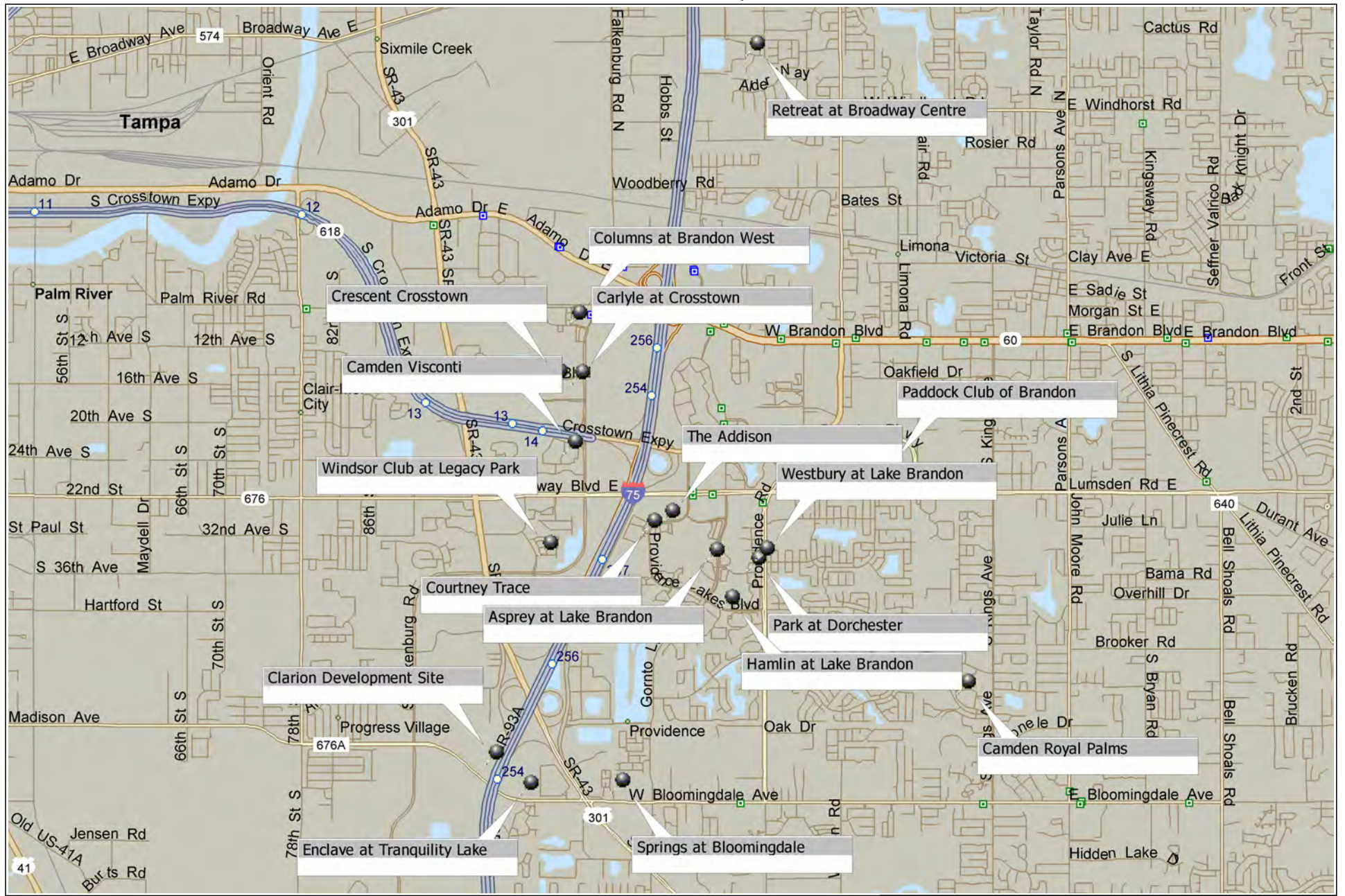


Brandon - Rent Comparables



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Comparable Summary Chart

Property	# Units	Built	Avg SF	Avg Rent	Rent/SF	Occupancy
S Brandon - Rent Comps						
1 Crescent Crosstown	344	2013	1,018	\$1,201	\$1.18	54%
2 The Addison	167	2008	1,133	\$1,234	\$1.09	94%
3 Carlyle at Crosstown	300	2009	1,009	\$1,074	\$1.06	97%
4 Courtney Trace	288	2008	1,054	\$1,117	\$1.06	93%
5 Camden Visconti	450	2007	1,125	\$1,185	\$1.05	96%
6 Enclave at Tranquility Lake	348	2009	987	\$1,034	\$1.05	93%
7 Springs at Bloomingdale	251	2003	906	\$920	\$1.02	95%
8 Westbury at Lake Brandon	366	2001	987	\$982	\$0.99	91%
9 Paddock Club of Brandon	440	1999	1,191	\$1,167	\$0.98	95%
10 Windsor Club at Legacy Park	372	2005	1,142	\$1,098	\$0.96	93%
11 Columns at Brandon West	324	2002	1,053	\$1,014	\$0.96	91%
12 Camden Royal Palms	352	2004	1,024	\$977	\$0.95	95%
13 Hamlin at Lake Brandon	360	2003	1,131	\$1,055	\$0.93	88%
14 Asprey at Lake Brandon	324	2000	1,106	\$1,017	\$0.92	89%
15 Retreat at Broadway Centre	352	2005	1,104	\$1,017	\$0.92	90%
16 Park at Dorchester	390	1999	1,107	\$1,014	\$0.92	93%

Crescent Crosstown
344 Units

Comparable 1



Property

Crescent Crosstown
9712 Bosque Creek Circle
Tampa, FL 33619
Phone: (855) 516-5486

Year Completed	Units
2013	344

Managed by Riverstone Residential Group (TX HQ)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	76	781	\$1,009	\$1,009	\$1,009	\$984	\$1.26
1BR 1BA - Gdn	70	885	\$1,099	\$1,099	\$1,099	\$1,074	\$1.21
2BR 2BA - Gdn	82	1,059	\$1,275	\$1,275	\$1,275	\$1,250	\$1.18
2BR 2BA - Gdn	80	1,159	\$1,359	\$1,359	\$1,359	\$1,334	\$1.15
3BR 2BA - Gdn	36	1,372	\$1,530	\$1,530	\$1,530	\$1,505	\$1.10
Total / Average	344	1,018	\$1,227	\$1,227	\$1,227	\$1,202	\$1.18

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input checked="" type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Car Care Area Catering Kitchen Clubhouse Coffee Bar Controlled Access Courtyard Fire Pit Dog Park/Play Area (3) Fitness Center Library Media Room Recycling Center Smoke-Free Community
Survey Survey Date - 1/23/2014 54% Occupancy Concessions: \$300 off first months rent on all floor plans. Construction completed in late October 2013.		9' Ceilings Ceiling Fans Fully Equipped Kitchen Garden Tubs Granite Countertops Patio/Balcony Stainless Steel Appliances Walk-In Closets Washer/Dryer Appliances Wood & Ceramic Flooring

The Addison
167 Units

Comparable 2



Property

The Addison
2516 Annapolis Way
Brandon, FL 33511
Phone: (813) 681-7200

Year Completed	Units
2008	167

Managed by ContraVest, Inc. (FL)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	30	857	\$1,066	\$1,066	\$1,066	\$1,066	\$1.24
1BR 1BA - Gdn w/garag	15	931	\$1,152	\$1,152	\$1,152	\$1,152	\$1.24
2BR 2BA - Gdn	35	1,113	\$1,236	\$1,236	\$1,236	\$1,236	\$1.11
2BR 2BA - Gdn	10	1,172	\$1,352	\$1,352	\$1,352	\$1,352	\$1.15
2BR 2BA - Gdn	15	1,179	\$1,178	\$1,178	\$1,178	\$1,178	\$1.00
2BR 2BA - Gdn w/out g	20	1,196	\$1,219	\$1,219	\$1,219	\$1,219	\$1.02
2BR 2BA - Gdn w/garag	15	1,213	\$1,334	\$1,334	\$1,334	\$1,334	\$1.10
3BR 2BA - Gdn	15	1,354	\$1,396	\$1,396	\$1,396	\$1,396	\$1.03
2BR 2BA - Gdn TH	12	1,570	\$1,430	\$1,430	\$1,430	\$1,430	\$0.91
Total / Average	167	1,134	\$1,235	\$1,235	\$1,235	\$1,235	\$1.09

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	42" Kitchen Cabinets 9' Ceilings Alarm System Available Attached Garage Ceramic Tile Flooring Computer Niche (built-in)
Survey		
Survey Date - 1/23/2014 94% Occupancy Concessions: None. Pest control included in rent. Detached garage: \$90/mo. Attached garage: \$135/mo. Would not participate in survey, market rents based on Pierce-Eislen.		Elevator(s) Garden Tubs Patio/Balcony (Screened) Washer/Dryer Appliances

Carlyle at Crosstown
300 Units

Comparable 3



Property

Carlyle at Crosstown
1820 Crosstown Club Place
Tampa, FL 33619

Phone: (813) 630-5600
Fax: (813) 630-5661

Year Completed	Units
2009	300

Managed by JMG Realty, Inc. (Atl)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	84	780	\$955	\$955	\$955	\$955	\$1.22
1BR 1BA - Gdn	32	885	\$980	\$980	\$980	\$980	\$1.11
2BR 2BA - Gdn	112	1,059	\$1,070	\$1,070	\$1,070	\$1,070	\$1.01
2BR 2BA - Gdn	36	1,159	\$1,155	\$1,155	\$1,155	\$1,155	\$1.00
1BR 1BA - Gdn w/attch	12	1,175	\$1,260	\$1,260	\$1,260	\$1,260	\$1.07
3BR 2BA - Gdn	18	1,372	\$1,370	\$1,370	\$1,370	\$1,370	\$1.00
2BR 2BA - Gdn w/attch	6	1,653	\$1,580	\$1,580	\$1,580	\$1,580	\$0.96
Total / Average	300	1,010	\$1,074	\$1,074	\$1,074	\$1,074	\$1.06

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	42" Kitchen Cabinets 9' Ceilings Black Appliances Brushed Nickel Hardware Ceramic Tile Flooring Chef Inspired Kitchens Faux Wood Blinds Kitchen Pantry Microwave Oven Patio/Balcony (Screened) Recycling Storage Track & Pendant Lighting Walk-In Closets Washer/Dryer Appliances
Survey		
<p>Survey Date - 1/23/2014 97% Occupancy Concessions: None. Pest control included in rent. Detached garage: \$75/mo. Attached garage: \$100/mo. (included in rent) Garage fee has been adjusted out of 1175sf and 1653sf units in unit mix.</p>		

Courtney Trace
288 Units

Comparable 4



Property

Courtney Trace
1131 Courtney Trace Circle
Brandon, FL 33511
Phone: (813) 662-5566

Year Completed	Units
2008	288

Managed by ContraVest, Inc. (FL)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	50	822	\$1,005	\$1,005	\$1,005	\$1,005	\$1.22
1BR 1BA - Gdn	30	911	\$1,038	\$1,038	\$1,038	\$1,038	\$1.14
1BR 1BA - Gdn	20	947	\$1,060	\$1,060	\$1,060	\$1,060	\$1.12
1BR 1BA - Gdn var. w/D	8	992	\$1,198	\$1,198	\$1,198	\$1,198	\$1.21
2BR 2BA - Gdn 16 w/Dir	80	1,119	\$1,124	\$1,124	\$1,124	\$1,124	\$1.00
2BR 2BA - Gdn	68	1,143	\$1,135	\$1,135	\$1,135	\$1,135	\$0.99
3BR 2BA - Gdn	8	1,281	\$1,330	\$1,330	\$1,330	\$1,330	\$1.04
3BR 2BA - Gdn	24	1,292	\$1,330	\$1,330	\$1,330	\$1,330	\$1.03
Total / Average	288	1,055	\$1,117	\$1,117	\$1,117	\$1,117	\$1.06

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	42" Kitchen Cabinets 9' and Vaulted Ceilings Alarm System Available Attached/Detached Garages Ceramic Tile Flooring Computer Niche (built-in) DeLETE THIS FEATURE! Digital Cable Garden Tubs Multiple Cable Lines Patio/Balcony (Screened) Washer/Dryer Appliances
Survey		
Survey Date - 1/23/2014 93% Occupancy Concessions: None. 'Pest Control' is included. Detached garage: \$90/mo. Attached garage: \$125/mo.		Controlled Access Gates DVD Library Fitness Center Internet Café/Lounge Pet Walk and Care Stations Picnic/Grilling Areas Picnic/Grilling Areas Sun Deck Swimming Pool Tanning Area TV Room / Billiards WiFi in Amenity Areas

Camden Visconti
450 Units

Comparable 5



Property

Camden Visconti
2302 Visconti Blvd
Tampa, FL 33619
Phone: (813) 626-1212

Year Completed	Units
2007	450

Managed by Camden Property Trust

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	96	805	\$829	\$859	\$844	\$844	\$1.05
2BR 2BA - Gdn	42	1,122	\$1,159	\$1,319	\$1,239	\$1,239	\$1.10
2BR 2BA - Gdn	108	1,125	\$1,129	\$1,229	\$1,179	\$1,179	\$1.05
2BR 2BA - Gdn	84	1,171	\$1,279	\$1,309	\$1,294	\$1,294	\$1.11
3BR 2BA - Gdn	24	1,313	\$1,323	\$1,323	\$1,323	\$1,323	\$1.01
3BR 2BA - Gdn	48	1,331	\$1,299	\$1,309	\$1,304	\$1,304	\$0.98
3BR 2BA - Gdn	24	1,367	\$1,379	\$1,379	\$1,379	\$1,379	\$1.01
3BR 2BA - Gdn	24	1,408	\$1,509	\$1,559	\$1,534	\$1,534	\$1.09
Total / Average	450	1,125	\$1,158	\$1,213	\$1,185	\$1,185	\$1.05

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	9' Ceilings Attached Garage Available Black Appliances Ceramic Tile Flooring Cherry Cabinetry Crown Molding Fully Equipped Kitchen Garden Tubs Granite-Style Countertops Patio/Balcony (Screened) Vaulted Ceilings Available Walk-In Closets Washer/Dryer Appliances
Survey		
Survey Date - 1/23/2014 96% Occupancy Concessions: None.		Children's Play Room Delete This Amenity! Fitness Center Internet Café/Lounge Lake (2) Media/Entertainment Lounge Poolside Wireless Internet Sand Volleyball Court Swimming Pool Tennis Courts Tot Lot Valet Trash Service

Enclave at Tranquility Lake
348 Units

Comparable 6



Property

Enclave at Tranquility Lake
 9707 Tranquility Lake Circle
 Riverview, FL 33578

Phone: (813) 626-8292
 Fax: (813) 626-8291

Year Completed	Units
2009	348

Managed by Sherman Residential (BES) (IL)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	16	575	\$819	\$819	\$819	\$819	\$1.42
1BR 1BA - Gdn	58	779	\$859	\$859	\$859	\$859	\$1.10
1BR 1BA - Gdn	14	830	\$879	\$879	\$879	\$879	\$1.06
1BR 1BA - Gdn	22	861	\$889	\$889	\$889	\$889	\$1.03
1BR 1BA - Gdn	18	912	\$950	\$950	\$950	\$950	\$1.04
2BR 2BA - Gdn	144	1,054	\$1,060	\$1,060	\$1,060	\$1,060	\$1.01
2BR 2BA - Gdn	36	1,137	\$1,166	\$1,166	\$1,166	\$1,166	\$1.03
3BR 2BA - Gdn	30	1,223	\$1,329	\$1,329	\$1,329	\$1,329	\$1.09
3BR 2BA - Gdn	10	1,305	\$1,359	\$1,359	\$1,359	\$1,359	\$1.04
Total / Average	348	988	\$1,034	\$1,034	\$1,034	\$1,034	\$1.05

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input checked="" type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Clubhouse Controlled Access Gates Covered Parking Available Detached Garages Fitness Center Playground Resident Business Center Swimming Pool Volleyball Court
Survey		
Survey Date - 1/23/2014 93% Occupancy Concessions: None. Detached garage: \$100/mo.		9' Ceilings Fully Equipped Kitchen Monitored Security Patio/Balcony Vaulted Ceilings Available Washer/Dryer Appliances

Springs at Bloomingdale
251 Units

Comparable 7



Property

Springs at Bloomingdale
5959 Bandera Springs Circle
Riverview, FL 33569

Phone: (813) 246-9302
Fax: (813) 246-9207

Year Completed	Units
2003	251

Managed by Continental Properties Company, Inc. (WI)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Studio	15	546	\$689	\$689	\$689	\$689	\$1.26
1BR 1BA - Studio	15	608	\$819	\$819	\$819	\$819	\$1.35
1BR 1BA - Gdn	26	672	\$740	\$740	\$740	\$740	\$1.10
1BR 1BA - Gdn	26	762	\$794	\$794	\$794	\$794	\$1.04
1BR 1BA - Gdn	37	851	\$896	\$896	\$896	\$896	\$1.05
2BR 2BA - Gdn	23	915	\$933	\$933	\$933	\$933	\$1.02
2BR 2BA - Gdn	31	974	\$962	\$962	\$962	\$962	\$0.99
2BR 2BA - Gdn	23	1,012	\$1,001	\$1,001	\$1,001	\$1,001	\$0.99
2BR 2BA - Gdn	29	1,081	\$1,028	\$1,028	\$1,028	\$1,028	\$0.95
3BR 2BA - Gdn	13	1,326	\$1,189	\$1,189	\$1,189	\$1,189	\$0.90
3BR 2BA - Gdn	13	1,413	\$1,225	\$1,225	\$1,225	\$1,225	\$0.87
Total / Average	251	907	\$921	\$921	\$921	\$921	\$1.02

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None <input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	Clubroom Fitness Center Swimming Pool	Fully Equipped Kitchen Screened Porch/Lanai W/D Connections
Survey		
<p>Survey Date - 1/23/2014 95% Occupancy Concessions: None. 'Pest Control' included in rent. W/D Connections in all units, Stackable W/D in 592 & 753 SF units Garages available: \$99/mo (1-car) & \$135/mo (2-car)</p>		

Westbury at Lake Brandon

366 Units

Comparable 8



Property

Westbury at Lake Brandon
 1210 Westbury Pointe Drive
 Brandon, FL 33511
 Phone: (813) 571-1100

Year Completed	Units
2001	366

Managed by Blue Rock Partners, LLC (FL)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	30	761	\$799	\$855	\$827	\$827	\$1.09
1BR 1BA - Gdn	92	814	\$825	\$875	\$850	\$850	\$1.04
2BR 1BA - Gdn	16	980	\$950	\$950	\$950	\$950	\$0.97
2BR 1BA - Gdn	16	1,021	\$975	\$975	\$975	\$975	\$0.95
2BR 2BA - Gdn	90	1,037	\$999	\$1,037	\$1,018	\$1,018	\$0.98
2BR 2BA - Gdn	90	1,097	\$999	\$1,060	\$1,030	\$1,030	\$0.94
3BR 2BA - Gdn	8	1,198	\$1,285	\$1,285	\$1,285	\$1,285	\$1.07
3BR 2BA - Gdn	24	1,258	\$1,300	\$1,300	\$1,300	\$1,300	\$1.03
Total / Average	366	988	\$962	\$1,003	\$982	\$982	\$0.99

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	Controlled Access Gates Detached Garages (\$85-\$105/month) Family Park Fitness Center (w/ Play Corner) Hot Tub/Jacuzzi/Spa Maintenance Services (Emergency)
Survey Survey Date - 1/23/2014 91% Occupancy Concessions: None. There is an additional premium for floor/placement (\$20) and view (\$50).	Resident Business Center Spanish Tile Roofs Swimming Pool Tanning Bed Waterfront	Ceramic Tile Flooring (Foyer) Crown Molding Patio/Balcony (Screened) W/D Connections Walk-In Closets

Paddock Club of Brandon
440 Units

Comparable 9



Property

Paddock Club of Brandon
921 Paddock Club Dr.
Brandon, FL 33511
Phone: (813) 643-4500

Year Completed	Units
1999	440

Managed by MAA (Mid-America Apartment Communities) (TN)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	24	820	\$900	\$900	\$900	\$900	\$1.10
2BR 2BA - Gdn	48	1,053	\$1,104	\$1,104	\$1,104	\$1,104	\$1.05
2BR 2BA - Gdn	96	1,109	\$1,140	\$1,140	\$1,140	\$1,140	\$1.03
2BR 2BA - Gdn	72	1,198	\$1,188	\$1,188	\$1,188	\$1,188	\$0.99
1BR 1BA - Gdn - Den	154	1,264	\$1,185	\$1,185	\$1,185	\$1,185	\$0.94
3BR 2BA - Gdn	48	1,442	\$1,330	\$1,330	\$1,330	\$1,330	\$0.92
Total / Average	442	1,192	\$1,167	\$1,167	\$1,167	\$1,167	\$0.98

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input checked="" type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Car Care Center Clubhouse Controlled Access Gates Detached Garages Exterior Storage Available Fitness Center Hot Tub/Jacuzzi/Spa Picnic/Grilling Areas Resident Business Center Swimming Pool Tennis Courts
Survey Survey Date - 1/23/2014 95% Occupancy Concessions: None. 30% of units upgraded.		Ceiling Fans Crown Molding FF Refrigerator w/Icemaker Fireplace Available Fully Equipped Kitchen Garden Tubs (Jetted) Patio/Balcony (Screened) Vaulted Ceilings Available Washer/Dryer Appliances

Windsor Club at Legacy Park
372 Units

Comparable 10



Property

Windsor Club at Legacy Park
9905 Windsor Club Dr.
Riverview, FL 33569
Phone: (813) 246-4334

Year Completed	Units
2005	372

Managed by Willner Properties Services, Inc.

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	48	834	\$867	\$1,026	\$947	\$947	\$1.13
1BR 1BA - Gdn	60	1,055	\$1,013	\$1,090	\$1,052	\$1,052	\$1.00
2BR 2BA - Gdn - Room	96	1,166	\$1,064	\$1,162	\$1,113	\$1,113	\$0.95
2BR 2BA - Gdn - Delux	108	1,171	\$1,053	\$1,157	\$1,105	\$1,105	\$0.94
3BR 2BA - Gdn	60	1,390	\$1,198	\$1,273	\$1,236	\$1,236	\$0.89
Total / Average	372	1,143	\$1,049	\$1,149	\$1,099	\$1,099	\$0.96

Utilities (paid by landlord)	Property Amenities	Unit Features
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	Clubhouse Controlled Site Access Detached Garages Fitness Center Resident Business Center Tanning Bed	9' Ceilings Breakfast Bar Ceramic Tile Flooring (select) Crown Molding
<p>Survey</p> <p>Survey Date - 1/23/2014 93% Occupancy</p> <p>Concessions: None. Property uses Yieldstar pricing.</p> <p>Water, sewer, and trash are included in the rent as follows; 834 sf: \$40, 1055 sf: \$45, 1166 sf: \$60,</p>		

Columns at Brandon West
324 Units

Comparable 11



Property

Columns at Brandon West
10011 BaLaye Run Drive
Brandon, FL 33619

Phone: (813) 622-8224
Fax: (813) 622-8284

Year Completed	Units
2002	324

Managed by ECI Group (Atl)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	72	772	\$775	\$866	\$821	\$821	\$1.06
1BR 1BA - Gdn	73	911	\$895	\$962	\$929	\$929	\$1.02
2BR 2BA - Gdn	107	1,132	\$970	\$1,191	\$1,081	\$1,081	\$0.95
2BR 2BA - Gdn	36	1,277	\$1,080	\$1,288	\$1,184	\$1,184	\$0.93
3BR 2BA - Gdn	36	1,453	\$1,200	\$1,225	\$1,213	\$1,213	\$0.83
Total / Average	324	1,054	\$948	\$1,082	\$1,015	\$1,014	\$0.96

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Basketball Court (Indoor/Air-conditioned) Car Care Center (Laser entry) Clubhouse Controlled Access Gates Fitness Center (with children's fun room) Lake Views Resident Business Center Theater/Multimedia Room (Surround Sound) Video Library (In screened Gazebo)
Survey Survey Date - 1/23/2014 91% Occupancy Concessions: None.		9' Ceilings (Throughout apartment) Alarm System Available (with panic button) Ceramic Tile Flooring (select) Crown Molding W/D Connections (Full size) Window Blinds (2" Plantation Blinds) Wood Cabinetry (oversized)

Camden Royal Palms
352 Units

Comparable 12



Property

Camden Royal Palms
1019 Milano Circle
Brandon, FL 33511
Phone: (813) 689-8484

Year Completed	Units
2004	352

Managed by Camden Property Trust

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	12	724	\$809	\$809	\$809	\$809	\$1.12
1BR 1BA - Gdn	32	753	\$829	\$829	\$829	\$829	\$1.10
1BR 1BA - Gdn	12	766	\$859	\$859	\$859	\$859	\$1.12
1BR 1BA - Gdn	32	837	\$869	\$869	\$869	\$869	\$1.04
2BR 2BA - Gdn	96	993	\$932	\$932	\$932	\$932	\$0.94
2BR 2BA - Gdn w/garag	12	1,081	\$1,019	\$1,019	\$1,019	\$1,019	\$0.94
2BR 2BA - Gdn	84	1,082	\$1,029	\$1,029	\$1,029	\$1,029	\$0.95
3BR 2BA - Gdn	36	1,271	\$1,099	\$1,099	\$1,099	\$1,099	\$0.86
3BR 2BA - Gdn w/garag	12	1,275	\$1,109	\$1,109	\$1,109	\$1,109	\$0.87
3BR 2BA - Gdn	12	1,285	\$1,129	\$1,129	\$1,129	\$1,129	\$0.88
3BR 2BA - Gdn	12	1,344	\$1,259	\$1,259	\$1,259	\$1,259	\$0.94
Total / Average	352	1,024	\$977	\$977	\$977	\$977	\$0.95

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input checked="" type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Attached/Detached Garage Business Center w/WiFi Car Care Center Controlled Access Gates Delete This Amenity! Fitness Center Hot Tub/Jacuzzi/Spa Lagoon Style Pool Lake Views Multi-Purpose Court Pet Friendly Community Playground Valet Trash Service
Survey		Black Appliances Brushed Nickel Hardware Ceiling Fans Ceramic Tile Flooring Computer Niche (built-in) Designer Cabinets Designer Lighting Package Garden Tubs Granite-Style Countertops Step-Saver Kitchen Washer/Dryer Appliances Wooden Window Sills
Survey Date - 1/23/2014 95% Occupancy Concessions: None. \$75 fee for cable & waste, not included in unit mix. 'Pest Control' included in rental rate. All units have W/D Detached garages avail \$125		

Hamlin at Lake Brandon

360 Units

Comparable 13



Property

Hamlin at Lake Brandon
 1508 LaDora Drive
 Brandon, FL 33511

Phone: (813) 651-4003
 Fax: (813) 571-2450

Year Completed	Units
2003	360

Managed by Sentinel Real Estate Corporation (NY)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	60	801	\$880	\$880	\$880	\$843	\$1.05
1BR 1BA - Gdn	36	860	\$905	\$905	\$905	\$905	\$1.05
1BR 1BA - Gdn	60	914	\$925	\$925	\$925	\$848	\$0.93
2BR 1BA - Gdn	36	1,094	\$1,025	\$1,025	\$1,025	\$1,025	\$0.94
2BR 2BA - Gdn	60	1,332	\$1,175	\$1,175	\$1,175	\$1,175	\$0.88
2BR 2BA - Gdn	76	1,387	\$1,255	\$1,255	\$1,255	\$1,255	\$0.90
3BR 2BA - Gdn	32	1,523	\$1,410	\$1,410	\$1,410	\$1,351	\$0.89
Total / Average	360	1,131	\$1,080	\$1,080	\$1,080	\$1,056	\$0.93

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input checked="" type="checkbox"/> None <input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Fitness Center Games/Party Room Personal Trainer Available (tennis) Resident Business Center Swimming Pool Video Library	Alarm System Available (available) Black Appliances (GE) Cherry Cabinetry Double-Sink Vanity French Doors (to patio) Garden Tubs Walk-In Closets Washer/Dryer Appliances
Survey		
<p>Survey Date - 1/23/2014 88% Occupancy</p> <p>Concessions: First month free on 914 SF 1BR unit. Half month free on 901 SF 1BR & 1,523 SF 3BR units.</p> <p>Washer and dryer included in all units Garages available: \$75/ mo (detached) & \$85 /mo (attached)</p>		

Asprey at Lake Brandon
324 Units

Comparable 14



Property

Asprey at Lake Brandon
1240 Astor Commons Place
Brandon, FL 33511

Phone: (813) 654-2343
Fax: (813) 288-9112

Year Completed	Units
2000	324

Managed by Sentinel Real Estate Corporation (NY)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	32	812	\$850	\$890	\$870	\$834	\$1.03
1BR 1BA - Gdn	42	843	\$865	\$905	\$885	\$848	\$1.01
2BR 1BA - Gdn	111	1,093	\$995	\$1,035	\$1,015	\$1,015	\$0.93
2BR 2BA - Gdn	55	1,164	\$1,045	\$1,085	\$1,065	\$1,065	\$0.91
2BR 2BA - Gdn	42	1,289	\$1,105	\$1,150	\$1,128	\$1,128	\$0.87
3BR 2BA - Gdn	42	1,376	\$1,246	\$1,286	\$1,266	\$1,160	\$0.84
Total / Average	324	1,107	\$1,019	\$1,060	\$1,039	\$1,017	\$0.92

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input checked="" type="checkbox"/> Other	Controlled Access Gates (24-Hour) Detached Garages (Automatic Openers) Fitness Center Hot Tub/Jacuzzi/Spa Resident Business Center Swimming Pool (Resort Style) Video/DVD Library
<p>Survey</p> <p>Survey Date - 1/23/2014 89% Occupancy</p> <p>Concessions: Half off first months rent on all 1BR units. First month free on 3BR units.</p>		9' and 10' Ceilings Alarm System Available Ceramic Tile Flooring (Kitchen and Bath) Garden Tubs Patio/Balcony (Screened) Washer/Dryer Appliances (Available) Water Filtration System (Kitchen)

Retreat at Broadway Centre
352 Units

Comparable 15



Property

Retreat at Broadway Centre
2648 Bermuda Lake Drive
Brandon, FL 33510
Phone: (813) 237-6832

Year Completed	Units
2005	352

Managed by Michelson Realty Company LLC (MO)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	56	835	\$835	\$835	\$835	\$765	\$0.92
1BR 1BA - Gdn	56	907	\$980	\$980	\$980	\$898	\$0.99
2BR 2BA - Gdn	92	1,105	\$1,130	\$1,130	\$1,130	\$1,036	\$0.94
2BR 2BA - Gdn	92	1,224	\$1,180	\$1,180	\$1,180	\$1,082	\$0.88
3BR 2BA - Gdn	28	1,315	\$1,345	\$1,345	\$1,345	\$1,233	\$0.94
3BR 2BA - Gdn	28	1,434	\$1,395	\$1,395	\$1,395	\$1,279	\$0.89
Total / Average	352	1,105	\$1,110	\$1,110	\$1,110	\$1,018	\$0.92

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input checked="" type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Business Center/Conference Children's Activity Center Clubhouse w/Fitness Center Lake/Pond (24 Acres) Nature Park/Preserve Area Playground
Survey Survey Date - 1/23/2014 90% Occupancy Concessions: First month free on a 12 month lease for all unit types. Full size W/D Connection in all units. Detached garages \$130 per month.	Swimming Pool (Heated) WiFi in Amenity Areas	9' Ceilings Alarm System Available Cable & Internet Ready Cable & Internet Ready Ceramic Tile Flooring (Foyer, Kitchen) Fully Equipped Kitchen Garden Tubs Patio/Balcony (Screened) Washer/Dryer Appliances

Park at Dorchester
390 Units

Comparable 16



Property

Park at Dorchester
2211 Grand Isle Drive
Brandon, FL 33511

Phone: (813) 655-5253
Fax: (813) 655-5494

Year Completed	Units
1999	390

Managed by Blue Rock Partners, LLC (FL)

Unit Mix	# of Units	SF	Low Rent	High Rent	Average Rent	Effective Rent	Rent PSF
1BR 1BA - Gdn	26	742	\$799	\$799	\$799	\$799	\$1.08
1BR 1BA - Gdn	88	895	\$869	\$899	\$884	\$884	\$0.99
2BR 1BA - Gdn	16	1,105	\$899	\$949	\$924	\$924	\$0.84
2BR 2BA - Gdn	152	1,169	\$999	\$1,027	\$1,013	\$1,013	\$0.87
3BR 2BA - Gdn	96	1,265	\$1,099	\$1,209	\$1,154	\$1,154	\$0.91
4BR 2BA - Gdn	12	1,435	\$1,399	\$1,499	\$1,449	\$1,449	\$1.01
Total / Average	390	1,108	\$989	\$1,039	\$1,014	\$1,014	\$0.92

Utilities (paid by landlord)	Property Amenities	Unit Features
<input type="checkbox"/> Water <input checked="" type="checkbox"/> Trash Removal <input type="checkbox"/> Extended Cable <input type="checkbox"/> Heating <input type="checkbox"/> Electricity <input type="checkbox"/> None	<input type="checkbox"/> Sewer <input type="checkbox"/> Basic Cable <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Internet Access <input type="checkbox"/> Other	Basketball Court Car Care Center Clubhouse Controlled Access Gates Detached Garages Detached Garages (\$90-\$110/month) Fitness Center Hot Tub/Jacuzzi/Spa Picnic/Grilling Areas Swimming Pool Tennis Courts
Survey Survey Date - 1/23/2014 93% Occupancy Concessions: None. Tenant covers all utilities		9' Ceilings Alarm System Available Ceiling Fans Crown Molding FF Refrigerator w/Icemaker Fully Equipped Kitchen Garden Tubs Microwave Oven Washer/Dryer Appliances

SIZE RANKING

By Unit Type

1 Bedroom Units	SqFt	Rent	Rent PSF
1 Bathroom			
Paddock Club of Brandon	1,264	\$1,185	\$0.94
Carlyle at Crosstown	1,175	\$1,260	\$1.07
Windsor Club at Legacy Park	1,055	\$1,052	\$1.00
Courtney Trace	992	\$1,198	\$1.21
Courtney Trace	947	\$1,060	\$1.12
The Addison	931	\$1,152	\$1.24
Hamlin at Lake Brandon	914	\$848	\$0.93
Enclave at Tranquility Lake	912	\$950	\$1.04
Courtney Trace	911	\$1,038	\$1.14
Columns at Brandon West	911	\$929	\$1.02
Retreat at Broadway Centre	907	\$898	\$0.99
Park at Dorchester	895	\$884	\$0.99
Crescent Crosstown	885	\$1,074	\$1.21
Carlyle at Crosstown	885	\$980	\$1.11
Enclave at Tranquility Lake	861	\$889	\$1.03
Hamlin at Lake Brandon	860	\$905	\$1.05
The Addison	857	\$1,066	\$1.24
Springs at Bloomingdale	851	\$896	\$1.05
Asprey at Lake Brandon	843	\$848	\$1.01
Camden Royal Palms	837	\$869	\$1.04
Retreat at Broadway Centre	835	\$765	\$0.92
Windsor Club at Legacy Park	834	\$947	\$1.13
Enclave at Tranquility Lake	830	\$879	\$1.06
Courtney Trace	822	\$1,005	\$1.22
Paddock Club of Brandon	820	\$900	\$1.10
Westbury at Lake Brandon	814	\$850	\$1.04
Asprey at Lake Brandon	812	\$834	\$1.03
Camden Visconti	805	\$844	\$1.05
Hamlin at Lake Brandon	801	\$843	\$1.05
Crescent Crosstown	781	\$984	\$1.26
Carlyle at Crosstown	780	\$955	\$1.22
Enclave at Tranquility Lake	779	\$859	\$1.10
Columns at Brandon West	772	\$821	\$1.06
Camden Royal Palms	766	\$859	\$1.12
Springs at Bloomingdale	762	\$794	\$1.04

RENT RANKING

By Unit Type

1 Bedroom Units	SqFt	Rent	Rent PSF
1 Bathroom			
Carlyle at Crosstown	1,175	\$1,260	\$1.07
Courtney Trace	992	\$1,198	\$1.21
Paddock Club of Brandon	1,264	\$1,185	\$0.94
The Addison	931	\$1,152	\$1.24
Crescent Crosstown	885	\$1,074	\$1.21
The Addison	857	\$1,066	\$1.24
Courtney Trace	947	\$1,060	\$1.12
Windsor Club at Legacy Park	1,055	\$1,052	\$1.00
Courtney Trace	911	\$1,038	\$1.14
Courtney Trace	822	\$1,005	\$1.22
Crescent Crosstown	781	\$984	\$1.26
Carlyle at Crosstown	885	\$980	\$1.11
Carlyle at Crosstown	780	\$955	\$1.22
Enclave at Tranquility Lake	912	\$950	\$1.04
Windsor Club at Legacy Park	834	\$947	\$1.13
Columns at Brandon West	911	\$929	\$1.02
Hamlin at Lake Brandon	860	\$905	\$1.05
Paddock Club of Brandon	820	\$900	\$1.10
Retreat at Broadway Centre	907	\$898	\$0.99
Springs at Bloomingdale	851	\$896	\$1.05
Enclave at Tranquility Lake	861	\$889	\$1.03
Park at Dorchester	895	\$884	\$0.99
Enclave at Tranquility Lake	830	\$879	\$1.06
Camden Royal Palms	837	\$869	\$1.04
Enclave at Tranquility Lake	779	\$859	\$1.10
Camden Royal Palms	766	\$859	\$1.12
Westbury at Lake Brandon	814	\$850	\$1.04
Hamlin at Lake Brandon	914	\$848	\$0.93
Asprey at Lake Brandon	843	\$848	\$1.01
Camden Visconti	805	\$844	\$1.05
Hamlin at Lake Brandon	801	\$843	\$1.05
Asprey at Lake Brandon	812	\$834	\$1.03
Camden Royal Palms	753	\$829	\$1.10
Westbury at Lake Brandon	761	\$827	\$1.09
Columns at Brandon West	772	\$821	\$1.06



SIZE RANKING

By Unit Type

1 Bedroom Units	SqFt	Rent	Rent PSF
Westbury at Lake Brandon	761	\$827	\$1.09
Camden Royal Palms	753	\$829	\$1.10
Park at Dorchester	742	\$799	\$1.08
Camden Royal Palms	724	\$809	\$1.12
Springs at Bloomingdale	672	\$740	\$1.10
Springs at Bloomingdale	608	\$819	\$1.35
Enclave at Tranquility Lake	575	\$819	\$1.42
Springs at Bloomingdale	546	\$689	\$1.26

RENT RANKING

By Unit Type

1 Bedroom Units	SqFt	Rent	Rent PSF
Enclave at Tranquility Lake	575	\$819	\$1.42
Springs at Bloomingdale	608	\$819	\$1.35
Camden Royal Palms	724	\$809	\$1.12
Park at Dorchester	742	\$799	\$1.08
Springs at Bloomingdale	762	\$794	\$1.04
Retreat at Broadway Centre	835	\$765	\$0.92
Springs at Bloomingdale	672	\$740	\$1.10
Springs at Bloomingdale	546	\$689	\$1.26

SIZE RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
1 Bathroom			
Park at Dorchester	1,105	\$924	\$0.84
Hamlin at Lake Brandon	1,094	\$1,025	\$0.94
Asprey at Lake Brandon	1,093	\$1,015	\$0.93
Westbury at Lake Brandon	1,021	\$975	\$0.95
Westbury at Lake Brandon	980	\$950	\$0.97

RENT RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
1 Bathroom			
Hamlin at Lake Brandon	1,094	\$1,025	\$0.94
Asprey at Lake Brandon	1,093	\$1,015	\$0.93
Westbury at Lake Brandon	1,021	\$975	\$0.95
Westbury at Lake Brandon	980	\$950	\$0.97
Park at Dorchester	1,105	\$924	\$0.84

SIZE RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Carlyle at Crosstown	1,653	\$1,580	\$0.96
The Addison	1,570	\$1,430	\$0.91
Hamlin at Lake Brandon	1,387	\$1,255	\$0.90
Hamlin at Lake Brandon	1,332	\$1,175	\$0.88
Asprey at Lake Brandon	1,289	\$1,128	\$0.87
Columns at Brandon West	1,277	\$1,184	\$0.93
Retreat at Broadway Centre	1,224	\$1,082	\$0.88
The Addison	1,213	\$1,334	\$1.10
Paddock Club of Brandon	1,198	\$1,188	\$0.99
The Addison	1,196	\$1,219	\$1.02
The Addison	1,179	\$1,178	\$1.00
The Addison	1,172	\$1,352	\$1.15
Camden Visconti	1,171	\$1,294	\$1.11
Windsor Club at Legacy Park	1,171	\$1,105	\$0.94
Park at Dorchester	1,169	\$1,013	\$0.87
Windsor Club at Legacy Park	1,166	\$1,113	\$0.95
Asprey at Lake Brandon	1,164	\$1,065	\$0.91
Crescent Crosstown	1,159	\$1,334	\$1.15
Carlyle at Crosstown	1,159	\$1,155	\$1.00
Courtney Trace	1,143	\$1,135	\$0.99
Enclave at Tranquility Lake	1,137	\$1,166	\$1.03
Columns at Brandon West	1,132	\$1,081	\$0.95
Camden Visconti	1,125	\$1,179	\$1.05
Camden Visconti	1,122	\$1,239	\$1.10
Courtney Trace	1,119	\$1,124	\$1.00
The Addison	1,113	\$1,236	\$1.11
Paddock Club of Brandon	1,109	\$1,140	\$1.03
Retreat at Broadway Centre	1,105	\$1,036	\$0.94
Westbury at Lake Brandon	1,097	\$1,030	\$0.94
Camden Royal Palms	1,082	\$1,029	\$0.95
Springs at Bloomingdale	1,081	\$1,028	\$0.95
Camden Royal Palms	1,081	\$1,019	\$0.94
Crescent Crosstown	1,059	\$1,250	\$1.18
Carlyle at Crosstown	1,059	\$1,070	\$1.01
Enclave at Tranquility Lake	1,054	\$1,060	\$1.01

RENT RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Carlyle at Crosstown	1,653	\$1,580	\$0.96
The Addison	1,570	\$1,430	\$0.91
The Addison	1,172	\$1,352	\$1.15
Crescent Crosstown	1,159	\$1,334	\$1.15
The Addison	1,213	\$1,334	\$1.10
Camden Visconti	1,171	\$1,294	\$1.11
Hamlin at Lake Brandon	1,387	\$1,255	\$0.90
Crescent Crosstown	1,059	\$1,250	\$1.18
Camden Visconti	1,122	\$1,239	\$1.10
The Addison	1,113	\$1,236	\$1.11
The Addison	1,196	\$1,219	\$1.02
Paddock Club of Brandon	1,198	\$1,188	\$0.99
Columns at Brandon West	1,277	\$1,184	\$0.93
Camden Visconti	1,125	\$1,179	\$1.05
The Addison	1,179	\$1,178	\$1.00
Hamlin at Lake Brandon	1,332	\$1,175	\$0.88
Enclave at Tranquility Lake	1,137	\$1,166	\$1.03
Carlyle at Crosstown	1,159	\$1,155	\$1.00
Paddock Club of Brandon	1,109	\$1,140	\$1.03
Courtney Trace	1,143	\$1,135	\$0.99
Asprey at Lake Brandon	1,289	\$1,128	\$0.87
Courtney Trace	1,119	\$1,124	\$1.00
Windsor Club at Legacy Park	1,166	\$1,113	\$0.95
Windsor Club at Legacy Park	1,171	\$1,105	\$0.94
Paddock Club of Brandon	1,053	\$1,104	\$1.05
Retreat at Broadway Centre	1,224	\$1,082	\$0.88
Columns at Brandon West	1,132	\$1,081	\$0.95
Carlyle at Crosstown	1,059	\$1,070	\$1.01
Asprey at Lake Brandon	1,164	\$1,065	\$0.91
Enclave at Tranquility Lake	1,054	\$1,060	\$1.01
Retreat at Broadway Centre	1,105	\$1,036	\$0.94
Westbury at Lake Brandon	1,097	\$1,030	\$0.94
Camden Royal Palms	1,082	\$1,029	\$0.95
Springs at Bloomingdale	1,081	\$1,028	\$0.95
Camden Royal Palms	1,081	\$1,019	\$0.94



SIZE RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
Paddock Club of Brandon	1,053	\$1,104	\$1.05
Westbury at Lake Brandon	1,037	\$1,018	\$0.98
Springs at Bloomingdale	1,012	\$1,001	\$0.99
Camden Royal Palms	993	\$932	\$0.94
Springs at Bloomingdale	974	\$962	\$0.99
Springs at Bloomingdale	915	\$933	\$1.02

RENT RANKING

By Unit Type

2 Bedroom Units	SqFt	Rent	Rent PSF
Westbury at Lake Brandon	1,037	\$1,018	\$0.98
Park at Dorchester	1,169	\$1,013	\$0.87
Springs at Bloomingdale	1,012	\$1,001	\$0.99
Springs at Bloomingdale	974	\$962	\$0.99
Springs at Bloomingdale	915	\$933	\$1.02
Camden Royal Palms	993	\$932	\$0.94

SIZE RANKING**By Unit Type**

3 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Hamlin at Lake Brandon	1,523	\$1,351	\$0.89
Columns at Brandon West	1,453	\$1,213	\$0.83
Paddock Club of Brandon	1,442	\$1,330	\$0.92
Retreat at Broadway Centre	1,434	\$1,279	\$0.89
Springs at Bloomingdale	1,413	\$1,225	\$0.87
Camden Visconti	1,408	\$1,534	\$1.09
Windsor Club at Legacy Park	1,390	\$1,236	\$0.89
Asprey at Lake Brandon	1,376	\$1,160	\$0.84
Crescent Crosstown	1,372	\$1,505	\$1.10
Carlyle at Crosstown	1,372	\$1,370	\$1.00
Camden Visconti	1,367	\$1,379	\$1.01
The Addison	1,354	\$1,396	\$1.03
Camden Royal Palms	1,344	\$1,259	\$0.94
Camden Visconti	1,331	\$1,304	\$0.98
Springs at Bloomingdale	1,326	\$1,189	\$0.90
Retreat at Broadway Centre	1,315	\$1,233	\$0.94
Camden Visconti	1,313	\$1,323	\$1.01
Enclave at Tranquility Lake	1,305	\$1,359	\$1.04
Courtney Trace	1,292	\$1,330	\$1.03
Camden Royal Palms	1,285	\$1,129	\$0.88
Courtney Trace	1,281	\$1,330	\$1.04
Camden Royal Palms	1,275	\$1,109	\$0.87
Camden Royal Palms	1,271	\$1,099	\$0.86
Park at Dorchester	1,265	\$1,154	\$0.91
Westbury at Lake Brandon	1,258	\$1,300	\$1.03
Enclave at Tranquility Lake	1,223	\$1,329	\$1.09
Westbury at Lake Brandon	1,198	\$1,285	\$1.07

RENT RANKING**By Unit Type**

3 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Camden Visconti	1,408	\$1,534	\$1.09
Crescent Crosstown	1,372	\$1,505	\$1.10
The Addison	1,354	\$1,396	\$1.03
Camden Visconti	1,367	\$1,379	\$1.01
Carlyle at Crosstown	1,372	\$1,370	\$1.00
Enclave at Tranquility Lake	1,305	\$1,359	\$1.04
Hamlin at Lake Brandon	1,523	\$1,351	\$0.89
Courtney Trace	1,281	\$1,330	\$1.04
Courtney Trace	1,292	\$1,330	\$1.03
Paddock Club of Brandon	1,442	\$1,330	\$0.92
Enclave at Tranquility Lake	1,223	\$1,329	\$1.09
Camden Visconti	1,313	\$1,323	\$1.01
Camden Visconti	1,331	\$1,304	\$0.98
Westbury at Lake Brandon	1,258	\$1,300	\$1.03
Westbury at Lake Brandon	1,198	\$1,285	\$1.07
Retreat at Broadway Centre	1,434	\$1,279	\$0.89
Camden Royal Palms	1,344	\$1,259	\$0.94
Windsor Club at Legacy Park	1,390	\$1,236	\$0.89
Retreat at Broadway Centre	1,315	\$1,233	\$0.94
Springs at Bloomingdale	1,413	\$1,225	\$0.87
Columns at Brandon West	1,453	\$1,213	\$0.83
Springs at Bloomingdale	1,326	\$1,189	\$0.90
Asprey at Lake Brandon	1,376	\$1,160	\$0.84
Park at Dorchester	1,265	\$1,154	\$0.91
Camden Royal Palms	1,285	\$1,129	\$0.88
Camden Royal Palms	1,275	\$1,109	\$0.87
Camden Royal Palms	1,271	\$1,099	\$0.86

SIZE RANKING

By Unit Type

4 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Park at Dorchester	1,435	\$1,449	\$1.01

RENT RANKING

By Unit Type

4 Bedroom Units	SqFt	Rent	Rent PSF
2 Bathrooms			
Park at Dorchester	1,435	\$1,449	\$1.01