0%
2/2.0	28	20.6	811	-	-	-	0.0%
2/2.0	8	5.9	885	-	-	-	0.0%
2/2.0	16	11.8	885	-	-	-	0.0%



# 26454 Redlands Blvd - Somerset

Redlands, CA 92373 - Loma Linda MF Submarket



### PROPERTY

Property Type:	<b>Class C Apartments</b>	Stories:	<b>2</b>
Style:	<b>Garden</b>	Building Size:	<b>81,160 SF</b>
# of Units:	<b>104</b>	Land Area:	<b>5.31 AC (231,430 SF)</b>
Avg Unit Size:	<b>780 SF</b>	Parking Spaces:	<b>208 Total</b>
Year Built/Renov:	<b>1986 / -</b>	Spaces/Units:	<b>2 Spaces</b>
Asking Rent/Unit:	<b>\$1,483.38</b>	Absorp (12 mos):	<b>2 Units</b>
Asking Rent/SF:	<b>\$1.90</b>	Stabilized Bldg:	<b>Yes</b>
Effective Rent/Unit:	<b>\$1,483.38</b>	Date Stabilized:	<b>Jul 1987</b>
Effective Rent/SF:	<b>\$1.90</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Smoke Free, Heating, Satellite TV, Range, Air Conditioning, Balcony, Cable Ready, Dishwasher, Disposal, Storage Units, Washer/Dryer</b>		
Site Amenities:	<b>Corporate Suites, Gated, Basketball Court, Grill, Clubhouse, Laundry Facilities, Picnic Area, Playground, Pool, Spa, Tennis Court</b>		
Parcel:	<b>292431010000</b>		

### CONTACTS

Owner:	<b>Lewis Group of Companies</b>
On Site Contact:	<b>Lewis - Somerset Apartments - 909-796-4918</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	32	30.8	619	-	\$1,352	\$1,352	\$2.18	\$2.18	\$1,352	\$1,352	\$2.18	\$2.18	0.0%
2/2.0	40	38.5	885	-	\$1,648	\$1,648	\$1.86	\$1.86	\$1,648	\$1,648	\$1.86	\$1.86	0.0%
2/2.0	32	30.8	811	-	\$1,409	\$1,409	\$1.74	\$1.74	\$1,409	\$1,409	\$1.74	\$1.74	0.0%





**26454 Redlands Blvd - Somerset**

Redlands, CA 92373 - Loma Linda MF Submarket

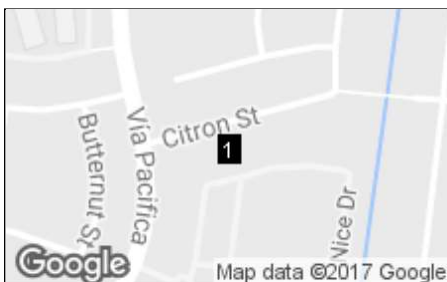
**CONCESSIONS BY UNIT MIX**

Bed/Bath	Units				Concessions		
	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	32	30.8	619	-	-	-	0.0%
2/2.0	40	38.5	885	-	-	-	0.0%
2/2.0	32	30.8	811	-	-	-	0.0%



## 1885 San Remo Dr - Brookwood Villas

Corona, CA 92882 - Corona MF Submarket



### PROPERTY

Property Type:	<b>Class A Apartments</b>	Stories:	<b>2</b>
Style:	<b>Garden</b>	Building Size:	<b>246,158 SF</b>
# of Units:	<b>314</b>	Land Area:	<b>16.60 AC (723,096 SF)</b>
Avg Unit Size:	<b>783 SF</b>	Zoning:	<b>HDR, Corona</b>
Year Built/Renov:	<b>1991 / -</b>	Parking Spaces:	<b>643 Total</b>
		Spaces/Units:	<b>2 Spaces</b>

Asking Rent/Unit:	<b>\$1,642.52</b>	Absorp (12 mos):	<b>5 Units</b>
Asking Rent/SF:	<b>\$2.10</b>	Stabilized Bldg:	<b>Yes</b>
Effective Rent/Unit:	<b>\$1,642.52</b>	Date Stabilized:	<b>Jul 1992</b>
Effective Rent/SF:	<b>\$2.10</b>		

Rent Type:	<b>Market</b>
Market Segment:	<b>All</b>

Unit Amenities: **Window Coverings, Heating, Ceiling Fans, Hardwood Floors, Refrigerator, Walk-In Closets, Air Conditioning, Cable Ready, Dishwasher, Disposal, Fireplace, Microwave, Washer/Dryer**

Site Amenities: **Maintenance on site, Courtesy Patrol, Gated, Grill, Package Service, Planned Social Activities, Racquetball Court, Storage Space, Business Center, Controlled Access, Clubhouse, Fitness Center, Laundry Facilities, Picnic Area, Pool, Property Manager on Site, Spa, Tennis Court**

Parcel: **110-280-037, 110-280-038, 110-280-039, 110-280-040**

### CONTACTS

Owner:	<b>TA Realty</b>
Recorded Owner:	<b>Brookwood Villas Inc</b>
On Site Contact:	<b>Sares-Regis - Brookwood Villas - 951-371-1300</b>

UNIT MIX													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	48	15.3	590	-	\$1,348	\$1,348	\$2.28	\$2.28	\$1,348	\$1,348	\$2.28	\$2.28	0.0%
1/1.0	100	31.8	698	-	\$1,428	\$1,428	\$2.05	\$2.05	\$1,428	\$1,428	\$2.05	\$2.05	0.0%
2/2.0	86	27.4	985	-	\$1,839	\$2,058	\$1.87	\$2.09	\$1,839	\$2,058	\$1.87	\$2.09	0.0%
2/1.0	80	25.5	791	-	\$1,644	\$1,875	\$2.08	\$2.37	\$1,644	\$1,875	\$2.08	\$2.37	0.0%



# 1885 San Remo Dr - Brookwood Villas

Corona, CA 92882 - Corona MF Submarket

## CONCESSIONS BY UNIT MIX

Bed/Bath	Units				Concessions		
	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	48	15.3	590	-	-	-	0.0%
1/1.0	100	31.8	698	-	-	-	0.0%
2/2.0	86	27.4	985	-	-	-	0.0%
2/1.0	80	25.5	791	-	-	-	0.0%



## 4725 Sierra Vista Ave - Overture Riverwalk

Riverside, CA 92505 - La Sierra MF Submarket



### PROPERTY

Property Type:	<b>Class B Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>231,753 SF</b>
# of Units:	<b>204</b>	Land Area:	<b>7.16 AC (311,890 SF)</b>
Avg Unit Size:	<b>765 SF</b>	Zoning:	<b>R3 1500</b>
Year Built/Renov:	<b>2011 / -</b>	Parking Spaces:	<b>230 Surface</b>
		Spaces/Units:	<b>1 Spaces</b>
Asking Rent/Unit:	<b>\$1,544.94</b>	Absorp (12 mos):	<b>7 Units</b>
Asking Rent/SF:	<b>\$2.02</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>Senior</b>		
Unit Amenities:	<b>Dining Room, Vinyl Flooring, Window Coverings, Heating, Kitchen, High Speed Internet Access, Range, Tub/Shower, Walk-In Closets, Carpet, Air Conditioning, Cable Ready, Dishwasher, Disposal, Microwave, Washer/Dryer</b>		
Site Amenities:	<b>Elevator, Free Weights, Lounge, Maintenance on site, Sundeck, Storage Space, Business Center, Controlled Access, Clubhouse, Fitness Center, Laundry Facilities, Pool, Property Manager on Site</b>		
Parcel:	<b>141-350-012</b>		

### CONTACTS

Owner:	<b>The Carlyle Group</b>
Recorded Owner:	<b>CRP Cambria Riverwalk LLC</b>
On Site Contact:	<b>Greystar - Overture Riverwalk - 951-687-2464</b>

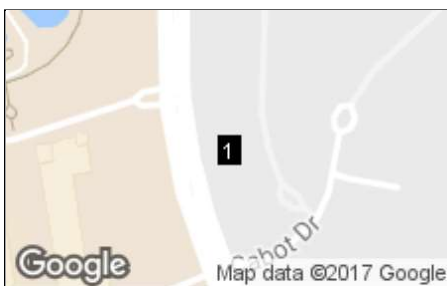
### UNIT MIX

Units		Asking Rent				Effective Rent				Concessions			
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	72	35.3	637	-	\$1,431	\$1,466	\$2.25	\$2.30	-	-	-	-	-
1/1.5	48	23.5	739	-	\$1,450	\$1,450	\$1.96	\$1.96	-	-	-	-	-
1/1.0	12	5.9	660	-	\$1,406	\$1,406	\$2.13	\$2.13	-	-	-	-	-
2/2.0	48	23.5	934	-	\$1,726	\$1,726	\$1.85	\$1.85	-	-	-	-	-
2/1.0	8	3.9	908	-	\$1,692	\$1,767	\$1.86	\$1.95	-	-	-	-	-
2/1.0	16	7.8	931	-	\$1,685	\$1,785	\$1.81	\$1.92	-	-	-	-	-



## 4593 Temescal Canyon Rd - Encanto at Dos Lagos

Corona, CA 92883 - Dos Lagos MF Submarket



### PROPERTY

Property Type:	<b>Class A Apartments</b>	Stories:	<b>3</b>
Style:	<b>Garden</b>	Building Size:	<b>7,500 SF</b>
# of Units:	<b>354</b>	Land Area:	<b>-</b>
Avg Unit Size:	<b>1,010 SF</b>		
Year Built/Renov:	<b>2015 / -</b>		
Asking Rent/Unit:	<b>\$1,913.75</b>	Absorp (12 mos):	<b>93 Units</b>
Asking Rent/SF:	<b>\$1.89</b>		
Rent Type:	<b>Market</b>		
Market Segment:	<b>All</b>		
Unit Amenities:	<b>Heating, Kitchen, Views, Washer/Dryer</b>		
Site Amenities:	<b>Sundeck, Gated, Fitness Center, Pool</b>		
Parcel:	<b>279-484-039</b>		

### CONTACTS

Owner:	<b>Rexco Development</b>
Developer:	<b>Rexco Development</b>
On Site Contact:	<b>Greystar - Encanto at Dos Lagos - 844-657-6558</b>

### UNIT MIX

Units		Asking Rent				Effective Rent				Concessions			
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	60	16.9	901	-	\$1,925	\$1,925	\$2.14	\$2.14	-	-	-	-	-
1/1.0	104	29.4	777	-	\$1,528	\$1,528	\$1.97	\$1.97	-	-	-	-	-
2/2.5	60	16.9	1,222	-	\$2,280	\$2,280	\$1.87	\$1.87	-	-	-	-	-
2/2.0	68	19.2	1,275	-	\$2,170	\$2,220	\$1.70	\$1.74	-	-	-	-	-
2/2.0	62	17.5	1,012	-	\$1,865	\$1,910	\$1.84	\$1.89	-	-	-	-	-