


Rent Comparables

1. 807 West Palm Avenue

807 W Palm Ave

El Cajon, 92020

	Yr Built:	1988	Units:	9
	Unit Mix	Sq Feet	Rent	A Rent/SF
	Studio	425	\$750	\$1.76


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, Wheelchair Accessible

Occupancy: 89%

2. Town Plaza & Ballantyne Court

311 Ballantyne St

El Cajon, 92020

	Yr Built:	1972	Units:	68
	Unit Mix	Sq Feet	Rent	A Rent/SF
	Studio	440	\$850	\$1.93


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, Swimming Pool

Occupancy: 98%

3. 440 Chambers Street

440 Chambers St

El Cajon, 92020

	Yr Built:	1987	Units:	136
	Unit Mix	Sq Feet	Rent	A Rent/SF
	1BD / 1BA	635	\$990	\$1.56


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, Pool & Spa

Occupancy: 98%

9. Gold Coast Apartments

294 Ballantyne St

El Cajon, 92020

	Yr Built:	1971	Units:	18
	Unit Mix	Sq Feet	Rent	A Rent/SF
	1BR/1BA	568	\$1,025	\$1.80


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, Swimming Pool

Occupancy: 94%

8. Silver Oak Apartments

945 Estes St

El Cajon, 92021

	Yr Built:	1976	Units:	57
	Unit Mix	Sq Feet	Rent	A Rent/SF
	1BR/1BA	660	\$1,000	\$1.52


Amenities: On-Site Laundry Facility, Swimming Pool, Gated Complex

Occupancy: 96%

7. Van Houten Terrace

205 Van Houten Ave

El Cajon, 92021

	Yr Built:	1972	Units:	30
	Unit Mix	Sq Feet	Rent	A Rent/SF
	1BR/1BA	660	\$1,000	\$1.52

Amenities: On-Site Laundry Facility, Swimming Pool, Gated Complex

Occupancy: 97%

Year Built	Units	Occupancy
1977	56	95%

Rental Averages

	Rents	SqFt	Rent per Sq Ft
Studio	\$800	433	\$1.85
1BR/1BA	\$1,013	645	\$1.58
2BD/1BA	\$1,187	857	\$1.39


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APARTMENTS COMMERCIAL INDUSTRIAL

Rent Comparables

7. Madison Court Apartments

475 Graves Ave

El Cajon, 92020

	Yr Built:	1980	Units:	38
	Unit Mix	Sq Feet	Rent	A Rent/SF
	1BD/1BA	700	\$1,050	\$1.50
	2BD/1BA	900	\$1,250	\$1.39


Amenities: Laundry Facility On-Site, Off Street Parking, Gated Property

Occupancy: 92%

8. Summit Park Apartments - El Cajon

868 S Magnolia Ave

El Cajon, 92020

	Yr Built:	1974	Units:	60
	Unit Mix	Sq Feet	Rent	A Rent/SF
	2BD/1BA	770	\$1,150	\$1.49


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, BBQ Area

Occupancy: 97%

9. Oasis Del Sol Apartments

635 Chamberlain Ave

El Cajon, 92020

	Yr Built:	1976	Units:	84
	Unit Mix	Sq Feet	Rent	A Rent/SF
	2BD/1BA	900	\$1,160	\$1.29


Amenities: Laundry Facility On-Site, Assigned Off Street Parking, Playground

Occupancy: 98%

Subject Property: 150 West Renette Avenue

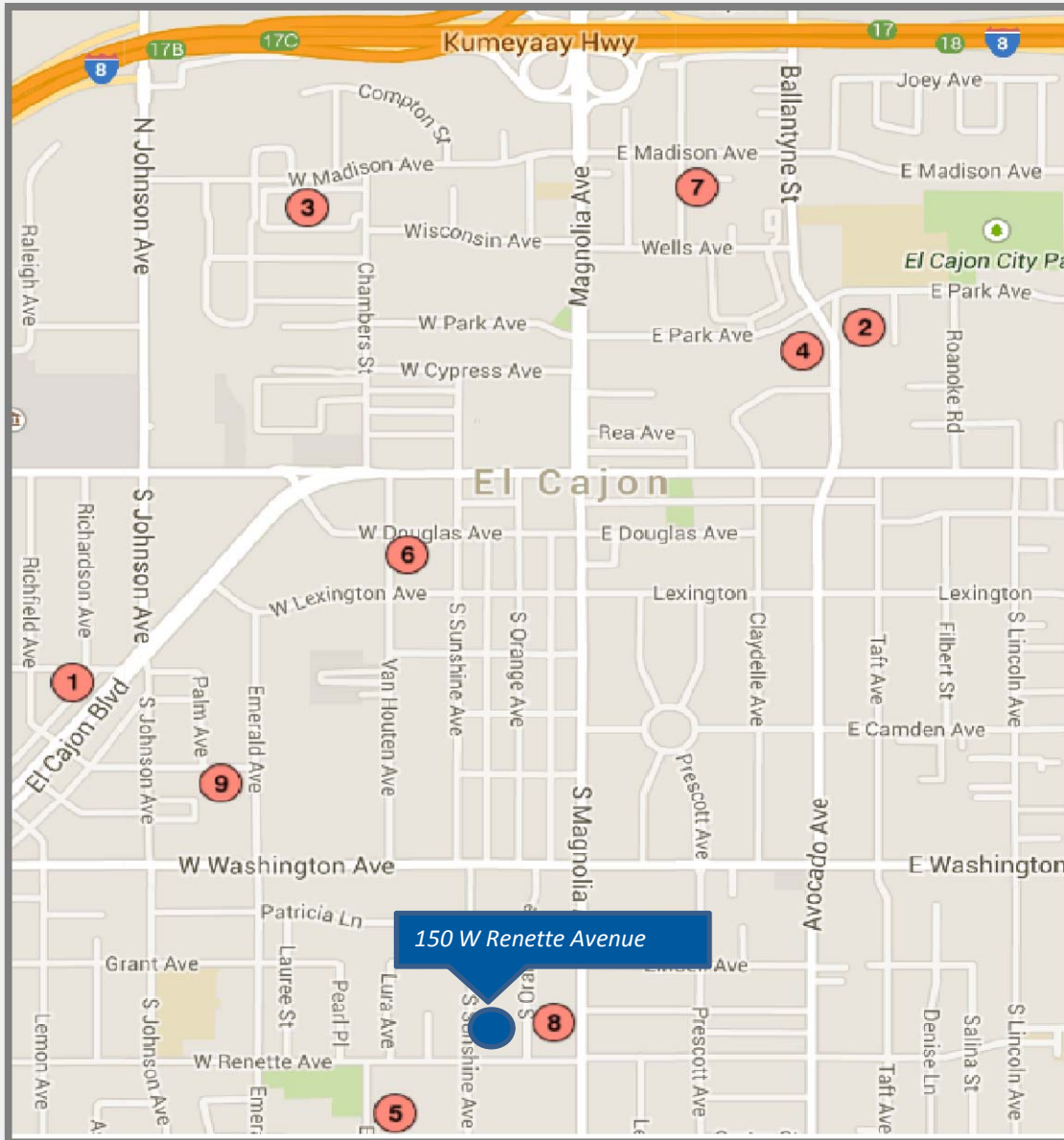
150 W Renette Ave

El Cajon, 92020

	Yr Built:	1960	Units:	30
	Unit Mix	Sq Feet	Rent	A Rent/SF
	Studio	500	\$685	\$1.37
	1BD/1BA	750	\$960	\$1.28
	2BD/1BA	900	\$1,095	\$1.22

Rental Averages	Year Built	Units	Occupancy	Rents	SqFt	Rent per Sq Ft	
		1977	56	95%			
				Studio	\$800	433	\$1.85
				1BR/1BA	\$1,013	645	\$1.58
				2BD/1BA	\$1,187	857	\$1.39

Rent Comparables- Map



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|----------------------|-----------------------|------------------------|
| 1) 807 W Palm Ave | 2) 311 Ballantyne St | 3) 440 Chambers St |
| 4) 294 Ballantyne St | 5) 945 Estes St | 6) 205 Van Houten Ave |
| 7) 475 Graves Ave | 8) 868 S Magnolia Ave | 9) 635 Chamberlain Ave |

Rental Averages	Year Built	Units	Occupancy	Rents	SqFt	Rent per Sq Ft
	1977	56	95%			
	Studio	\$800	433	\$1.85		
	1BR/1BA	\$1,013	645	\$1.58		
	2BD/1BA	\$1,187	857	\$1.39		