

REPORT #1 - MONTHLY OCCUPANCY AND AVERAGE RENT STATEMENT DECEMBER 2024 REPORT

REPORTING MONTH: Dec-24  
 REPORT DATE: 1/20/2025

REPORTED BY: CYNDI KARP

"MULTI-FAMILY"	CALIFORNIA VILLAS 141 UNITS		DESERT POINTE 64 UNITS		LAGUNA PALMS 48 UNITS		NEIGHBORS 24 UNITS		ONE QUAIL PLACE 384 UNITS		PALM VILLAGE 36 UNITS		SANTA ROSA 20 UNITS		TAOS PALMS 16 UNITS		TOTALS 733 UNITS			
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR		
1. EXTREMELY LOW: 20% OF MEDIAN																				
a. Studio			3	216														3	216	
b. 1 BR, 1 BA	10	247	2	216	1	-			11	237								24	229	
c. 2 BR, 1 BA					2	232			3	251	5	218	1	220				11	230	
d. 2 BR, 2 BA							1	232	7	242								8	241	
e. Totals 20%	10		5		3		1		21		5		1			0		46		
2. EXTREMELY LOW: 21-25% OF MEDIAN																				
a. Studio			8	283														8	283	
b. 1 BR, 1 BA	21	322	8	296	5	300			35	306								69	309	
c. 2 BR, 1 BA									5	334	5	337	1	297				11	332	
d. 2 BR, 2 BA							1	309	11	323								12	322	
e. Totals 21-25%	21		16		5		1		51		5		1			0		100		
3. EXTREMELY LOW: 26-30% OF MEDIAN																				
a. Studio			1	381	2	361												3	367	
b. 1 BR, 1 BA	11	423	1	364	1	373			9	411								22	413	
c. 2 BR, 1 BA					1	391			6	453	5	416					1	391	13	430
d. 2 BR, 2 BA							4	430	11	423								15	425	
e. Totals 26-30%	11		2		4		4		26		5		0			1		53		
Total extremely low =	42		23		12		6		98		15		2			1		199		
Percent of total	30.43%		37.70%		25.53%		25.00%		26.27%		42.86%		10.53%		6.25%			27.91%		
4. VERY LOW: 31-35% OF MEDIAN																				
a. Studio			1	430	1	414												2	422	
b. 1 BR, 1 BA	8	480	2	448	2	466			12	473								24	473	
c. 2 BR, 1 BA					2	496					2	524	1	474			1	486	6	500
d. 2 BR, 2 BA							3	493	7	511								10	505	
e. Totals 31-35%	8		3		5		3		19		2		1			1		42		
5. VERY LOW: 36-40% OF MEDIAN																				
a. Studio			2	492														2	492	
b. 1 BR, 1 BA	15	568	1	527	1	536			6	558								23	562	
c. 2 BR, 1 BA					1	575			6	601	2	574	3	570				12	587	
d. 2 BR, 2 BA									8	597								8	597	
e. Totals 36-40%	15		3		2		0		20		2		3			0		45		
6. VERY LOW: 41-45% OF MEDIAN																				
a. Studio			5	560														5	560	
b. 1 BR, 1 BA	14	643	1	606	2	626			13	637								30	638	
c. 2 BR, 1 BA					2	663			5	703	5	672	4	671				16	680	
d. 2 BR, 2 BA							2	676	14	691								16	689	
e. Totals 41-45%	14		6		4		2		32		5		4			0		67		
7. VERY LOW: 46-50% OF MEDIAN																				
a. Studio			2	639	1	680												3	653	
b. 1 BR, 1 BA	11	753			1	683			9	729								21	739	
c. 2 BR, 1 BA					2	740			9	816	5	744	3	728			2	740	21	772
d. 2 BR, 2 BA							1	826	16	807								17	808	
e. Totals 46-50%	11		2		4		1		34		5		3			2		62		
Total very low =	48		14		15		6		105		14		11			3		216		
Percent of total	34.78%		22.95%		31.91%		25.00%		28.15%		40.00%		57.89%		18.75%			30.29%		
8. LOWER: 51-55% OF MEDIAN																				
a. Studio			4	702														4	702	
b. 1 BR, 1 BA	6	798			1	772			7	796								14	795	
c. 2 BR, 1 BA			1	863	2	856			10	861	2	884					1	841	16	862
d. 2 BR, 2 BA							2	871	12	873								14	872	
e. Totals 51-55%	6		5		3		2		29		2		0			1		48		
9. LOWER: 56-60% OF MEDIAN																				
a. Studio																		0	-	
b. 1 BR, 1 BA	12	887	2	857	2	866			11	879								27	880	
c. 2 BR, 1 BA					3	929			10	962	2	943	1	951			5	943	21	950
d. 2 BR, 2 BA							3	940	10	951								13	949	
e. Totals 56-60%	12		2		5		3		31		2		1			5		61		

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	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
10. LOWER: 61-65% OF MEDIAN																		
a. Studio																	0 -	
b. 1 BR, 1 BA	5	1,179			1	1,174			8	1,157							14 1,166	
c. 2 BR, 1 BA					3	1,292			4	1,289			2	1,258			9 1,283	
d. 2 BR, 2 BA							1	1,248	8	1,278							9 1,275	
e. Totals 61-65%	5		0		4		1		20		0		2		0		32	
11. LOWER: 66-70% OF MEDIAN																		
a. Studio																	0 -	
b. 1 BR, 1 BA	5	1,275							5	1,258							10 1,267	
c. 2 BR, 1 BA					1	1,354			5	1,383			1	1,354			7 1,374	
d. 2 BR, 2 BA							2	1,354	13	1,395							15 1,390	
e. Totals 66-70%	5		0		1		2		23		0		0		1		32	
12. LOWER: 71-75% OF MEDIAN																		
a. Studio			2	1,192													2 1,192	
b. 1 BR, 1 BA	1	1,390	1	1,360					2	1,349							4 1,362	
c. 2 BR, 1 BA					2	1,461			2	1,480	1	1,499					5 1,476	
d. 2 BR, 2 BA									7	1,516							7 1,516	
e. Totals 71-75%	1		3		2		0		11		1		0		0		18	
13. LOWER: 76-80% OF MEDIAN																		
a. Studio			1	1,213													1 1,213	
b. 1 BR, 1 BA	2	1,468							3	1,387							5 1,419	
c. 2 BR, 1 BA					1	1,544			1	1,730			1	1,532			3 1,602	
d. 2 BR, 2 BA									2	1,581							2 1,581	
e. Totals 76-80%	2		1		1		0		6		0		1		0		11	
Total lower =	31		11		16		8		120		5		4		7		202	
Percent of total	22.46%		18.03%		34.04%		33.33%		32.17%		14.29%		21.05%		43.75%		28.33%	
14. MODERATE: 81-120% OF MEDIAN																		
a. Studio			3	1,314													3 1,314	
b. 1 BR, 1 BA	16	1,436	6	1,366	1	1,304			19	1,376							42 1,396	
c. 2 BR, 1 BA	1	2,010	3	1,743	3	1,759			11	1,751	1	2,010	2	2,010	5	1,853	26 1,810	
d. 2 BR, 2 BA			1	2,010					4	1,788	20	1,780					25 1,790	
Total moderate =	17		13		4		4		50		1		2		5		96	
Percent of total	12.32%		21.31%		8.51%		16.67%		13.40%		2.86%		10.53%		31.25%		13.46%	
15. Total units occupied:	138		61		47		24		373		35		19		16		713	
16. Occupancy rate =	98%		95%		98%		100%		97%		97%		95%		100%		97%	

NOTE: For each project, to calculate average rent for a unit type at an income level, divide the total rental income of that unit type at that income level by the number of occupied units of that unit type at that income level.

Occ Rate excluding properties under const/renov

97%

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"SENIOR PROPERTIES"

	CANDLEWOOD 30 UNITS		CARLOS ORTEGA 73 UNITS		CATALINA 72 UNITS		LA ROCCA VILLAS 27 UNITS		LAS SERENAS 150 UNITS		PUEBLOS 15 UNITS		SAGE CREST SR. 14 UNITS		TOTALS 381 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
1. EXTREMELY LOW: 20% OF MEDIAN																
a. Studio					5	186									5	186
b. 1 BR, 1 BA	2	211	2	315	3	209	3	263	4	214					14	237
c. 2 BR, 1 BA			1	366					6	216					7	237
d. 2 BR, 2 BA															0	-
e. Totals 20%	2		3		8		3		10		0		0		26	
2. EXTREMELY LOW: 21-25% OF MEDIAN																
a. Studio					15	256									15	256
b. 1 BR, 1 BA	5	287	8	394	3	297	5	354	19	285	3	296	1	291	44	315
c. 2 BR, 1 BA	2	307							4	301					6	303
d. 2 BR, 2 BA															0	-
e. Totals 21-25%	7		8		18		5		23		3		1		65	
3. EXTREMELY LOW: 26-30% OF MEDIAN																
a. Studio					6	337									6	337
b. 1 BR, 1 BA	5	376	7	467	3	373	4	445	10	375	3	376	3	395	35	403
c. 2 BR, 1 BA			2	551					6	396					8	435
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		9		9		4		16		3		3		49	
Total extremely low =	14		20		35		12		49		6		4		140	
Percent of total	46.67%		27.40%		53.85%		44.44%		33.56%		40.00%		28.57%		37.84%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					2	390									2	390
b. 1 BR, 1 BA	3	437	5	555	5	446	5	510	10	451	4	445	3	460	35	472
c. 2 BR, 1 BA			1	620					8	482					9	497
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	3		6		7		5		18		4		3		46	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					3	471									3	471
b. 1 BR, 1 BA	4	531	7	637			2	595	17	533	1	544	1	547	32	560
c. 2 BR, 1 BA									5	567					5	567
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	4		7		3		2		22		1		1		40	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					5	536									5	536
b. 1 BR, 1 BA	2	611	6	720	6	611	2	664	10	612	3	618	1	606	30	637
c. 2 BR, 1 BA			2	797					9	668					11	692
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		8		11		2		19		3		1		46	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					1	656									1	656
b. 1 BR, 1 BA	3	694	13	818			2	732	6	735	1	748	2	713	27	769
c. 2 BR, 1 BA	1	824	2	960					3	785					6	850
d. 2 BR, 2 BA															0	-
e. Totals 46-50%	4		15		1		2		9		1		2		34	
Total very low =	13		36		22		11		68		9		7		166	
Percent of total	43.33%		49.32%		33.85%		40.74%		46.58%		60.00%		50.00%		44.86%	
8. LOWER: 51-55% OF MEDIAN																
a. Studio					2	678									2	678
b. 1 BR, 1 BA	1	785	6	880	1	757	1	821	6	769					15	817
c. 2 BR, 1 BA									3	839					3	839
d. 2 BR, 2 BA															0	-
e. Totals 51-55%	1		6		3		1		9		0		0		20	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			2	945	2	851			6	854			2	872	12	872
c. 2 BR, 1 BA									1	951					1	951
d. 2 BR, 2 BA															0	-
e. Totals 56-60%	0		2		4		0		7		0		2		15	

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"SENIOR PROPERTIES"	CANDLEWOOD 30 UNITS		CARLOS ORTEGA 73 UNITS		CATALINA 72 UNITS		LA ROCCA VILLAS 27 UNITS		LAS SERENAS 150 UNITS		PUEBLOS 15 UNITS		SAGE CREST SR. 14 UNITS		TOTALS 381 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
	10. LOWER: 61-65% OF MEDIAN															
a. Studio															0	-
b. 1 BR, 1 BA			5	1,245			1	1,184	3	1,136			1	1,165	10	1,198
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 61-65%	0		5		0		1		3		0		1		10	
11. LOWER: 66-70% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA									2	1,238					2	1,238
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 66-70%	0		0		0		0		2		0		0		2	
12. LOWER: 71-75% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA			2	1,431											2	1,431
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 71-75%	0		2		0		0		0		0		0		2	
13. LOWER: 76-80% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA			1	1,398					1	1,505					2	1,452
c. 2 BR, 1 BA									1	1,532					1	1,532
d. 2 BR, 2 BA															0	-
e. Totals 76-80%	0		1		0		0		2		0		0		3	
Total lower =	1		16		7		2		23		0		3		52	
Percent of total	3.33%		21.92%		10.77%		7.41%		15.75%		0.00%		21.43%		14.05%	
14. MODERATE: 81-120% OF MEDIAN																
a. Studio					1	1,611									1	1,611
b. 1 BR, 1 BA	1	1,289					2	1,482	3	1,363					6	1,390
c. 2 BR, 1 BA	1	2,010							3	1,740					4	1,808
d. 2 BR, 2 BA			1	2,010											1	2,010
Total moderate =	2		1		1		2		6		0		0		12	
Percent of total	6.67%		1.37%		1.54%		7.41%		4.11%		0.00%		0.00%		3.24%	
15. Total units occupied:	30		73		65		27		146		15		14		370	
16. Occupancy rate =	100%		100%		90%		100%		97%		100%		100%		97%	

NOTE: For each project, to calculate average rent for a unit type at an income level, divide the total rental income of that unit type at that income level by the number of occupied units of that unit type at that income level. Occ Rate excluding properties under const/renov

97%