

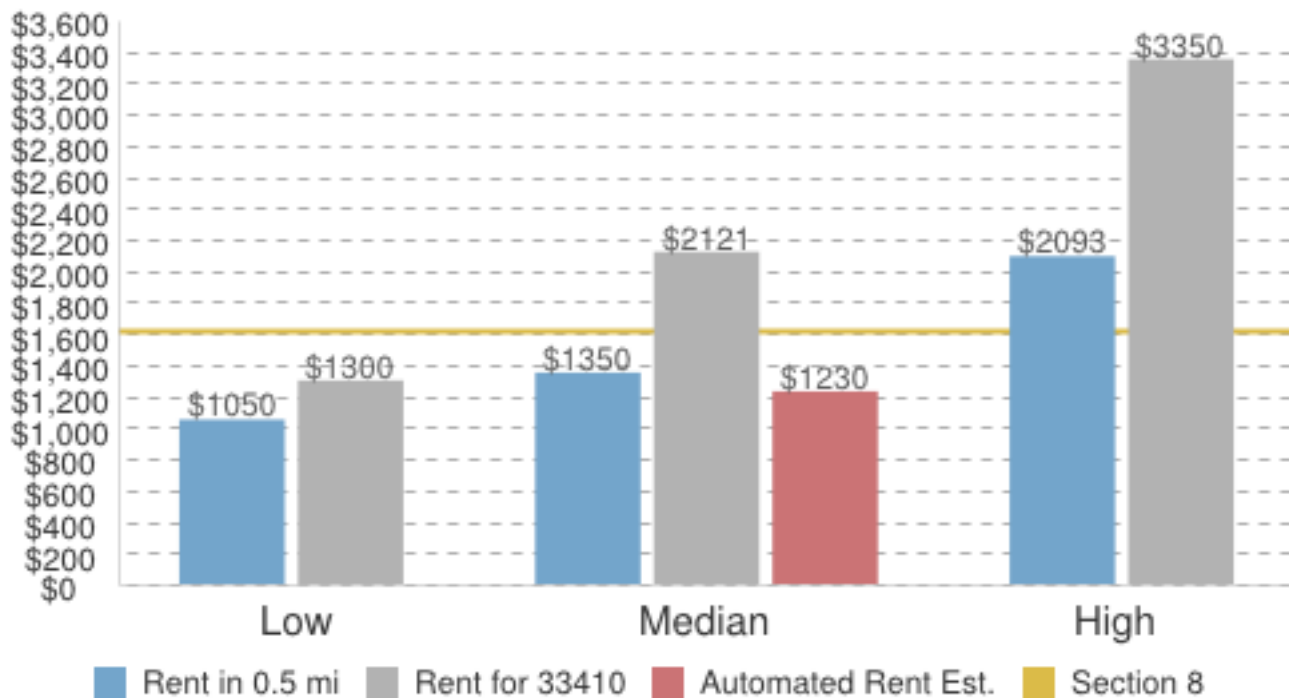


Rental Market Analysis: Advanced Report

Subject Property Information

Subject Address	3830 Everglades Rd	Subject Type	Single-Family Home
Subject City	Palm Beach Gardens	Bedrooms	3 bdr
Subject State	FL	Baths	1.0 ba
Subject Zip	33410	Subject Sqft	1156 sqft
Radius Searched	0.5 mi	Comparables Found	44

Rent Benchmarks



Rental Market Analysis Estimates

Automated Rent Estimate	\$1,230	Subject Size vs Comps	Smaller than 38%
Confidence Score	97%	Est. Local Vacancy	7.2%
Low Radius Rent (10%)	\$1,050	MSA Vacancy	9.2%
Median Radius Rent	\$1,350	MSA Rental Saturation	37.5%
High Radius Rent (90%)	\$2,093	Area Rental Mkt. Strength	Good
Section 8	\$1,623		

The Rental Market Analysis Estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term.

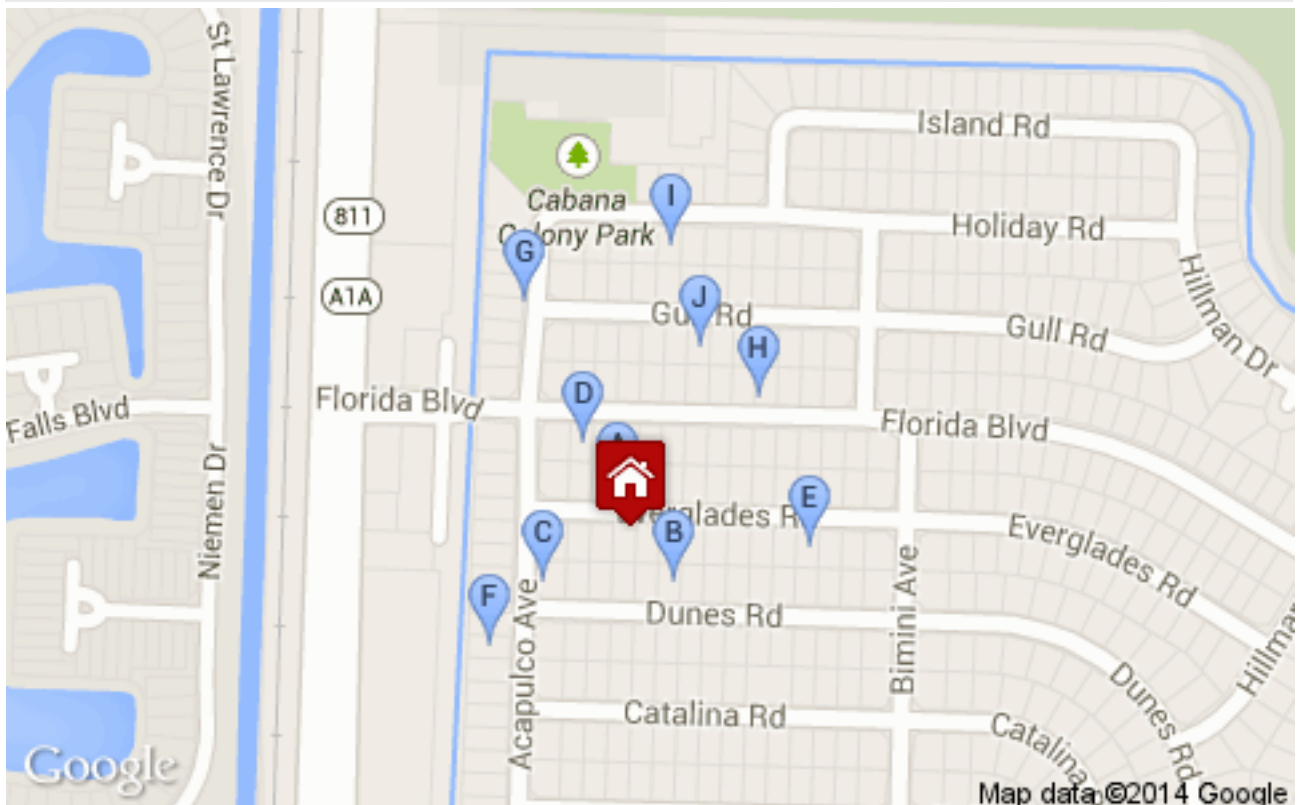


Rental Rate Trend Summary

Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 33410	(\$-38)	\$50	(\$-168)
City of Palm Beach Gardens	\$45	\$55	(\$-226)
Palm Beach County	(\$-36)	\$24	(\$-25)
State of Florida	(\$-7)	(\$-44)	\$24

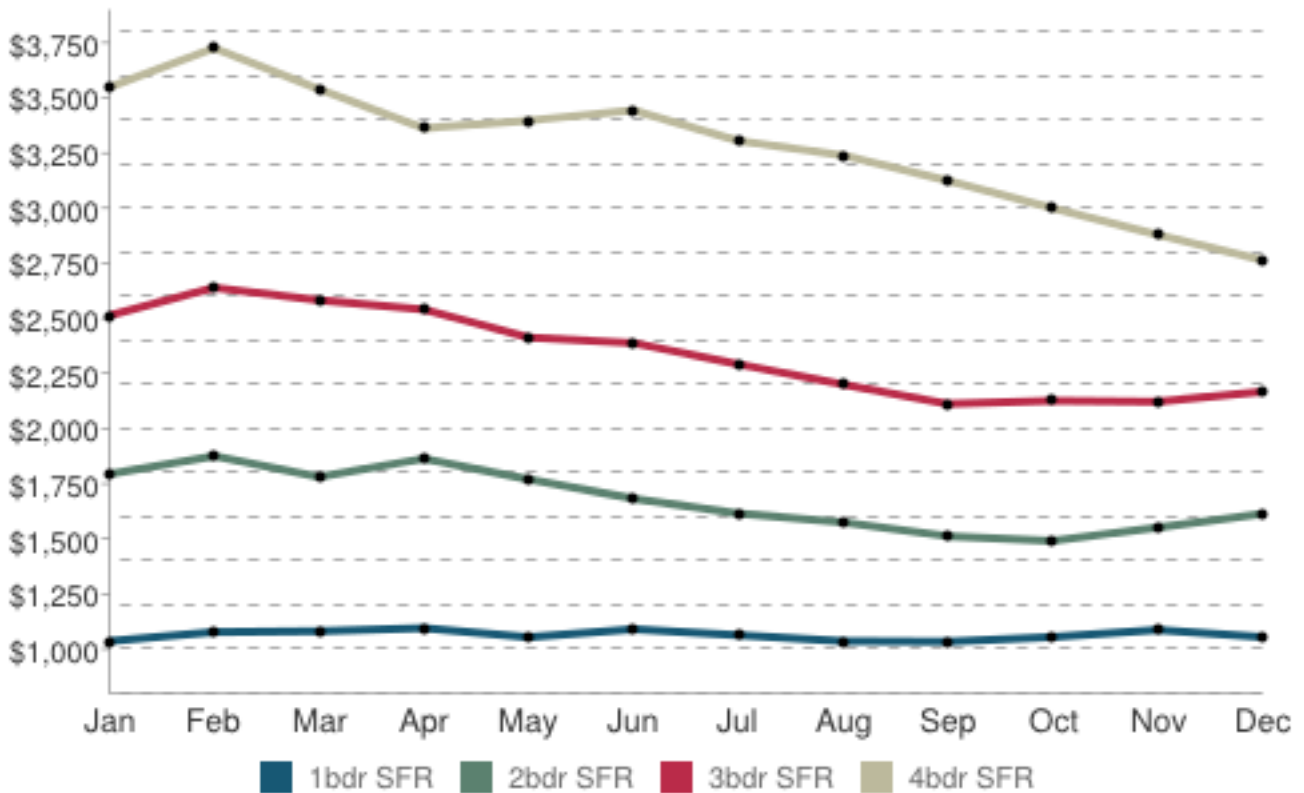
Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	3853 Everglades Rd, Palm Beach Gardens FL. 33410	SFR	3	\$1,350	0.02
B	3819 Dunes Rd, Palm Beach Gardens FL. 33410	SFR	3	\$1,400	0.03
C	12162 Acapulco Ave, Palm Beach Gardens FL. 33410	SFR	3	\$1,350	0.05
D	3864 Florida Blvd, Palm Beach Gardens FL. 33410	SFR	3	\$1,250	0.05
E	3750 Everglades Rd, Palm Beach Gardens FL. 33410	SFR	3	\$1,395	0.09
F	12129 Acapulco Ave, Palm Beach Gardens FL. 33410	SFR	3	\$1,400	0.09
G	12299 Acapulco Ave, Pbgarden FL. 33410	SFR	3	\$1,250	0.12
H	3785 Florida Blvd, Palm Beach Gardens FL. 33410	SFR	3	\$1,800	0.09
I	3824 Holiday Rd, Palm Beach Gardens FL. 33410	SFR	3	\$1,350	0.14
J	3808 Gull Rd, Palm Beach Gardens FL. 33410	SFR	3	\$1,195	0.1





Historical Rental Rates for Palm Beach Gardens, FL



Median Housing Rental Rates in Palm Beach Gardens, FL

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Palm Beach Gardens	\$1,055	\$962	837	\$1.26
1 bdr Multifamily in Palm Beach Gardens	\$1,118	\$962	833	\$1.34
2 bdr Homes in Palm Beach Gardens	\$1,613	\$1,202	1,467	\$1.1
2 bdr Multifamily in Palm Beach Gardens	\$1,457	\$1,202	1,241	\$1.17
3 bdr Homes in Palm Beach Gardens	\$2,167	\$1,623	1,941	\$1.12
3 bdr Multifamily in Palm Beach Gardens	\$1,864	\$1,623	1,609	\$1.16
4 bdr Homes in Palm Beach Gardens	\$2,764	\$1,938	2,787	\$0.99
4 bdr Multifamily in Palm Beach Gardens	\$2,369	\$1,938	2,188	\$1.08

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