

BERNARDO HILLS/VILLA TAVIANA

RENTAL

Location: 15265 MATURIN DRIVE
 City: RANCHO BERNARDO
 TBMMap: 1169-J,5
 APN: 313-301-009,15

Zip Code: 92127

Date Surveyed: 2/26/2009
 DevCode: 2A-LIN0079
 MapNum: 341

Date Opened: 1/5/1987

Vacancy Profile

Total Units **31**
 Total Leased **31**
 Total Vacant **0**
 Vacancy Rate **0.00%**

Owner: ASLAN GROUP/RYNESSE CORPORATION
 Developer: LINCOLN PROPERTIES
 Property Manager: SARES-REGIS GROUP
 Resident Manager: LISA MASON/RICARDO CARSHEDI

Phone: (858) 523-2990
 Phone: 793-1001
 Phone: (949) 756-5959
 Phone: (858) 451-6500

Plan Name:	1	2	3	4	5	6	7
RentalRate Range	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
	\$0	\$1,095	\$0	\$1,280	\$1,360	\$0	\$0
Square Footage:	544	686	742	943	964	1,013	1,067
\$ / Square Foot:	\$1.84	\$1.55	\$1.51	\$1.32	\$1.38	\$1.38	\$1.32
	\$0.00	\$1.59	\$0.00	\$1.35	\$1.41	\$0.00	\$0.00
# of Levels:	1	1	1	1	1	2	2
# of Bedrooms:	1 Bdrm	1 Bdrm	1 Bdrm	2 Bdrm	2 Bdrm	2 Bdrm	2 Bdrm
# of Bathrooms:	1	1	1	1	2	2	2.5
# of Parking Spaces:	CP + OP	CP + OP	CP + OP	CP + OP	CP + OP	CP + OP	CP + OP
Units Available	5	4	5	4	4	4	5
Units Leased	5	4	5	4	4	4	5
Units Vacant	0	0	0	0	0	0	0
Vacancy Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Audit Date

Rental Rate History

01/25/1988	\$550	\$620	\$625	\$715	\$780	\$775	\$775
02/25/2005	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
08/26/2005	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
02/24/2006	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
08/29/2006	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
02/27/2007	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
08/28/2007	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
02/27/2008	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
08/26/2008	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410
02/26/2009	\$1,005	\$1,065	\$1,125	\$1,245	\$1,335	\$1,400	\$1,410

RENTAL POLICIES

Security Deposit: 450
 LeasesRequirements: NO - MONTH TO MONTH
 LeaseIncentive: NONE
 PetsAllowed: NO
 PetPolicy:
 Occupancy Regs: NONE

PROPERTY DESCRIPTION

Age of Units: 22 YRS 2 MTHS
 # of Bldgs: 3
 # of Stories: 2

AVERAGE RENT & UNIT SIZE

Avg Rent: \$1,221
 Avg Sq Ft: 844
 Avg \$ / Sq Ft: \$1.44

REMARKS

PLAN 7 IS A DUAL MASTER DESIGN. THERE IS A \$50 MONTHLY PREMIUM ON A 6 MONTH LEASE. A SALES PROGRAM BEGAN IN OCTOBER 2005 AND ALL 248 UNITS/17 BUILDINGS WILL BE SOLD.

FEATURES

AirCond: ELECTRIC REFRIG
 CableTV: CABLE READY
 Fireplace: NOT INCLUDED
 FloorEntry: CARPET/CARPET
 GuestParking: FORCED AIR
 HeatSource: ELECTRIC
 HeatType: TWO ROOMS
 LaundryCommon: STACKED W/D
 LaundryPrivate: PATIO OR BALCONY
 Patio: MISSION TILE
 Roof: ON PATIO OR
 Storage: NONE
 Utilities: INCLUDED
 WasterTrash: NOT INCLUDED
 WetBar: VERTICAL BLINDS
 WindowCover: VERTICAL BLINDS

KITCHEN & BATHS

CookEnergy: ELECTRIC
 DishwashMFG: WHIRLPOOL
 GreenWindow: NOT INCLUDED
 KitCab: OAK
 KitCounter: FORMICA
 KitSink: DOUBLE STEEL
 LumCeiling: NOT INCLUDED
 Microwave: INCLUDED
 Oven: STANDARD
 RangMFG: WHIRLPOOL
 Refrig: INCLUDED
 TrashMFG: NOT INCLUDED
 Bathtubs: FIBERGLASS
 PullmanTop: CULT. MARBLE
 ShowerSumd: FIBERGLASS

REC FACILITIES

Barbecue: NO
 Cabana: NO
 Clubhouse: YES
 Exercise: YES
 PlayGround: YES
 Pool: YES
 PuttingGrn: NO
 Racquetball: NO
 Sauna: NO
 Shuffle: NO
 Socials: YES
 Spa: YES
 Tennis: YES
 Volleyball: NO
 Weights: NO
 Other:

ABSORPTION & VACANCY TRENDS

Audit Date	CurAudit Leased /Wk	Sustained Leased /Wk	Vac Rate
01/25/1988	238 0.00	238 0.00	4.03%
02/25/2005	0 0.00	244 0.00	1.61%
08/26/2005	4 0.00	248 0.00	0.00%
02/24/2006	-96 0.00	152 0.00	1.29%
08/29/2006	2 0.00	154 0.00	0.00%
02/27/2007	-25 0.00	129 0.00	0.00%
08/28/2007	-59 0.00	70 0.00	0.00%
02/27/2008	0 0.00	70 0.00	0.00%
08/26/2008	-1 0.00	69 0.00	1.42%
02/26/2009	-38 0.00	31 0.00	0.00%