

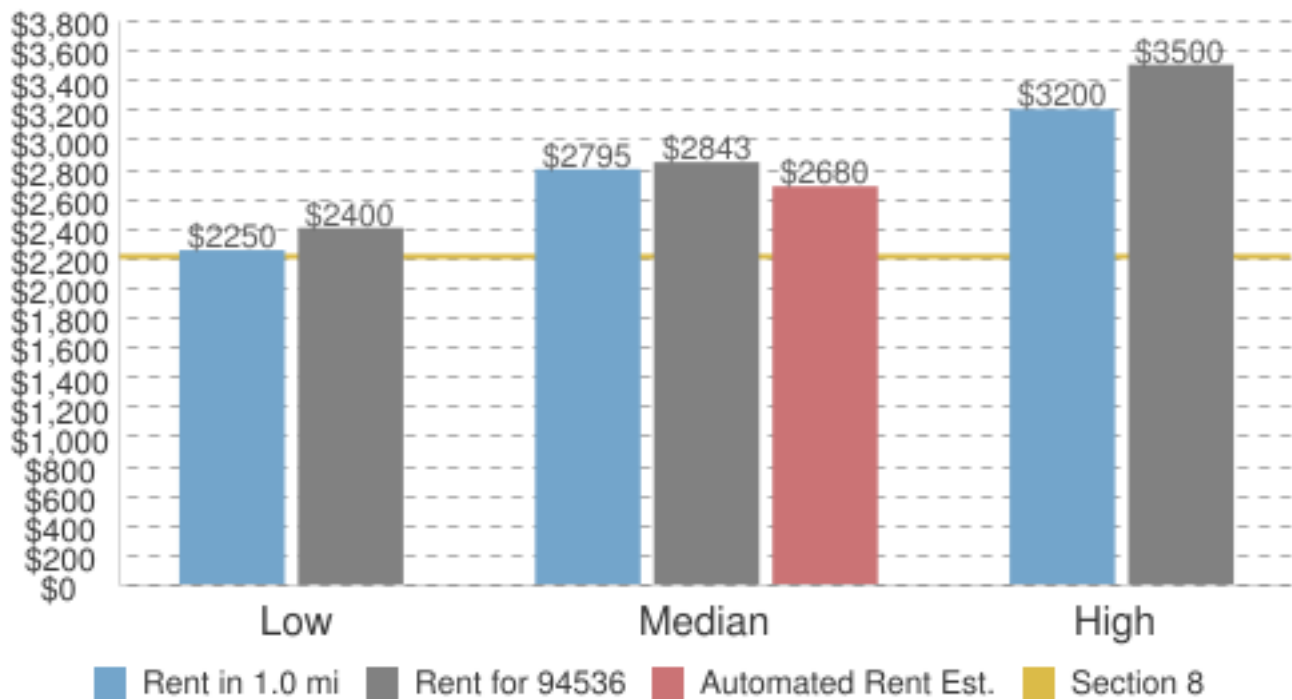


Rental Market Intelligence: Advanced Report

Subject Property Information

Subject Address	4374 Eggers Dr	Subject Type	Single-Family Home
Subject City	Fremont	Bedrooms	3 bdr
Subject State	CA	Baths	2.0 ba
Subject Zip	94536	Subject Sqft	1340 sqft
Radius Searched	1.0 mi	Comparables Found	53

Rent Benchmarks



Rental Market Intelligence

Automated Rent Estimate	\$2,680	Subject Size vs Comps	Smaller than 18%
Confidence Score	94%	Est. Local Vacancy	2.8%
Low Radius Rent (10%)	\$2,250	MSA Vacancy	2.3%
Median Radius Rent	\$2,795	MSA Rental Saturation	21.4%
High Radius Rent (90%)	\$3,200	Area Rental Mkt. Strength	Good
Section 8	\$2,213		

The Rental Market Intelligence 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.

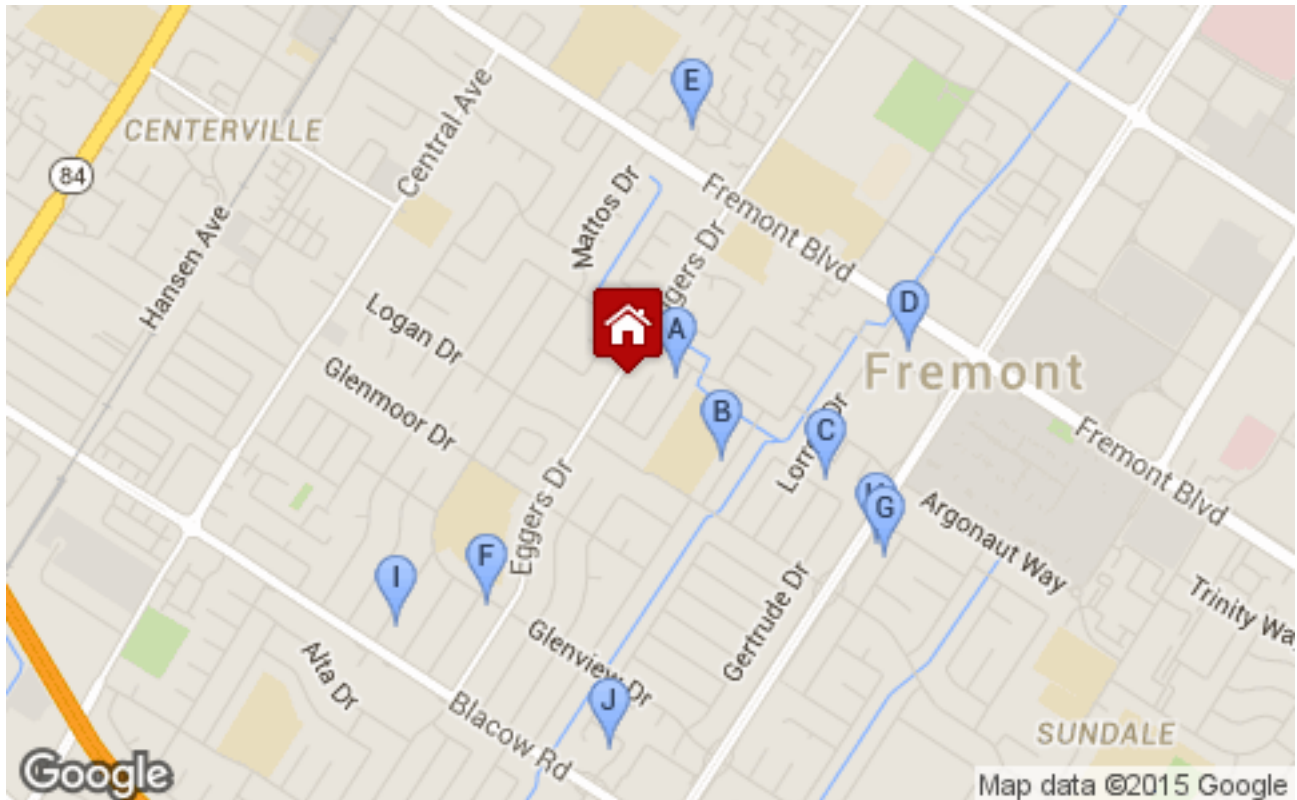


Rental Rate Trend Summary

Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 94536	\$37	\$246	\$317
City of Fremont	(\$-41)	\$73	\$285
Alameda County	\$35	\$54	\$244
State of California	\$11	\$35	\$107

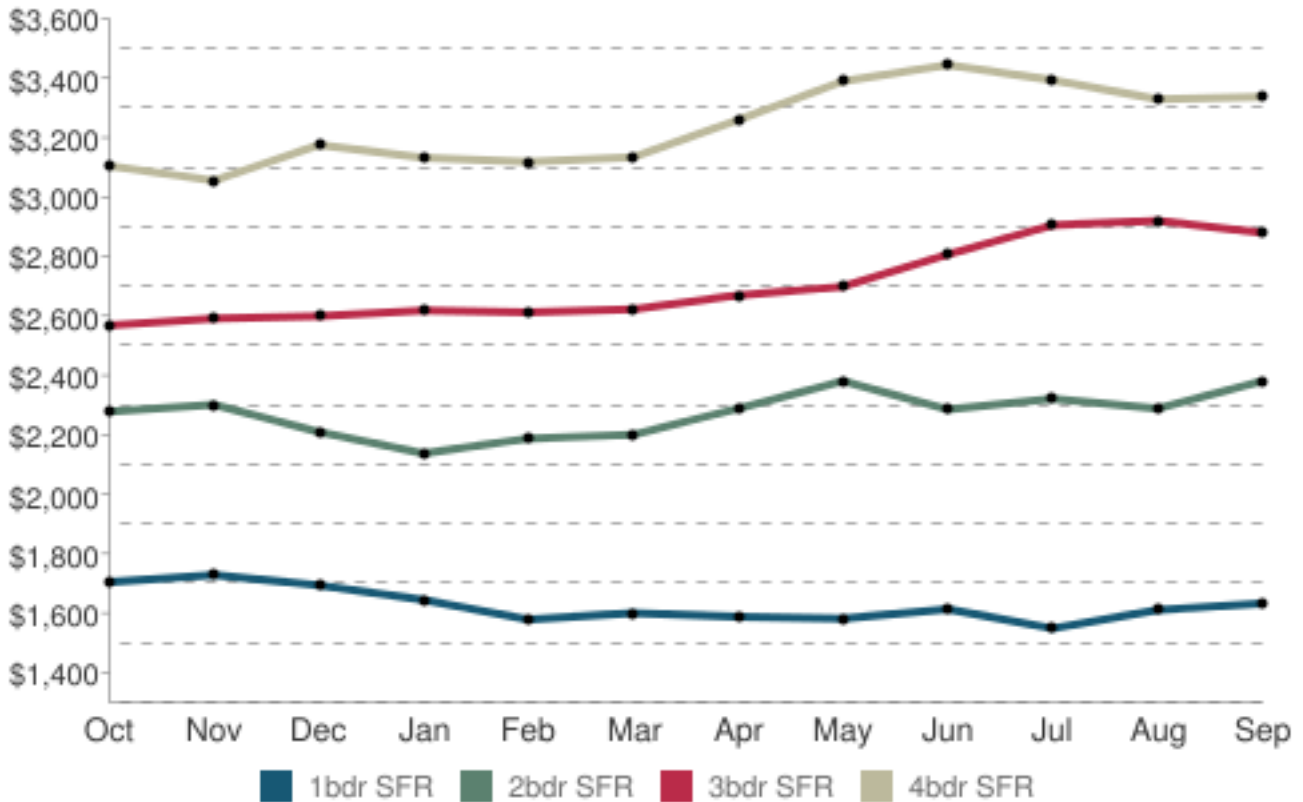
Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	4311 Nagle Way, Fremont CA. 94536	SFR	3	\$3,000	0.08
B	4445 Richmond Ave, Fremont CA. 94536	SFR	3	\$2,950	0.22
C	38888 EMROL AVE, Fremont CA. 94536	SFR	3	\$2,400	0.39
D	38848 Bell St, Fremont CA. 94536	SFR	3	\$2,950	0.49
E	3800 Burton Common, Fremont CA. 94536	SFR	3	\$2,800	0.45
F	38433 Glenview Dr, Fremont CA. 94536	SFR	3	\$2,425	0.47
G	4375 Sloat Rd, Fremont CA. 94538	SFR	3	\$2,695	0.55
H	4364 Mowry Ave, Fremont CA. 94538	SFR	3	\$3,000	0.53
I	4976 Mattos Dr, Fremont CA. 94536	SFR	3	\$2,795	0.6
J	4937 Brophy Dr, Fremont CA. 94536	SFR	3	\$2,800	0.66





Historical Rental Rates for Fremont, CA



Median Housing Rental Rates in Fremont, CA

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Fremont	\$1,632	\$1,260	828	\$1.97
1 bdr Multifamily in Fremont	\$2,001	\$1,260	715	\$2.8
2 bdr Homes in Fremont	\$2,380	\$1,585	1,079	\$2.21
2 bdr Multifamily in Fremont	\$2,355	\$1,585	988	\$2.38
3 bdr Homes in Fremont	\$2,879	\$2,213	1,417	\$2.03
3 bdr Multifamily in Fremont	\$2,796	\$2,213	1,355	\$2.06
4 bdr Homes in Fremont	\$3,337	\$2,716	1,901	\$1.76
4 bdr Multifamily in Fremont	\$3,349	\$2,716	1,840	\$1.82

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