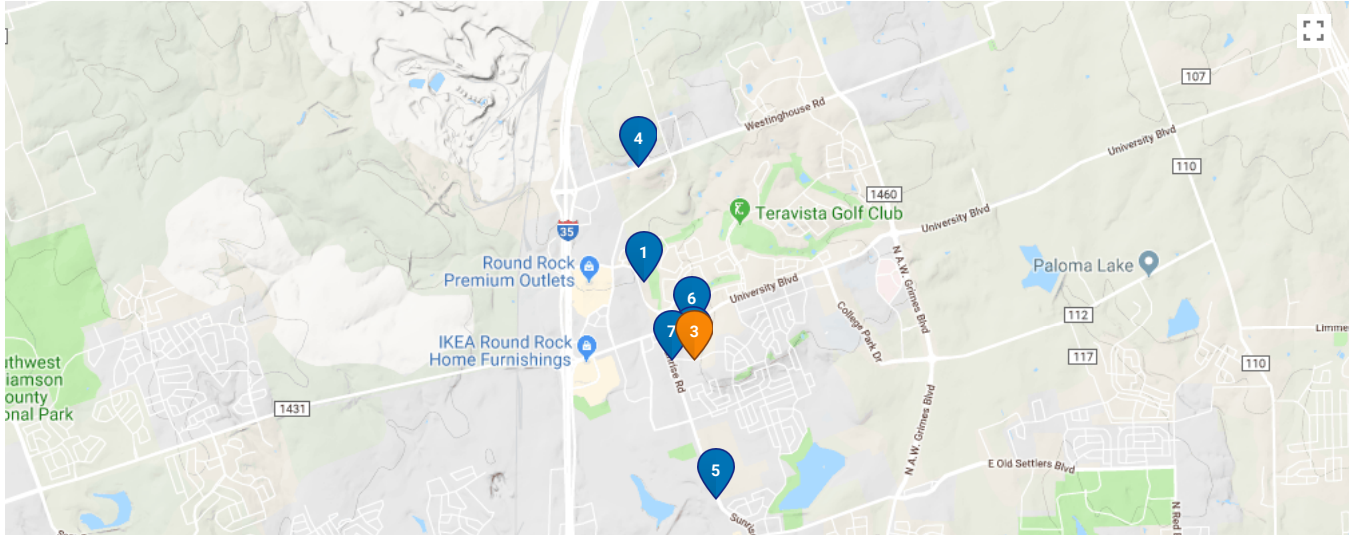


Price Analyzer



The following is a list of all the Comps communities including the **Subject †** community.

- 1 North Star
- 2 West Star
- 3 East Star †

- 4 Westinghouse
- 5 Sunrise Ranch

- 6 Morning Ridge
- 7 South Star

Floorplan Focus: 1 Bedroom

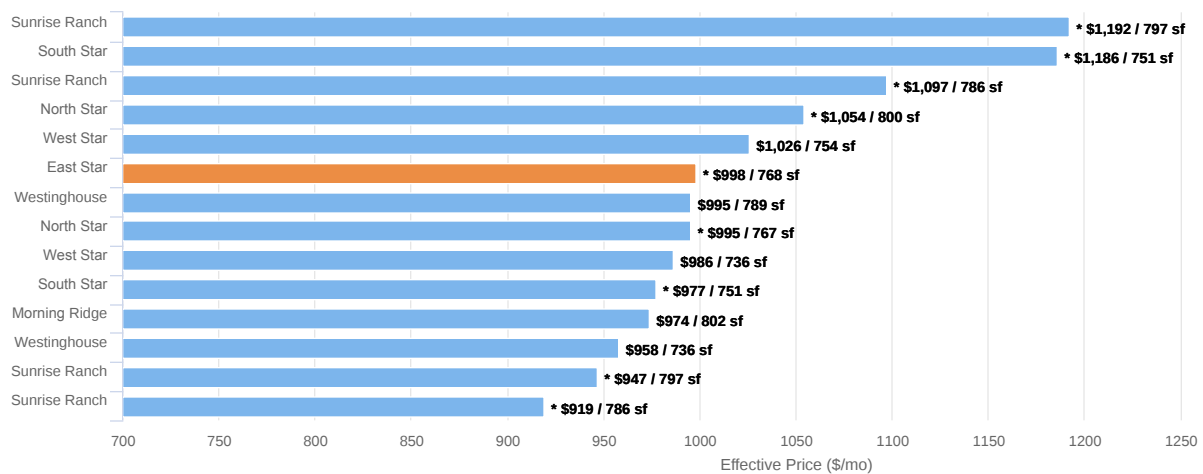
This table, sorted by floorplan size, details the 1,236 (1 Bedroom) units of the Comps including the Subject community. Effective prices/rates are calculated by factoring in the effect of rental concessions and utility adjustments.

Community Name †Subject	Floorplan	Units	Size sf ^	Market Price \$/mo	Market Rate \$/sf/mo	Effective Price \$/mo	Effective Rate \$/sf/mo
Westinghouse	1 x 1	58	659	995 +EW	1.51 C	912 +EW	1.38
Morning Ridge	1 x 1	24	665	995 +EW	1.50	918 +EW	1.38
North Star	1 x 1	60	676	950 +EW	1.41 C *	871 +EW	1.29
Morning Ridge	1 x 1	24	692	950 +EW	1.37	877 +EW	1.27
Westinghouse	1 x 1	54	736	1,045 +EW	1.42 C	958 +EW	1.30
West Star	1 x 1	72	736	1,068 +EW	1.45 C	986 +EW	1.34
South Star	1 x 1	88	751	977 +EW	1.30 *	977 +EW	1.30
South Star	1 x 1	16	751	1,186 +EW	1.58 *	1,186 +EW	1.58
West Star	1 x 1	18	754	1,111 +EW	1.47 C	1,026 +EW	1.36
North Star	1 x 1	72	767	1,085 +EW	1.41 C *	995 +EW	1.30
East Star †	1 x 1	30	768	998 +EW	1.30 *	998 +EW	1.30
Sunrise Ranch	1 x 1	68	786	919 +EW	1.17 *	919 +EW	1.17
Sunrise Ranch	1 x 1	12	786	1,097 +EW	1.40 *	1,097 +EW	1.40
Westinghouse	1 x 1	36	789	1,086 +EW	1.38 C	995 +EW	1.26
East Star †	1 x 1	42	795	998 +EW	1.26 *	998 +EW	1.26
Sunrise Ranch	1 x 1	102	797	947 +EW	1.19 *	947 +EW	1.19
Sunrise Ranch	1 x 1	18	797	1,192 +EW	1.50 *	1,192 +EW	1.50
East Star †	1 x 1	56	800	978 +EW	1.22 *	978 +EW	1.22
North Star	1 x 1	24	800	1,150 +EW	1.44 C *	1,054 +EW	1.32
Morning Ridge	1 x 1	72	802	1,055 +EW	1.32	974 +EW	1.21
Sunrise Ranch	1 x 1 sunrm	34	844	947 +EW	1.12 *	947 +EW	1.12
Sunrise Ranch	1 x 1 sunrm	6	844	1,052 +EW	1.25 *	1,052 +EW	1.25
South Star	1 x 1	47	851	963 +EW	1.13 *	963 +EW	1.13
South Star	1 x 1	9	851	1,253 +EW	1.47 *	1,253 +EW	1.47
West Star	1 x 1	75	867	1,165 +EW	1.34 C	1,075 +EW	1.24
West Star	1 x 1	18	886	1,210 +EW	1.37 C	1,117 +EW	1.26
East Star †	1 x 1	45	914	1,108 +EW	1.21 *	1,108 +EW	1.21
North Star	1 x 1	8	948	1,195 +EW	1.26 C *	1,095 +EW	1.16
North Star	1 x 1 den	48	962	1,195 +EW	1.24 C *	1,095 +EW	1.14
Summary-Total		1,236	788	1,037 +EW	1.32 C	991 +EW	1.26

+EWG → Resident pays (Electricity/Water/Gas) C → Concessions in effect * → Prices Change Daily

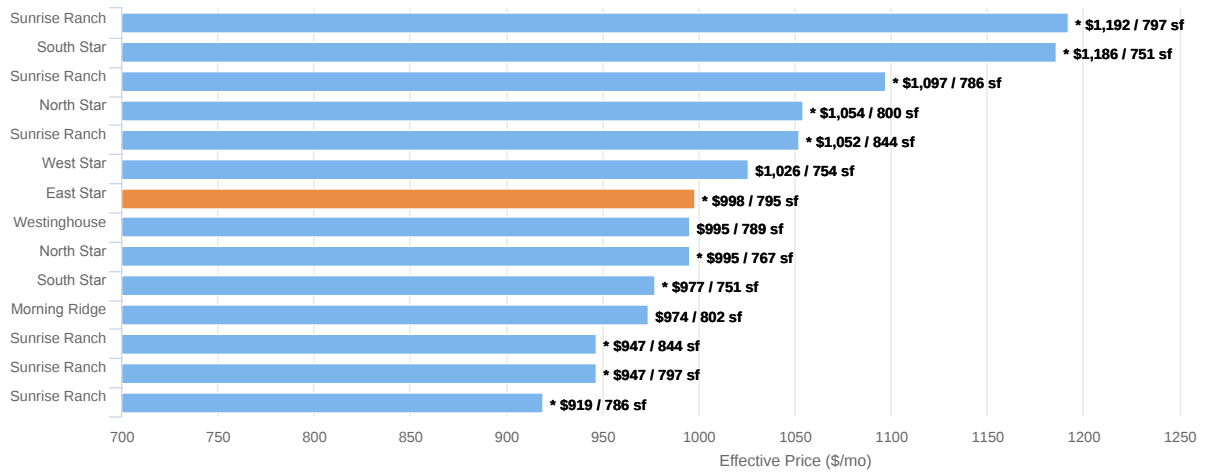
Price analyzer: 1 x 1 768 sf

* Prices Change Daily



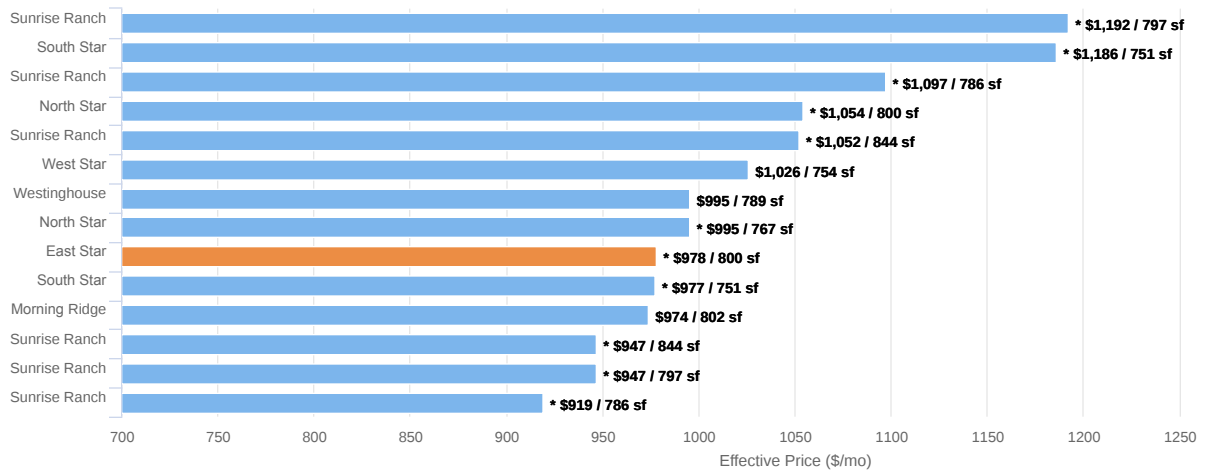
Price analyzer: 1 x 1 795 sf

* Prices Change Daily



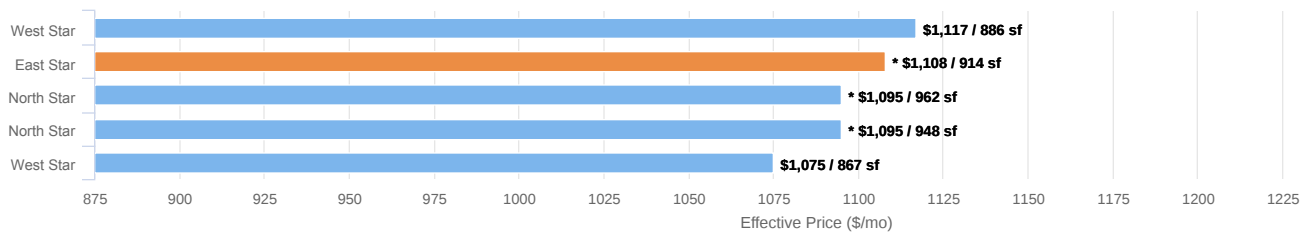
Price analyzer: 1 x 1 800 sf

* Prices Change Daily



Price analyzer: 1 x 1 914 sf

* Prices Change Daily



Floorplan Focus: 2 Bedrooms

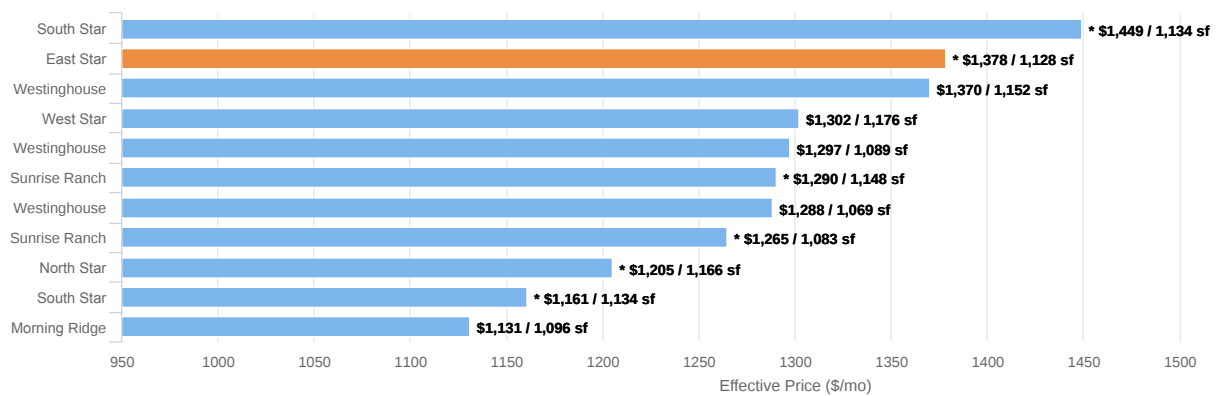
This table, sorted by floorplan size, details the 854 (2 Bedrooms) units of the Comps including the Subject community. Effective prices/rates are calculated by factoring in the effect of rental concessions and utility adjustments.

Community Name †Subject	Floorplan	Units	Size sf ^	Market Price \$/mo	Market Rate \$/sf/mo	Effective Price \$/mo	Effective Rate \$/sf/mo
South Star	2 x 2	117	1,034	1,136 +EW	1.10 *	1,136 +EW	1.10
South Star	2 x 2	21	1,034	1,424 +EW	1.38 *	1,424 +EW	1.38
Westinghouse	2 x 2	42	1,055	1,395 +EW	1.32 C	1,279 +EW	1.21
North Star	2 x 2	36	1,062	1,390 +EW	1.31 C *	1,274 +EW	1.20
Morning Ridge	2 x 2	72	1,065	1,245 +EW	1.17	1,149 +EW	1.08
Westinghouse	2 x 2	4	1,069	1,405 +EW	1.31 C	1,288 +EW	1.20
Sunrise Ranch	2 x 2	36	1,083	1,265 +EW	1.17 *	1,265 +EW	1.17
Westinghouse	2 x 2	8	1,089	1,415 +EW	1.30 C	1,297 +EW	1.19
Morning Ridge	2 x 2	72	1,096	1,225 +EW	1.12	1,131 +EW	1.03
East Star †	2 x 2	45	1,128	1,378 +EW	1.22 *	1,378 +EW	1.22
South Star	2 x 2	51	1,134	1,161 +EW	1.02 *	1,161 +EW	1.02
South Star	2 x 2	9	1,134	1,449 +EW	1.28 *	1,449 +EW	1.28
East Star †	2 x 2	39	1,147	1,393 +EW	1.21 *	1,393 +EW	1.21
Sunrise Ranch	2 x 2	36	1,148	1,290 +EW	1.12 *	1,290 +EW	1.12
Westinghouse	2 x 2	42	1,152	1,495 +EW	1.30 C	1,370 +EW	1.19
North Star	2 x 2	48	1,166	1,315 +EW	1.13 C *	1,205 +EW	1.03
West Star	2 x 2	54	1,176	1,410 +EW	1.20 C	1,302 +EW	1.11
Sunrise Ranch	2 x 2 sunrm	18	1,191	1,290 +EW	1.08 *	1,290 +EW	1.08
East Stasr †	2 x 2	8	1,203	1,408 +EW	1.17 *	1,408 +EW	1.17
East Star †	2 x 2	27	1,229	1,493 +EW	1.21 *	1,493 +EW	1.21
Sunrise Ranch	2 x 2 sunrm	18	1,239	1,330 +EW	1.07 *	1,330 +EW	1.07
West Star	2 x 2	51	1,251	1,515 +EW	1.21 C	1,398 +EW	1.12
Summary-Total		854	1,119	1,317 +EW	1.18 C	1,263 +EW	1.13

+EWG → Resident pays (Electricity/Water/Gas) C → Concessions in effect * → Prices Change Daily

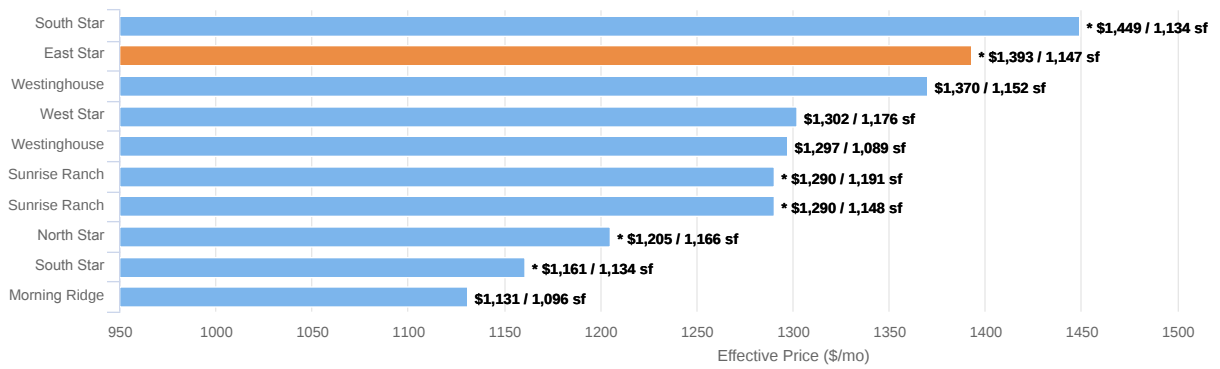
Price analyzer: 2 x 2 1128 sf

* Prices Change Daily



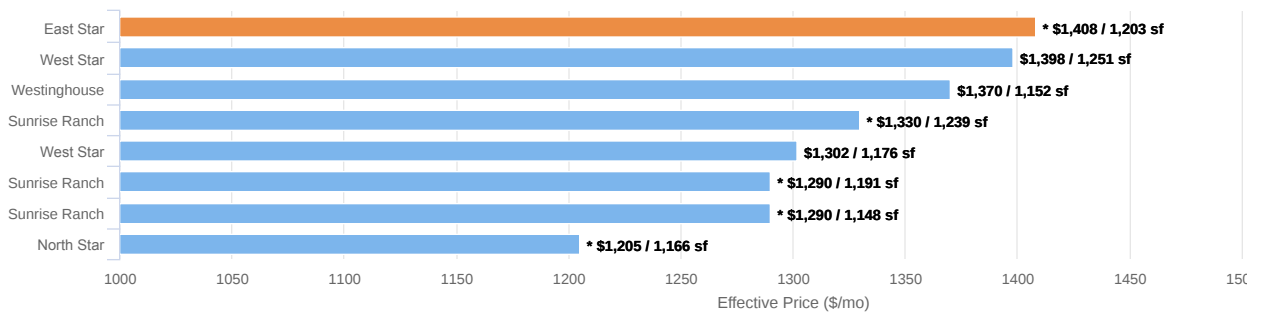
Price analyzer: 2 x 2 1147 sf

* Prices Change Daily



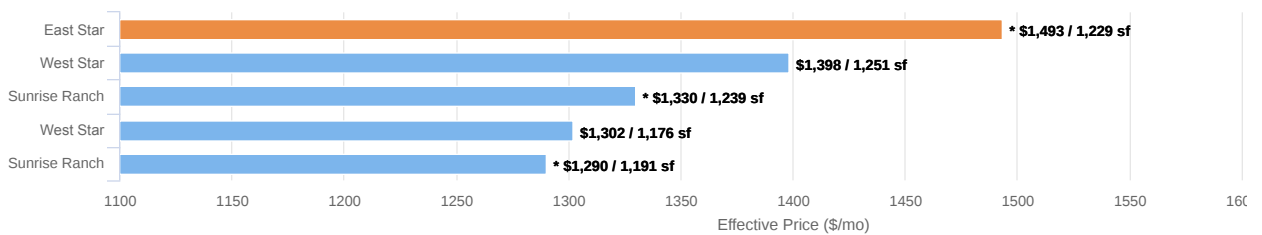
Price analyzer: 2 x 2 1203 sf

* Prices Change Daily



Price analyzer: 2 x 2 1229 sf

* Prices Change Daily



Floorplan Focus: 3 Bedrooms

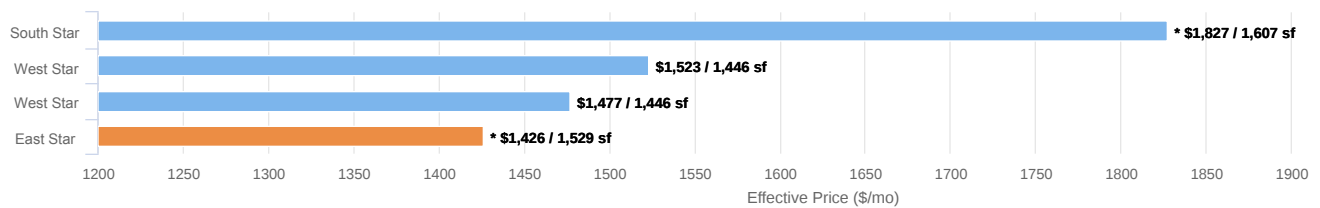
This table, sorted by floorplan size, details the 188 (3 Bedrooms) units of the Comps including the Subject community. Effective prices/rates are calculated by factoring in the effect of rental concessions and utility adjustments.

Community Name †Subject	Floorplan	Units	Size sf ^	Market Price \$/mo	Market Rate \$/sf/mo	Effective Price \$/mo	Effective Rate \$/sf/mo
South Star	3 x 2	20	1,184	1,548 +EW	1.31 *	1,548 +EW	1.31
South Star	3 x 2	4	1,184	1,811 +EW	1.53 *	1,811 +EW	1.53
South Star	3 x 2	13	1,284	1,586 +EW	1.24 *	1,586 +EW	1.24
South Star	3 x 2	3	1,284	1,884 +EW	1.47 *	1,884 +EW	1.47
Westinghouse	3 x 2	6	1,287	1,595 +EW	1.24 C	1,462 +EW	1.14
Morning Ridge	3 x 2	40	1,311	1,399 +EW	1.07	1,291 +EW	0.98
Morning Ridge	3 x 2	8	1,311	1,419 +EW	1.08	1,310 +EW	1.00
Sunrise Ranch	3 x 2	36	1,336	1,472 +EW	1.10 *	1,472 +EW	1.10
North Star	3 x 2	24	1,364	1,561 +EW	1.14 C *	1,431 +EW	1.05
South Star	3 x 2.5 TH	6	1,444	1,727 +EW	1.20 *	1,727 +EW	1.20
South Star	3 x 2.5 TH	2	1,444	1,892 +EW	1.31 *	1,892 +EW	1.31
West Star	3 x 2	5	1,446	1,600 +EW	1.11 C	1,477 +EW	1.02
West Star	3 x 2	1	1,446	1,650 +EW	1.14 C	1,523 +EW	1.05
East Star †	3 x 2	4	1,529	1,426 +EW	0.93 *	1,426 +EW	0.93
East Star †	3 x 2	8	1,594	1,651 +EW	1.04 *	1,651 +EW	1.04
South Star	3 x 2 TH	8	1,607	1,827 +EW	1.14 *	1,827 +EW	1.14
Summary-Total		188	1,342	1,538 +EW	1.15 C	1,486 +EW	1.11

+EWG → Resident pays (Electricity/Water/Gas) C → Concessions in effect * → Prices Change Daily

Price analyzer: 3 x 2 1529 sf

* Prices Change Daily



Price analyzer: 3 x 2 1594 sf

* Prices Change Daily

