



AAGO/MyRentComps
AAGO Subject Property
Online Market Comp Report

 **MyRentComps.com**

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MyRentComps.com 350 East Pine Street, Suite 100, Orlando, FL 32801 Tel: (407) 206-3791 Fax: (866) 206-5930 Email: Support@myrentcomps.com



AAGO/MyRentComps

AAGO Subject Property
Online Market Comp Report

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AAGO Subject Property

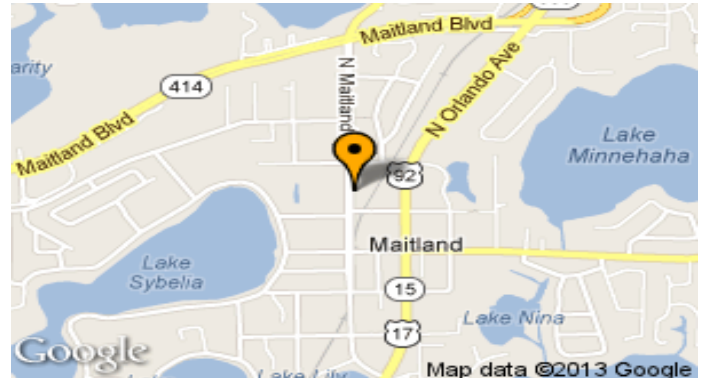
Tel: 222-222-2222
Fax: 407-644-0532

Property Type : **APT**



Qty: 67 Year Built: 1999
Property Email : shankarcse86@yahoo.co.in
Management Company : AAGO4

340 N. Maitland Ave., Maitland, FL 32751



[Street View](#)

Metro Area : FL-Orlando-Kissimmee-Sanford

County : Seminole

Utilities Included In Rent

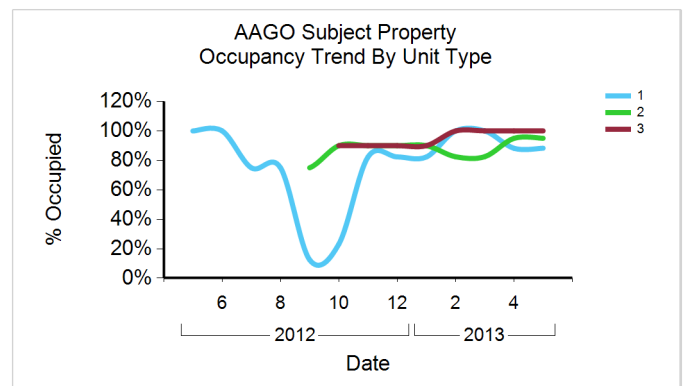
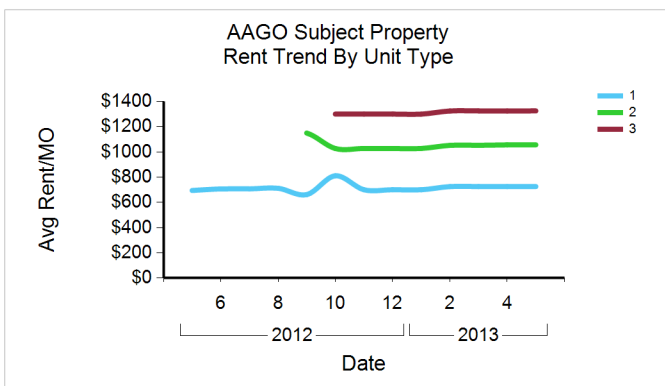
Water ☒ Sewer ☒ Electric ☐ Trash ☒ Cable ☒

Member of: Apartment Association of Greater Orlando (AAGO)

Rent and Occupancies as of : 5/15/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | # Units Rentable | # Vacant | % Occupied |
|--|-----------|-----------|-----|------|-----|------|------|------------|------------------|---------------------|------------------------|------------------|----------|---------------|
| 2/1 Test 3 | 10 | Flat | 2 | 1 | No | No | No | 803 | \$1125 | \$1125 | \$1.40 | 10 | 0 | 100.00% |
| 2/2 Test | 10 | Flat | 2 | 2 | No | No | No | 823 | \$1225 | \$1225 | \$1.49 | 10 | 0 | 100.00% |
| 3/3 Test | 10 | Flat | 3 | 1 | No | No | No | 833 | \$1325 | \$1325 | \$1.59 | 10 | 0 | 100.00% |
| 2/1 Test 2 | 10 | Flat | 2 | 1 | No | No | No | 802 | \$1050 | \$1050 | \$1.31 | 10 | 0 | 100.00% |
| 2/1 Test 1 | 10 | Flat | 2 | 1 | No | No | No | 801 | \$825 | \$825 | \$1.03 | 10 | 2 | 80.00% |
| 1/1 Test | 10 | Flat | 1 | 1 | No | No | No | 600 | \$725 | \$725 | \$1.21 | 10 | 1 | 90.00% |
| Concessions/Availability (For above unit): Comments typed into the comment field on Unit Mix Page appear here. | | | | | | | | | | | | | | |
| 1/1 Test 3 | 7 | Flat | 1 | 1 | No | No | No | 777 | \$727 | \$727 | \$0.94 | 7 | 1 | 85.71% |
| Totals/Avg | 67 | | | | | | | 777 | \$1013 | \$1013 | \$1.30 | 67 | 4 | 94.03% |

Occupancy Comments: Comments placed in the Comp Report Box on Unit Mix Page are also seen on the comp report.



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AAGO/MyRentComps

AAGO Subject Property
Online Market Comp Report

AAGO Subject Property

Tel: 222-222-2222
Fax: 407-644-0532

Property Type : **APT**

340 N. Maitland Ave., Maitland, FL 32751

Community Amenities

- | | |
|--|---------------------------|
| ✓ Boat Ramp | ✓ Tennis Court |
| ✓ 10 (Boat Slips) | ✓ Pool |
| ✓ Beach | ✓ Racquet Ball Court |
| ✓ Golf Course | ✓ Indoor Basketball Court |
| ✓ Nursery | ✓ Volley Ball Court |
| ✓ 11111 (SF Clubhouse), Club House | ✓ Shuffle Board |
| ✓ Trailer Area | ✓ Picnic/BBQ Area |
| ✓ Extra Storage | ✓ Playground |
| ✓ Lakefront | ✓ Exercise Room |
| ✓ The property has a total of 4.0 acres. | ✓ Sauna |
| ✓ Community Note 1 | ✓ Pool Table |
| ✓ Community Note 2 | ✓ Jacuzzi-Spa |
| ✓ Community Note 3 | ✓ Laundry Room |
| | ✓ Car Wash Area |

Unit Amenities

- | | |
|--|----------------------------|
| ✓ Hardwood | ✓ Wetbar |
| ✓ Electric Range - Continuous cleaning | ✓ Ceiling Fans(Most) |
| ✓ IESS | ✓ Blinds |
| ✓ High Speed Cable | ✓ Vaulted Ceilings(Most) |
| ✓ Oversized Tubs | ✓ Wall to Wall Carpet(All) |
| | ✓ Refrigerator |
| | ✓ Central Heating |
| | ✓ Patio |
| | ✓ Washer Dryer |
| | ✓ Dish Washer |
| | ✓ Disposal |
| | ✓ Washer/Dryer Hookup |
| | ✓ Storage |
| | ✓ Microwave(Most) |
| | ✓ Pest Control |
| | ✓ Age Restrictions |

Rental Premiums As of : 5/15/2013

- | | |
|--|--------------------------------|
| ✓ Washer/ Dryer Premium: \$20/Mo | ✓ Balcony/Patio: \$12/Mo |
| ✓ Fireplace: \$12/Mo | ✓ Floor/Level: \$20/Mo |
| ✓ VaultedCeiling: \$11/Mo | ✓ Parking Garage: \$15-19/mth |
| ✓ Location: \$22/Mo | ✓ WetbarPremium: \$14/Mo |
| ✓ Nature/View: \$23/Mo | ✓ Ceiling Fan Premium: \$17/Mo |
| ✓ Storage: \$13/Mo | ✓ Microwave: \$23/Mo |
| ✓ 7-11 Month Fee: 7 mth \$15/mth, 9 mth \$10/mth | ✓ Furniture: \$21/Mo |
| ✓ Covered Parking: \$18/Mo | |
| ✓ Garage: \$19/Mo | |
| ✓ Other Premium: Solariums \$10-41/mth | |

Move in Fees :

- ✓ Age Restrictions
- ✓ Lease Term: 7 mth \$15/mth, 9 mth \$10/mth
- ✓ Application Fee: \$26
- ✓ Redecorating Fee: \$27
- ✓ Administrative Fee: \$28
- ✓ Renewal Specials: \$30/Mo
- ✓ Concession Special: \$31
- ✓ Pets: Yes/Up to 10lbs.*
- ✓ Type Pet: Dog
- ✓ Other Rental Incentives: Flat Screen TV at Move in
- ✓ Comments: Pest control & basic cable included in rent.
*Some balcony/patios are solariums with different square footage- 1 bdrm- 835 sf, 2 bdrm- 1096 sf & 3 bdrm- 1327 sf. test 1

Deposits :

- ✓ Security Deposit: \$29
- ✓ Roommate Deposit: \$20
- ✓ Deposit 1st Pet: \$10 (nonrefundable)
- ✓ Deposit 2nd Pet: \$132



AAGO/MyRentComps

AAGO Subject Property
Online Market Comp Report

MyRentComps.com



Altamonte Villa

Tel: 407-834-6733
Fax: 407-834-3688

Property Type : **APT**



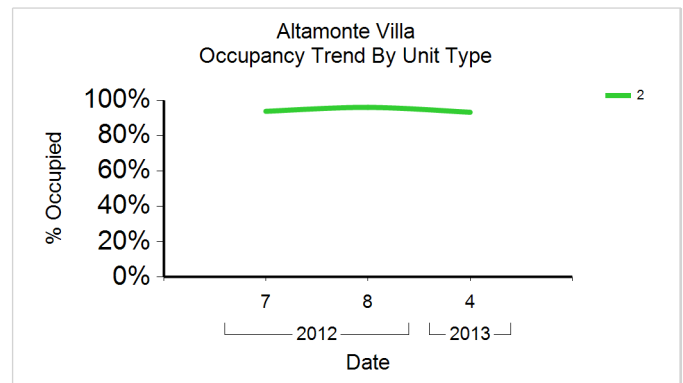
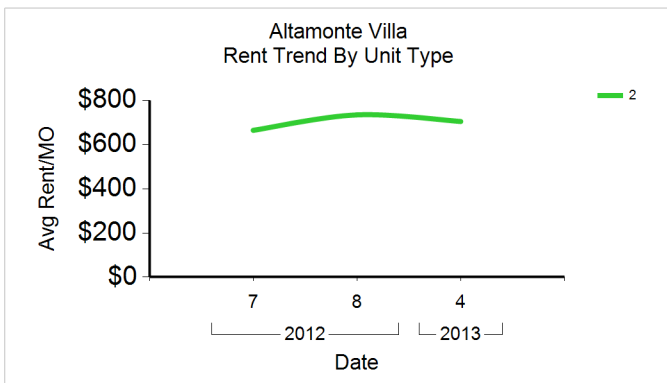
Qty: 180
Year Built: 1974
Property Email : altamontevilla@prgrealestate.com
Management Company : PRG Real Estate Management, Inc.
Property Website: www.prgrealestate.com

Member of: Apartment Association of Greater Orlando (AAGO)

Rent and Occupancies as of : 4/17/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | # Units Rentable | # Vacant | % Occupied |
|-------------------|------------|-----------|-----|------|-----|------|------|------------|------------------|---------------------|------------------------|------------------|-----------|---------------|
| 850 | 90 | Flat | 2 | 1 | No | No | No | 850 | \$675 | \$675 | \$0.79 | 90 | 7 | 92.22% |
| 1000 | 90 | TH | 2 | 1.5 | No | No | No | 1000 | \$735 | \$735 | \$0.74 | 90 | 5 | 94.44% |
| Totals/Avg | 180 | | | | | | | 925 | \$705 | \$705 | \$0.76 | 180 | 12 | 93.33% |

Occupancy Comments: Porches available for an additional \$15 a month Washer/Dryer for an additional \$35 a month



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AAGO/MyRentComps
AAGO Subject Property
Online Market Comp Report

 **MyRentComps.com**



Altamonte Villa

Tel: 407-834-6733
Fax: 407-834-3688

Property Type : APT

850 Orienta Avenue, Altamonte Springs, FL 32701

Community Amenities

- ✓ 1,074 (SF Clubhouse), Clubhouse
- ✓ Horseshoes
- ✓ 1 Swimming Pool
- ✓ Volleyball Court
- ✓ Picnic Area/BBQ
- ✓ Exercise/Weight Room
- ✓ Laundry Room

Unit Amenities

- ✓ Range Not Provided
- ✓ Ceiling fan
- ✓ Blinds
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio (some)
- ✓ Washer/dryer (some)
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer dryer hook-ups
- ✓ Pest Control

Additional Photos:



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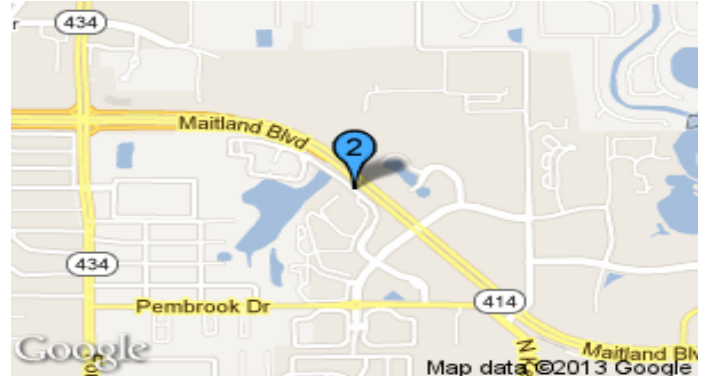


Estates at Maitland Summit

Tel: 407-875-1220
Fax: 407-875-1252

Property Type : APT

9000 Summit Centre Way, Orlando, FL 32810



[Street View](#)

Qty: 272

Year Built: 1999

Property Email : estatesatmaitlandsummit@bainbridgere.com

Metro Area : FL-Orlando-Kissimmee-Sanford

Management Company : Bainbridge

County : Orange

Property Website: <http://estatesatmaitlandsummit.com/>

Utilities Included In Rent

Rent and Occupancies as of : 4/9/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Water | Sewer | Electric | # Units Rentable | Trash | Cable |
|----------------------|------------|-----------|-----|------|-----|------|------|-------------|------------------|---------------------|------------------------|------------------|-----------|---------------|
| | | | | | | | | | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | | # Vacant | % Occupied |
| Baldwin | 24 | Flat | 1 | 1 | No | No | No | 838 | \$870 | \$870 | \$1.04 | 24 | 1 | 95.83% |
| Fairview w/garage | 20 | Flat | 1 | 1 | No | No | No | 872 | \$930 | \$930 | \$1.07 | 20 | 1 | 95.00% |
| Greenway | 12 | Flat | 1 | 1 | No | No | No | 889 | \$905 | \$905 | \$1.02 | 12 | 1 | 91.67% |
| Lancaster | 8 | Flat | 2 | 1 | No | No | No | 1093 | \$900 | \$900 | \$0.82 | 8 | 0 | 100.00% |
| Lancaster w/garage | 26 | Flat | 2 | 1 | No | No | No | 1093 | \$1020 | \$1020 | \$0.93 | 26 | 1 | 96.15% |
| Monterey | 76 | Flat | 2 | 2 | No | No | No | 1098 | \$1020 | \$1020 | \$0.93 | 76 | 6 | 92.11% |
| Stillinger | 12 | Flat | 2 | 2 | No | No | No | 1256 | \$1140 | \$1140 | \$0.91 | 12 | 1 | 91.67% |
| Stillinger w/ garage | 6 | Flat | 2 | 2 | No | No | No | 1256 | \$1200 | \$1200 | \$0.96 | 6 | 0 | 100.00% |
| Westgate | 34 | Flat | 3 | 2 | No | No | No | 1395 | \$1160 | \$1160 | \$0.83 | 34 | 3 | 91.18% |
| Westgate w/ garage | 8 | Flat | 3 | 2 | No | No | No | 1395 | \$1400 | \$1400 | \$1.00 | 8 | 1 | 87.50% |
| Monterey w/ garage | 20 | Flat | 2 | 2 | No | No | No | 1098 | \$1050 | \$1050 | \$0.96 | 20 | 1 | 95.00% |
| Baldwin w/ garage | 6 | Flat | 1 | 1 | No | No | No | 838 | \$960 | \$960 | \$1.15 | 6 | 0 | 100.00% |
| Fairview | 20 | Flat | 1 | 1 | No | No | No | 872 | \$900 | \$900 | \$1.03 | 20 | 0 | 100.00% |
| Totals/Avg | 272 | | | | | | | 1083 | \$1022 | \$1022 | \$0.94 | 272 | 16 | 94.12% |

Occupancy Comments: Occupancy Rate- 95.7

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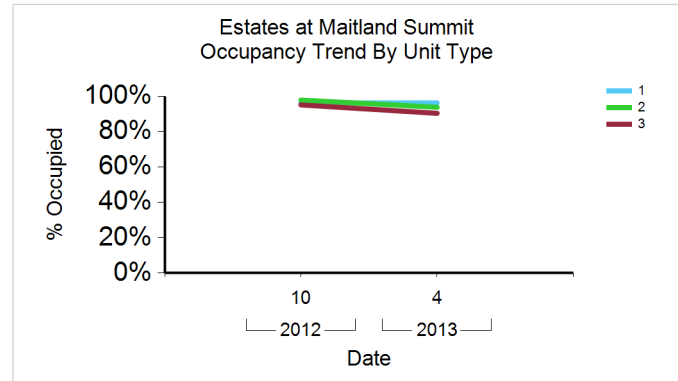
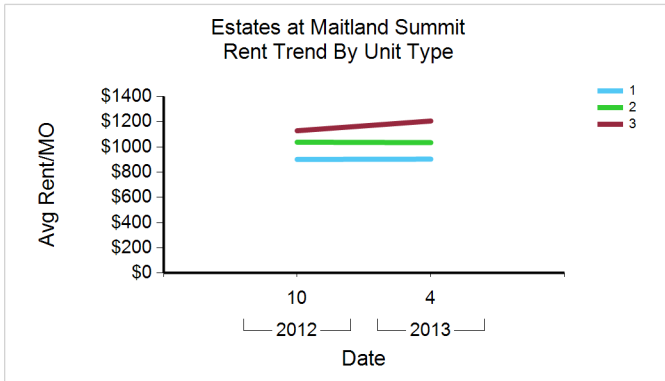


Estates at Maitland Summit

Tel: 407-875-1220
Fax: 407-875-1252

Property Type : **APT**

9000 Summit Centre Way, Orlando, FL 32810



Community Amenities

- ✓ 1 Swimming Pool
- ✓ Picnic Area/BBQ
- ✓ Exercise/Weight Room
- ✓ Pool Table
- ✓ Spa/Jacuzzi
- ✓ Laundry Room
- ✓ Car Wash Area

Unit Amenities

- | | |
|----------------------------------|--------------------------|
| ✓ Tile | ✓ Ceiling fan |
| ✓ Electric Range - Self Cleaning | ✓ Blinds |
| ✓ IESS | ✓ Vaulted Ceilings(Some) |
| ✓ High Speed Cable | ✓ Wall to wall carpeting |
| ✓ Oversized Tubs | ✓ Refrigerator |
| | ✓ Central Heating |
| | ✓ Balcony/patio |
| | ✓ Dishwasher |
| | ✓ Disposal |
| | ✓ Washer dryer hook-ups |
| | ✓ Storage* |
| | ✓ Pest Control |

Additional Photos:



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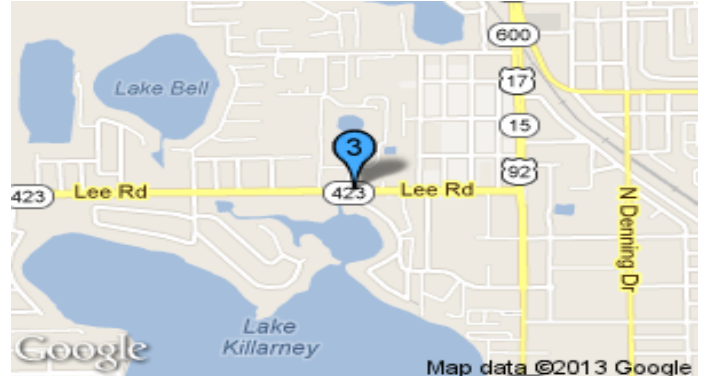
MyRentComps.com

3 Hidden Pond

Tel: 407-628-0301
Fax: 407-645-3805

Property Type : **APT**

1701 Lee Road, Winter Park, FL 32789



[Street View](#)

Qty: 208 Year Built: 1971
Property Email : laura@mdcfl.com
Management Company : M.D. Carlisle Corp. of Florida
Property Website: http://www.hiddenpond.com

Metro Area : FL-Orlando-Kissimmee-Sanford

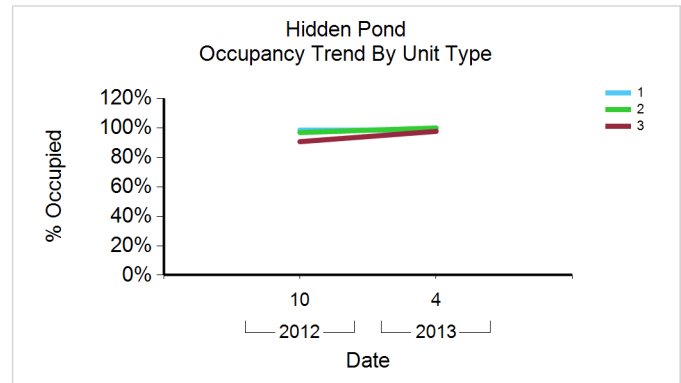
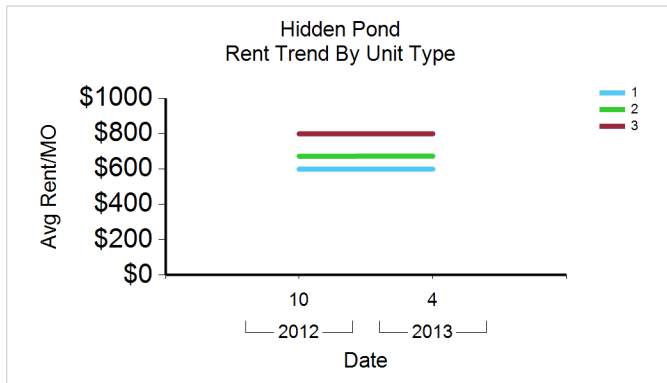
County : Orange

Utilities Included In Rent

Water ☒ Sewer ☒ Electric ☐ Trash ☒ Cable ☐

Rent and Occupancies as of : 4/10/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | # Units Rentable | # Vacant | % Occupied |
|-------------------|------------|-----------|-----|------|-----|------|------|------------|------------------|---------------------|------------------------|------------------|----------|---------------|
| 1/1 | 69 | Flat | 1 | 1 | No | No | No | 750 | \$600 | \$600 | \$0.80 | 69 | 1 | 98.55% |
| 2/1 | 64 | Flat | 2 | 1 | No | No | No | 912 | \$660 | \$660 | \$0.72 | 64 | 0 | 100.00% |
| 2/2 | 32 | Flat | 2 | 2 | No | No | No | 950 | \$700 | \$700 | \$0.74 | 32 | 0 | 100.00% |
| 3/2 | 43 | Flat | 3 | 2 | No | No | No | 1142 | \$800 | \$800 | \$0.70 | 43 | 1 | 97.67% |
| Totals/Avg | 208 | | | | | | | 912 | \$675 | \$675 | \$0.74 | 208 | 2 | 99.04% |



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Hidden Pond

Tel: 407-628-0301
Fax: 407-645-3805

Property Type : **APT**

Community Amenities

- ✓ 4600 (SF Clubhouse), Club House
- ✓ Man Made Pond
- ✓ 1 Swimming Pool
- ✓ Picnic/BBQ Area
- ✓ Playground
- ✓ 12 Laundry Rooms

Unit Amenities

- ✓ RR
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal (some)
- ✓ Pest Control

1701 Lee Road, Winter Park, FL 32789

Additional Photos:



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Lakeshore Apartment Homes

Tel: 407-260-2501
Fax: 407-260-5342

Property Type : **APT**



210 Altamonte Bay Club Circle, Altamonte Springs, FL 32701



[Street View](#)

Qty: 224

Year Built: 1986

Property Email : altamonte@bridgeregroup.com

Management Company : Bridge Real Estate Group

Property Website: www.archstonealtamontesprings.com

Metro Area : FL-Orlando-Kissimmee-Sanford

County : Seminole

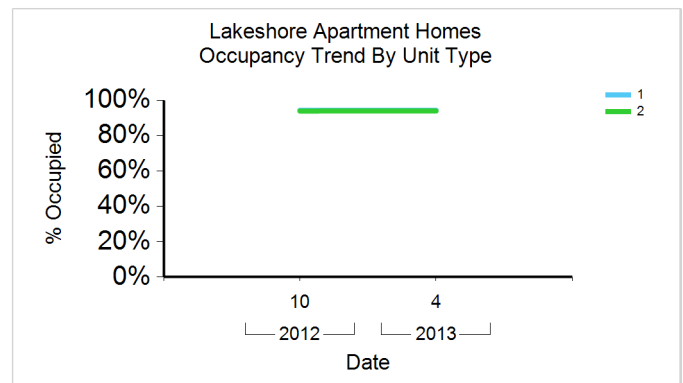
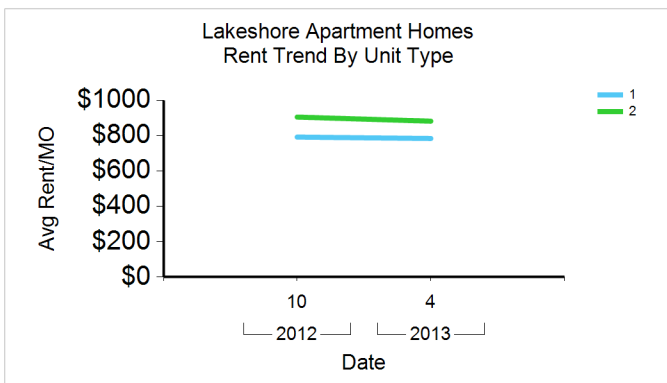
Utilities Included In Rent

Water ☒ Sewer ☒ Electric ☒ Trash ☒ Cable ☒

Member of: Apartment Association of Greater Orlando (AAGO)

Rent and Occupancies as of : 4/17/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | # Units Rentable | # Vacant | % Occupied |
|--|------------|-----------|-----|------|-----|------|------|------------|------------------|---------------------|------------------------|------------------|-----------|---------------|
| A-1 | 54 | Flat | 1 | 1 | No | No | No | 827 | \$775 | \$775 | \$0.94 | 54 | 3 | 94.44% |
| A-2 | 18 | Flat | 1 | 1 | No | No | No | 939 | \$795 | \$795 | \$0.85 | 18 | 1 | 94.44% |
| A-3 | 18 | Flat | 1 | 1 | No | No | No | 955 | \$805 | \$805 | \$0.84 | 18 | 1 | 94.44% |
| B-1 | 54 | Flat | 2 | 2 | No | No | No | 1016 | \$845 | \$845 | \$0.83 | 54 | 2 | 96.30% |
| Concessions/Availability (For above unit): Half of the administration fee of \$500 and \$99 if vacant. | | | | | | | | | | | | | | |
| B-2 | 18 | Flat | 2 | 2 | No | No | No | 1044 | \$855 | \$855 | \$0.82 | 18 | 1 | 94.44% |
| B-3 | 18 | Flat | 2 | 2 | No | No | No | 1092 | \$880 | \$880 | \$0.81 | 18 | 2 | 88.89% |
| B-4 | 22 | TH | 2 | 2 | No | No | No | 1143 | \$890 | \$890 | \$0.78 | 22 | 2 | 90.91% |
| B-5 | 22 | TH | 2 | 2 | No | Yes | No | 1177 | \$995 | \$995 | \$0.85 | 22 | 1 | 95.45% |
| Totals/Avg | 224 | | | | | | | 996 | \$844 | \$844 | \$0.85 | 224 | 13 | 94.20% |



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Lakeshore Apartment Homes

Tel: 407-260-2501
Fax: 407-260-5342

Property Type : **APT**

210 Altamonte Bay Club Circle, Altamonte Springs, FL 32701

Community Amenities

- | | |
|-------------------------------------|--------------------------|
| ✓ 1,455 (SF Clubhouse), Clubhouse** | ✓ 1 Lighted Tennis Court |
| ✓ Trailer Area | ✓ 1 Swimming Pool |
| ✓ Lakefront* | ✓ Picnic Area/BBQ |
| | ✓ Exercise/Weight Room |
| | ✓ 2 Laundry Rooms |
| | ✓ Car Wash Area |

Unit Amenities

- | | |
|------------------|--------------------------|
| ✓ Vinyl | ✓ optional |
| ✓ Electric Range | ✓ Ceiling Fans |
| ✓ RR | ✓ Blinds |
| | ✓ Vaulted Ceilings(Some) |
| | ✓ Wall to wall carpeting |
| | ✓ Refrigerator |
| | ✓ Central Heating |
| | ✓ Balcony/patio |
| | ✓ Washer Dryer(Some) |
| | ✓ Dishwasher |
| | ✓ Disposal |
| | ✓ Washer dryer hook-ups |
| | ✓ |
| | ✓ Pest Control |

Additional Photos:



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Regency Oaks I & II

Tel: 407-831-3711
Fax: 407-831-4388

Property Type : **APT**

200 Maltese Cr., Casselberry, FL 32730



[Street View](#)

Qty: 239

Year Built: 1971

Property Email : matthew.comicz@aimco.com

Management Company : AIMCO

Property Website: <http://www.regencyoaksapts.com/>

Metro Area : FL-Orlando-Kissimmee-Sanford

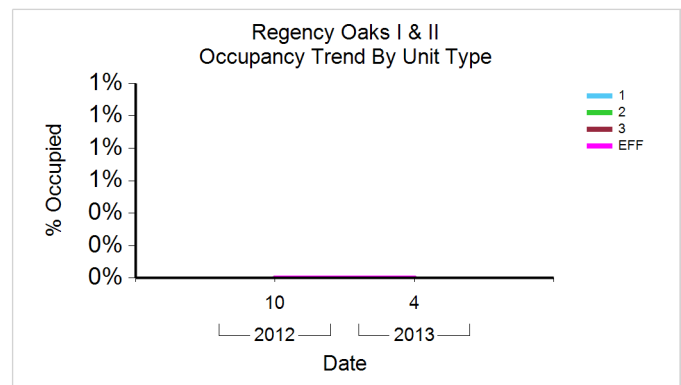
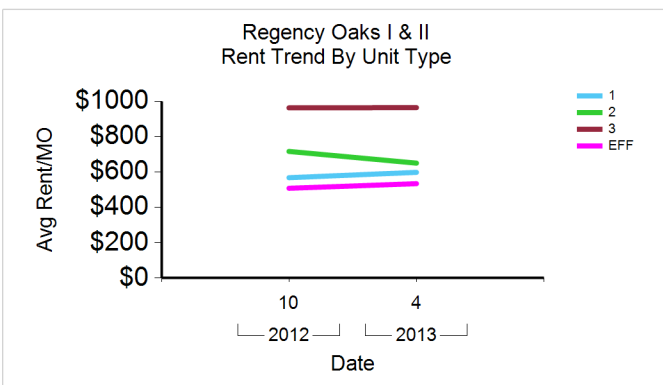
County : Seminole

Utilities Included In Rent

Rent and Occupancies as of : 4/17/2013

| Model Name | Qty | Unit Type | Bed | Bath | Den | Loft | Furn | AC SF | Water | Sewer | Electric | # Units Rentable | Trash | Cable |
|-------------------|------------|-----------|-----|------|-----|------|------|------------|------------------|---------------------|------------------------|------------------|------------|--------------|
| | | | | | | | | | Base Market Rent | Base Effective Rent | Base Effective Rent/SF | | # Vacant | % Occupied |
| 589 | 32 | Flat | EFF | 1 | No | No | No | 589 | \$535 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| 719 | 65 | Flat | 1 | 1 | No | No | No | 719 | \$599 | \$599 | \$0.83 | 65 | 65 | 0.00% |
| 984 | 48 | Flat | 2 | 1.5 | No | No | No | 984 | \$589 | \$589 | \$0.60 | 48 | 48 | 0.00% |
| 1061 | 56 | Flat | 2 | 2 | No | No | No | 1061 | \$648 | \$648 | \$0.61 | 56 | 56 | 0.00% |
| 1800 | 14 | TH | 2 | 2.5 | No | No | No | 1800 | \$879 | \$879 | \$0.49 | 14 | 14 | 0.00% |
| 1320 | 12 | Flat | 3 | 2 | No | No | No | 1320 | \$799 | \$799 | \$0.61 | 12 | 12 | 0.00% |
| 1800 | 12 | TH | 3 | 2.5 | No | No | No | 1800 | \$1132 | \$1132 | \$0.63 | 12 | 12 | 0.00% |
| Totals/Avg | 239 | | | | | | | 983 | \$653 | \$653 | \$0.66 | 239 | 239 | 0.00% |

Occupancy Comments: We are offering two weeks off for a move in on or before July 02, 2011 and selected apartment homes





Regency Oaks I & II

Tel: 407-831-3711
Fax: 407-831-4388

Property Type : **APT**

200 Maltese Cr., Casselberry, FL 32730

Community Amenities

- ✓ Trailer Area
- ✓ Dog park & Kiddie Pool
- ✓ Lighted Tennis Court
- ✓ 2 Swimming Pools*
- ✓ Shuffleboard
- ✓ Picnic Area/BBQ
- ✓ Playground
- ✓ Exercise/Weight Room**
- ✓ 3 Laundry Rooms
- ✓ Car Wash Area

Unit Amenities

- ✓ Ceiling fan (some)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio (townhouse)*
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer dryer hook-ups***
- ✓ Storage**
- ✓ Pest Control

Additional Photos:



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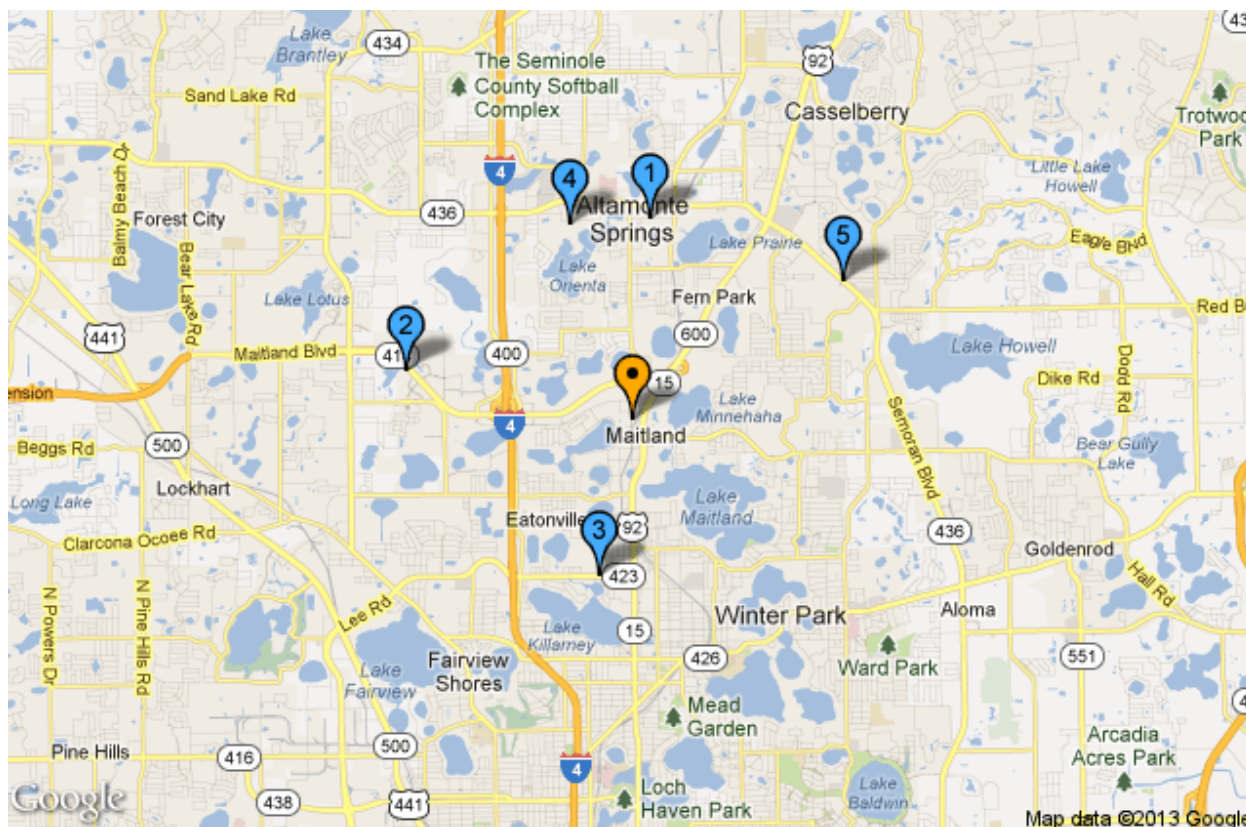


AAGO/MyRentComps

AAGO Subject Property

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Comp Report By Unit Type - Sorted by Effective Rent



Property Level Analysis of Comparable Properties

| Property Name | As of Date | # Units | AC SF | Base Market Rent | Base Market Rent/SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|------------|-------------|------------|------------------|---------------------|---------------------|------------------------|-----------------|------------|---------------|
| AAGO Subject Property | 5/15/2013 | 67 | 777 | \$1,013 | \$1.30 | \$1,013 | \$1.30 | 67 | 4 | 94.03% |
| 1 Altamonte Villa | 4/17/2013 | 180 | 925 | \$705 | \$0.76 | \$705 | \$0.76 | 180 | 12 | 93.33% |
| 2 Estates at Maitland Summit | 4/9/2013 | 272 | 1083 | \$1,022 | \$0.94 | \$1,022 | \$0.94 | 272 | 16 | 94.12% |
| 3 Hidden Pond | 4/10/2013 | 208 | 912 | \$675 | \$0.74 | \$675 | \$0.74 | 208 | 2 | 99.04% |
| 4 Lakeshore Apartment Homes | 4/17/2013 | 224 | 996 | \$844 | \$0.85 | \$844 | \$0.85 | 224 | 13 | 94.20% |
| 5 Regency Oaks I & II | 4/17/2013 | 239 | 983 | \$653 | \$0.66 | \$653 | \$0.66 | 239 | 239 | 0.00% |
| Totals/Averages: | | 1190 | 975 | \$805 | \$0.83 | \$805 | \$0.83 | 1190 | 286 | 75.97% |

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AAGO/MyRentComps

AAGO Subject Property

FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by Effective Rent

| Property Name | Unit Type | # Units | AC SF | Base Market Rent | Base Market Rent/SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|-----------------|------------|--------------|------------------|---------------------|---------------------|------------------------|-----------------|------------|----------------|
| Regency Oaks I & II | EFF Flat | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| Totals/Averages: | | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| Estates at Maitland Summit | 1/1 Flat | 6 | 838 | \$960 | \$1.15 | \$960 | \$1.15 | 6 | 0 | 100.00% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$930 | \$1.07 | \$930 | \$1.07 | 20 | 1 | 95.00% |
| Estates at Maitland Summit | 1/1 Flat | 12 | 889 | \$905 | \$1.02 | \$905 | \$1.02 | 12 | 1 | 91.67% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$900 | \$1.03 | \$900 | \$1.03 | 20 | 0 | 100.00% |
| Estates at Maitland Summit | 1/1 Flat | 24 | 838 | \$870 | \$1.04 | \$870 | \$1.04 | 24 | 1 | 95.83% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 955 | \$805 | \$0.84 | \$805 | \$0.84 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 939 | \$795 | \$0.85 | \$795 | \$0.85 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 1/1 Flat | 54 | 827 | \$775 | \$0.94 | \$775 | \$0.94 | 54 | 3 | 94.44% |
| AAGO Subject Property | 1/1 Flat | 7 | 777 | \$727 | \$0.94 | \$727 | \$0.94 | 7 | 1 | 85.71% |
| AAGO Subject Property | 1/1 Flat | 10 | 600 | \$725 | \$1.21 | \$725 | \$1.21 | 10 | 1 | 90.00% |
| Hidden Pond | 1/1 Flat | 69 | 750 | \$600 | \$0.80 | \$600 | \$0.80 | 69 | 1 | 98.55% |
| Regency Oaks I & II | 1/1 Flat | 65 | 719 | \$599 | \$0.83 | \$599 | \$0.83 | 65 | 65 | 0.00% |
| Totals/Averages: | | 323 | 803 | \$735 | \$0.92 | \$735 | \$0.92 | 323 | 76 | 76.47% |
| AAGO Subject Property | 2/1 Flat | 10 | 803 | \$1,125 | \$1.40 | \$1,125 | \$1.40 | 10 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 802 | \$1,050 | \$1.31 | \$1,050 | \$1.31 | 10 | 0 | 100.00% |
| Estates at Maitland Summit | 2/1 Flat | 26 | 1,093 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 26 | 1 | 96.15% |
| Estates at Maitland Summit | 2/1 Flat | 8 | 1,093 | \$900 | \$0.82 | \$900 | \$0.82 | 8 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 801 | \$825 | \$1.03 | \$825 | \$1.03 | 10 | 2 | 80.00% |
| Altamonte Villa | 2/1 Flat | 90 | 850 | \$675 | \$0.79 | \$675 | \$0.79 | 90 | 7 | 92.22% |
| Hidden Pond | 2/1 Flat | 64 | 912 | \$660 | \$0.72 | \$660 | \$0.72 | 64 | 0 | 100.00% |
| Totals/Averages: | | 218 | 899 | \$765 | \$0.85 | \$765 | \$0.85 | 218 | 10 | 95.41% |
| AAGO Subject Property | 2/2 Flat | 10 | 823 | \$1,225 | \$1.49 | \$1,225 | \$1.49 | 10 | 0 | 100.00% |
| Estates at Maitland Summit | 2/2 Flat | 6 | 1,256 | \$1,200 | \$0.96 | \$1,200 | \$0.96 | 6 | 0 | 100.00% |
| Estates at Maitland Summit | 2/2 Flat | 12 | 1,256 | \$1,140 | \$0.91 | \$1,140 | \$0.91 | 12 | 1 | 91.67% |
| Estates at Maitland Summit | 2/2 Flat | 20 | 1,098 | \$1,050 | \$0.96 | \$1,050 | \$0.96 | 20 | 1 | 95.00% |
| Estates at Maitland Summit | 2/2 Flat | 76 | 1,098 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 76 | 6 | 92.11% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,177 | \$995 | \$0.85 | \$995 | \$0.85 | 22 | 1 | 95.45% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,143 | \$890 | \$0.78 | \$890 | \$0.78 | 22 | 2 | 90.91% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,092 | \$880 | \$0.81 | \$880 | \$0.81 | 18 | 2 | 88.89% |
| Regency Oaks I & II | 2/2.5 TH | 14 | 1,800 | \$879 | \$0.49 | \$879 | \$0.49 | 14 | 14 | 0.00% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,044 | \$855 | \$0.82 | \$855 | \$0.82 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 2/2 Flat | 54 | 1,016 | \$845 | \$0.83 | \$845 | \$0.83 | 54 | 2 | 96.30% |
| Altamonte Villa | 2/1.5 TH | 90 | 1,000 | \$735 | \$0.74 | \$735 | \$0.74 | 90 | 5 | 94.44% |
| Hidden Pond | 2/2 Flat | 32 | 950 | \$700 | \$0.74 | \$700 | \$0.74 | 32 | 0 | 100.00% |
| Regency Oaks I & II | 2/2 Flat | 56 | 1,061 | \$648 | \$0.61 | \$648 | \$0.61 | 56 | 56 | 0.00% |
| Regency Oaks I & II | 2/1.5 Flat | 48 | 984 | \$589 | \$0.60 | \$589 | \$0.60 | 48 | 48 | 0.00% |
| Totals/Averages: | | 498 | 1,070 | \$834 | \$0.78 | \$834 | \$0.78 | 498 | 139 | 72.09% |
| AAGO Subject Property | 3/1 Flat | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Totals/Averages: | | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Estates at Maitland Summit | 3/2 Flat | 8 | 1,395 | \$1,400 | \$1.00 | \$1,400 | \$1.00 | 8 | 1 | 87.50% |
| Estates at Maitland Summit | 3/2 Flat | 34 | 1,395 | \$1,160 | \$0.83 | \$1,160 | \$0.83 | 34 | 3 | 91.18% |
| Regency Oaks I & II | 3/2.5 TH | 12 | 1,800 | \$1,132 | \$0.63 | \$1,132 | \$0.63 | 12 | 12 | 0.00% |

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AAGO Subject Property
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Comp Report By Unit Type - Sorted by Effective Rent

| | | | | | | | | | | |
|-------------------------|----------|------------|--------------|--------------|---------------|--------------|---------------|------------|-----------|---------------|
| Hidden Pond | 3/2 Flat | 43 | 1,142 | \$800 | \$0.70 | \$800 | \$0.70 | 43 | 1 | 97.67% |
| Regency Oaks I & II | 3/2 Flat | 12 | 1,320 | \$799 | \$0.61 | \$799 | \$0.61 | 12 | 12 | 0.00% |
| Totals/Averages: | | 109 | 1,332 | \$993 | \$0.75 | \$993 | \$0.75 | 109 | 29 | 73.39% |

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MyRentComps.com 350 East Pine Street, Suite 100, Orlando, FL 32801 Tel: (407) 206-3791 Fax: (866) 206-5930 Email: Support@myrentcomps.com



AAGO/MyRentComps
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FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by Effective Rent

| Property Name | Year | Property | Utilities Included in Rent | | | | |
|------------------------------|-------------|------------|----------------------------|------------|-----------|------------|------------|
| | Built | Type | Water | Sewer | Electric | Trash | Cable |
| AAGO Subject Property | 1999 | APT | Yes | Yes | No | Yes | Yes |
| Altamonte Villa | 1973* | APT | No | No | No | No | No |
| Estates at Maitland Summit | 1999 | APT | No | No | No | No | No |
| Hidden Pond | 1971 | APT | Yes | Yes | No | Yes | No |
| Lakeshore Apartment Homes | 1986 | APT | No | No | No | No | No |
| Regency Oaks I & II | 1969* | APT | No | No | No | No | No |

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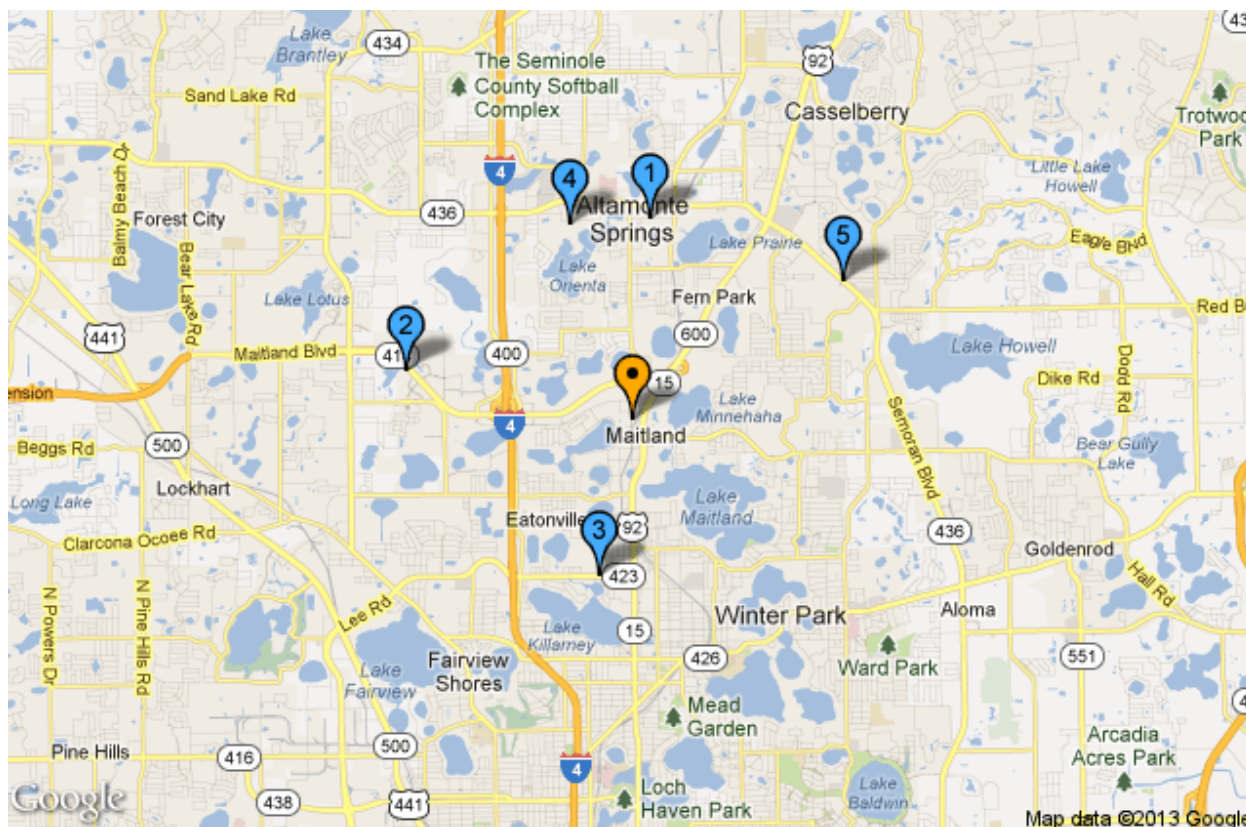


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AAGO Subject Property

FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by Effective Rent
Per Square Foot



Property Level Analysis of Comparable Properties

| Property Name | As of Date | # Units | AC SF | Base Market Rent | Base Market Rent/ SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|------------|-------------|------------|------------------|----------------------|---------------------|------------------------|-----------------|------------|---------------|
| AAGO Subject Property | 5/15/2013 | 67 | 777 | \$1,013 | \$1.30 | \$1,013 | \$1.30 | 67 | 4 | 94.03% |
| 1 Altamonte Villa | 4/17/2013 | 180 | 925 | \$705 | \$0.76 | \$705 | \$0.76 | 180 | 12 | 93.33% |
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| 3 Hidden Pond | 4/10/2013 | 208 | 912 | \$675 | \$0.74 | \$675 | \$0.74 | 208 | 2 | 99.04% |
| 4 Lakeshore Apartment Homes | 4/17/2013 | 224 | 996 | \$844 | \$0.85 | \$844 | \$0.85 | 224 | 13 | 94.20% |
| 5 Regency Oaks I & II | 4/17/2013 | 239 | 983 | \$653 | \$0.66 | \$653 | \$0.66 | 239 | 239 | 0.00% |
| Totals/Averages: | | 1190 | 975 | \$805 | \$0.83 | \$805 | \$0.83 | 1190 | 286 | 75.97% |

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AAGO Subject Property

FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by Effective Rent Per Square Foot

| Property Name | Unit Type | # Units | AC SF | Base Market Rent | Base Market Rent/SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|-----------------|------------|--------------|------------------|---------------------|---------------------|------------------------|-----------------|------------|----------------|
| Regency Oaks I & II | EFF Flat | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| Totals/Averages: | | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| AAGO Subject Property | 1/1 Flat | 10 | 600 | \$725 | \$1.21 | \$725 | \$1.21 | 10 | 1 | 90.00% |
| Estates at Maitland Summit | 1/1 Flat | 6 | 838 | \$960 | \$1.15 | \$960 | \$1.15 | 6 | 0 | 100.00% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$930 | \$1.07 | \$930 | \$1.07 | 20 | 1 | 95.00% |
| Estates at Maitland Summit | 1/1 Flat | 24 | 838 | \$870 | \$1.04 | \$870 | \$1.04 | 24 | 1 | 95.83% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$900 | \$1.03 | \$900 | \$1.03 | 20 | 0 | 100.00% |
| Estates at Maitland Summit | 1/1 Flat | 12 | 889 | \$905 | \$1.02 | \$905 | \$1.02 | 12 | 1 | 91.67% |
| Lakeshore Apartment Homes | 1/1 Flat | 54 | 827 | \$775 | \$0.94 | \$775 | \$0.94 | 54 | 3 | 94.44% |
| AAGO Subject Property | 1/1 Flat | 7 | 777 | \$727 | \$0.94 | \$727 | \$0.94 | 7 | 1 | 85.71% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 939 | \$795 | \$0.85 | \$795 | \$0.85 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 955 | \$805 | \$0.84 | \$805 | \$0.84 | 18 | 1 | 94.44% |
| Regency Oaks I & II | 1/1 Flat | 65 | 719 | \$599 | \$0.83 | \$599 | \$0.83 | 65 | 65 | 0.00% |
| Hidden Pond | 1/1 Flat | 69 | 750 | \$600 | \$0.80 | \$600 | \$0.80 | 69 | 1 | 98.55% |
| Totals/Averages: | | 323 | 803 | \$735 | \$0.92 | \$735 | \$0.92 | 323 | 76 | 76.47% |
| AAGO Subject Property | 2/1 Flat | 10 | 803 | \$1,125 | \$1.40 | \$1,125 | \$1.40 | 10 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 802 | \$1,050 | \$1.31 | \$1,050 | \$1.31 | 10 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 801 | \$825 | \$1.03 | \$825 | \$1.03 | 10 | 2 | 80.00% |
| Estates at Maitland Summit | 2/1 Flat | 26 | 1,093 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 26 | 1 | 96.15% |
| Estates at Maitland Summit | 2/1 Flat | 8 | 1,093 | \$900 | \$0.82 | \$900 | \$0.82 | 8 | 0 | 100.00% |
| Altamonte Villa | 2/1 Flat | 90 | 850 | \$675 | \$0.79 | \$675 | \$0.79 | 90 | 7 | 92.22% |
| Hidden Pond | 2/1 Flat | 64 | 912 | \$660 | \$0.72 | \$660 | \$0.72 | 64 | 0 | 100.00% |
| Totals/Averages: | | 218 | 899 | \$765 | \$0.85 | \$765 | \$0.85 | 218 | 10 | 95.41% |
| AAGO Subject Property | 2/2 Flat | 10 | 823 | \$1,225 | \$1.49 | \$1,225 | \$1.49 | 10 | 0 | 100.00% |
| Estates at Maitland Summit | 2/2 Flat | 20 | 1,098 | \$1,050 | \$0.96 | \$1,050 | \$0.96 | 20 | 1 | 95.00% |
| Estates at Maitland Summit | 2/2 Flat | 6 | 1,256 | \$1,200 | \$0.96 | \$1,200 | \$0.96 | 6 | 0 | 100.00% |
| Estates at Maitland Summit | 2/2 Flat | 76 | 1,098 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 76 | 6 | 92.11% |
| Estates at Maitland Summit | 2/2 Flat | 12 | 1,256 | \$1,140 | \$0.91 | \$1,140 | \$0.91 | 12 | 1 | 91.67% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,177 | \$995 | \$0.85 | \$995 | \$0.85 | 22 | 1 | 95.45% |
| Lakeshore Apartment Homes | 2/2 Flat | 54 | 1,016 | \$845 | \$0.83 | \$845 | \$0.83 | 54 | 2 | 96.30% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,044 | \$855 | \$0.82 | \$855 | \$0.82 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,092 | \$880 | \$0.81 | \$880 | \$0.81 | 18 | 2 | 88.89% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,143 | \$890 | \$0.78 | \$890 | \$0.78 | 22 | 2 | 90.91% |
| Hidden Pond | 2/2 Flat | 32 | 950 | \$700 | \$0.74 | \$700 | \$0.74 | 32 | 0 | 100.00% |
| Altamonte Villa | 2/1.5 TH | 90 | 1,000 | \$735 | \$0.74 | \$735 | \$0.74 | 90 | 5 | 94.44% |
| Regency Oaks I & II | 2/2 Flat | 56 | 1,061 | \$648 | \$0.61 | \$648 | \$0.61 | 56 | 56 | 0.00% |
| Regency Oaks I & II | 2/1.5 Flat | 48 | 984 | \$589 | \$0.60 | \$589 | \$0.60 | 48 | 48 | 0.00% |
| Regency Oaks I & II | 2/2.5 TH | 14 | 1,800 | \$879 | \$0.49 | \$879 | \$0.49 | 14 | 14 | 0.00% |
| Totals/Averages: | | 498 | 1,070 | \$834 | \$0.78 | \$834 | \$0.78 | 498 | 139 | 72.09% |
| AAGO Subject Property | 3/1 Flat | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Totals/Averages: | | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Estates at Maitland Summit | 3/2 Flat | 8 | 1,395 | \$1,400 | \$1.00 | \$1,400 | \$1.00 | 8 | 1 | 87.50% |
| Estates at Maitland Summit | 3/2 Flat | 34 | 1,395 | \$1,160 | \$0.83 | \$1,160 | \$0.83 | 34 | 3 | 91.18% |
| Hidden Pond | 3/2 Flat | 43 | 1,142 | \$800 | \$0.70 | \$800 | \$0.70 | 43 | 1 | 97.67% |

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**Comp Report By Unit Type - Sorted by Effective Rent
Per Square Foot**

| | | | | | | | | | | |
|-------------------------|----------|------------|--------------|--------------|---------------|--------------|---------------|------------|-----------|---------------|
| Regency Oaks I & II | 3/2.5 TH | 12 | 1,800 | \$1,132 | \$0.63 | \$1,132 | \$0.63 | 12 | 12 | 0.00% |
| Regency Oaks I & II | 3/2 Flat | 12 | 1,320 | \$799 | \$0.61 | \$799 | \$0.61 | 12 | 12 | 0.00% |
| Totals/Averages: | | 109 | 1,332 | \$993 | \$0.75 | \$993 | \$0.75 | 109 | 29 | 73.39% |

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AAGO Subject Property
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**Comp Report By Unit Type - Sorted by Effective Rent
Per Square Foot**

| Property Name | Year | Property | Utilities Included in Rent | | | | |
|------------------------------|-------------|------------|----------------------------|------------|-----------|------------|------------|
| | Built | Type | Water | Sewer | Electric | Trash | Cable |
| AAGO Subject Property | 1999 | APT | Yes | Yes | No | Yes | Yes |
| Altamonte Villa | 1973* | APT | No | No | No | No | No |
| Estates at Maitland Summit | 1999 | APT | No | No | No | No | No |
| Hidden Pond | 1971 | APT | Yes | Yes | No | Yes | No |
| Lakeshore Apartment Homes | 1986 | APT | No | No | No | No | No |
| Regency Oaks I & II | 1969* | APT | No | No | No | No | No |

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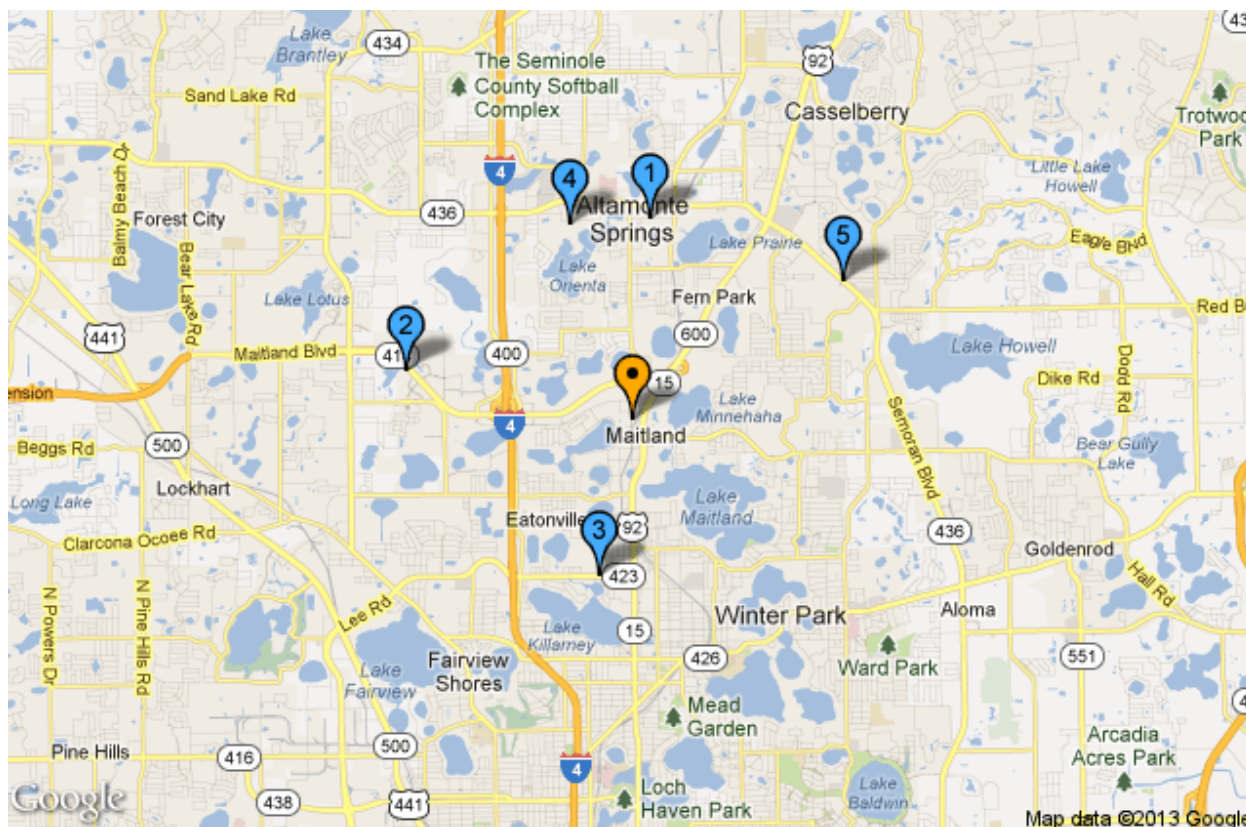


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AAGO Subject Property

FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by A/C SqFt



Property Level Analysis of Comparable Properties

| Property Name | As of Date | # Units | AC SF | Base Market Rent | Base Market Rent/SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|------------|-------------|------------|------------------|---------------------|---------------------|------------------------|-----------------|------------|---------------|
| AAGO Subject Property | 5/15/2013 | 67 | 777 | \$1,013 | \$1.30 | \$1,013 | \$1.30 | 67 | 4 | 94.03% |
| 1 Altamonte Villa | 4/17/2013 | 180 | 925 | \$705 | \$0.76 | \$705 | \$0.76 | 180 | 12 | 93.33% |
| 2 Estates at Maitland Summit | 4/9/2013 | 272 | 1083 | \$1,022 | \$0.94 | \$1,022 | \$0.94 | 272 | 16 | 94.12% |
| 3 Hidden Pond | 4/10/2013 | 208 | 912 | \$675 | \$0.74 | \$675 | \$0.74 | 208 | 2 | 99.04% |
| 4 Lakeshore Apartment Homes | 4/17/2013 | 224 | 996 | \$844 | \$0.85 | \$844 | \$0.85 | 224 | 13 | 94.20% |
| 5 Regency Oaks I & II | 4/17/2013 | 239 | 983 | \$653 | \$0.66 | \$653 | \$0.66 | 239 | 239 | 0.00% |
| Totals/Averages: | | 1190 | 975 | \$805 | \$0.83 | \$805 | \$0.83 | 1190 | 286 | 75.97% |

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AAGO/MyRentComps

AAGO Subject Property

FREE Online Market Comp Report

Comp Report By Unit Type - Sorted by A/C SqFt

| Property Name | Unit Type | # Units | AC SF | Base Market Rent | Base Market Rent/SF | Base Effective Rent | Base Effective Rent/SF | # Unit Rentable | # vacant | % Occupied |
|------------------------------|-----------------|------------|--------------|------------------|---------------------|---------------------|------------------------|-----------------|------------|----------------|
| Regency Oaks I & II | EFF Flat | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| Totals/Averages: | | 32 | 589 | \$535 | \$0.91 | \$535 | \$0.91 | 32 | 32 | 0.00% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 955 | \$805 | \$0.84 | \$805 | \$0.84 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 1/1 Flat | 18 | 939 | \$795 | \$0.85 | \$795 | \$0.85 | 18 | 1 | 94.44% |
| Estates at Maitland Summit | 1/1 Flat | 12 | 889 | \$905 | \$1.02 | \$905 | \$1.02 | 12 | 1 | 91.67% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$930 | \$1.07 | \$930 | \$1.07 | 20 | 1 | 95.00% |
| Estates at Maitland Summit | 1/1 Flat | 20 | 872 | \$900 | \$1.03 | \$900 | \$1.03 | 20 | 0 | 100.00% |
| Estates at Maitland Summit | 1/1 Flat | 24 | 838 | \$870 | \$1.04 | \$870 | \$1.04 | 24 | 1 | 95.83% |
| Estates at Maitland Summit | 1/1 Flat | 6 | 838 | \$960 | \$1.15 | \$960 | \$1.15 | 6 | 0 | 100.00% |
| Lakeshore Apartment Homes | 1/1 Flat | 54 | 827 | \$775 | \$0.94 | \$775 | \$0.94 | 54 | 3 | 94.44% |
| AAGO Subject Property | 1/1 Flat | 7 | 777 | \$727 | \$0.94 | \$727 | \$0.94 | 7 | 1 | 85.71% |
| Hidden Pond | 1/1 Flat | 69 | 750 | \$600 | \$0.80 | \$600 | \$0.80 | 69 | 1 | 98.55% |
| Regency Oaks I & II | 1/1 Flat | 65 | 719 | \$599 | \$0.83 | \$599 | \$0.83 | 65 | 65 | 0.00% |
| AAGO Subject Property | 1/1 Flat | 10 | 600 | \$725 | \$1.21 | \$725 | \$1.21 | 10 | 1 | 90.00% |
| Totals/Averages: | | 323 | 803 | \$735 | \$0.92 | \$735 | \$0.92 | 323 | 76 | 76.47% |
| Estates at Maitland Summit | 2/1 Flat | 8 | 1,093 | \$900 | \$0.82 | \$900 | \$0.82 | 8 | 0 | 100.00% |
| Estates at Maitland Summit | 2/1 Flat | 26 | 1,093 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 26 | 1 | 96.15% |
| Hidden Pond | 2/1 Flat | 64 | 912 | \$660 | \$0.72 | \$660 | \$0.72 | 64 | 0 | 100.00% |
| Altamonte Villa | 2/1 Flat | 90 | 850 | \$675 | \$0.79 | \$675 | \$0.79 | 90 | 7 | 92.22% |
| AAGO Subject Property | 2/1 Flat | 10 | 803 | \$1,125 | \$1.40 | \$1,125 | \$1.40 | 10 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 802 | \$1,050 | \$1.31 | \$1,050 | \$1.31 | 10 | 0 | 100.00% |
| AAGO Subject Property | 2/1 Flat | 10 | 801 | \$825 | \$1.03 | \$825 | \$1.03 | 10 | 2 | 80.00% |
| Totals/Averages: | | 218 | 899 | \$765 | \$0.85 | \$765 | \$0.85 | 218 | 10 | 95.41% |
| Regency Oaks I & II | 2/2.5 TH | 14 | 1,800 | \$879 | \$0.49 | \$879 | \$0.49 | 14 | 14 | 0.00% |
| Estates at Maitland Summit | 2/2 Flat | 12 | 1,256 | \$1,140 | \$0.91 | \$1,140 | \$0.91 | 12 | 1 | 91.67% |
| Estates at Maitland Summit | 2/2 Flat | 6 | 1,256 | \$1,200 | \$0.96 | \$1,200 | \$0.96 | 6 | 0 | 100.00% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,177 | \$995 | \$0.85 | \$995 | \$0.85 | 22 | 1 | 95.45% |
| Lakeshore Apartment Homes | 2/2 TH | 22 | 1,143 | \$890 | \$0.78 | \$890 | \$0.78 | 22 | 2 | 90.91% |
| Estates at Maitland Summit | 2/2 Flat | 76 | 1,098 | \$1,020 | \$0.93 | \$1,020 | \$0.93 | 76 | 6 | 92.11% |
| Estates at Maitland Summit | 2/2 Flat | 20 | 1,098 | \$1,050 | \$0.96 | \$1,050 | \$0.96 | 20 | 1 | 95.00% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,092 | \$880 | \$0.81 | \$880 | \$0.81 | 18 | 2 | 88.89% |
| Regency Oaks I & II | 2/2 Flat | 56 | 1,061 | \$648 | \$0.61 | \$648 | \$0.61 | 56 | 56 | 0.00% |
| Lakeshore Apartment Homes | 2/2 Flat | 18 | 1,044 | \$855 | \$0.82 | \$855 | \$0.82 | 18 | 1 | 94.44% |
| Lakeshore Apartment Homes | 2/2 Flat | 54 | 1,016 | \$845 | \$0.83 | \$845 | \$0.83 | 54 | 2 | 96.30% |
| Altamonte Villa | 2/1.5 TH | 90 | 1,000 | \$735 | \$0.74 | \$735 | \$0.74 | 90 | 5 | 94.44% |
| Regency Oaks I & II | 2/1.5 Flat | 48 | 984 | \$589 | \$0.60 | \$589 | \$0.60 | 48 | 48 | 0.00% |
| Hidden Pond | 2/2 Flat | 32 | 950 | \$700 | \$0.74 | \$700 | \$0.74 | 32 | 0 | 100.00% |
| AAGO Subject Property | 2/2 Flat | 10 | 823 | \$1,225 | \$1.49 | \$1,225 | \$1.49 | 10 | 0 | 100.00% |
| Totals/Averages: | | 498 | 1,070 | \$834 | \$0.78 | \$834 | \$0.78 | 498 | 139 | 72.09% |
| AAGO Subject Property | 3/1 Flat | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Totals/Averages: | | 10 | 833 | \$1,325 | \$1.59 | \$1,325 | \$1.59 | 10 | 0 | 100.00% |
| Regency Oaks I & II | 3/2.5 TH | 12 | 1,800 | \$1,132 | \$0.63 | \$1,132 | \$0.63 | 12 | 12 | 0.00% |
| Estates at Maitland Summit | 3/2 Flat | 34 | 1,395 | \$1,160 | \$0.83 | \$1,160 | \$0.83 | 34 | 3 | 91.18% |
| Estates at Maitland Summit | 3/2 Flat | 8 | 1,395 | \$1,400 | \$1.00 | \$1,400 | \$1.00 | 8 | 1 | 87.50% |

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Comp Report By Unit Type - Sorted by A/C SqFt

| | | | | | | | | | | |
|-------------------------|----------|------------|--------------|--------------|---------------|--------------|---------------|------------|-----------|---------------|
| Regency Oaks I & II | 3/2 Flat | 12 | 1,320 | \$799 | \$0.61 | \$799 | \$0.61 | 12 | 12 | 0.00% |
| Hidden Pond | 3/2 Flat | 43 | 1,142 | \$800 | \$0.70 | \$800 | \$0.70 | 43 | 1 | 97.67% |
| Totals/Averages: | | 109 | 1,332 | \$993 | \$0.75 | \$993 | \$0.75 | 109 | 29 | 73.39% |

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Comp Report By Unit Type - Sorted by A/C SqFt

| Property Name | Year | Property | Utilities Included in Rent | | | | |
|------------------------------|-------------|------------|----------------------------|------------|-----------|------------|------------|
| | Built | Type | Water | Sewer | Electric | Trash | Cable |
| AAGO Subject Property | 1999 | APT | Yes | Yes | No | Yes | Yes |
| Altamonte Villa | 1973* | APT | No | No | No | No | No |
| Estates at Maitland Summit | 1999 | APT | No | No | No | No | No |
| Hidden Pond | 1971 | APT | Yes | Yes | No | Yes | No |
| Lakeshore Apartment Homes | 1986 | APT | No | No | No | No | No |
| Regency Oaks I & II | 1969* | APT | No | No | No | No | No |

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