

REPORTING MONTH: Jan-25
 REPORT DATE: 2/20/2025

REPORTED BY: CYNDI KARP

	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	248	2	221					11	238							23	241
c. 2 BR, 1 BA					2	232			3	251	5	218	1	220			11	230
d. 2 BR, 2 BA							1	232	10	247							11	245
e. Totals 20%	10		5		2		1		24		5		1		0		48	
2. EXTREMELY LOW: 21-25% OF MEDIAN																		
a. Studio			8	283													8	283
b. 1 BR, 1 BA	21	323	7	296	5	305			35	306							68	310
c. 2 BR, 1 BA									5	334	5	337					10	336
d. 2 BR, 2 BA							1	309	9	325							10	324
e. Totals 21-25%	21		15		5		1		49		5		0		0		96	
3. EXTREMELY LOW: 26-30% OF MEDIAN																		
a. Studio			2	381	2	361			8	414							4	371
b. 1 BR, 1 BA	12	429	2	410	1	373			8	414							23	419
c. 2 BR, 1 BA					1	391			6	453	5	416	1	431	1	391	14	430
d. 2 BR, 2 BA							4	430	13	433							17	433
e. Totals 26-30%	12		4		4		4		27		5		1		1		58	
Total extremely low =	43		24		11		6		100		15		2		1		202	
Percent of total	30.71%		39.34%		23.91%		26.09%		26.60%		42.86%		11.11%		6.67%		28.29%	
4. VERY LOW: 31-35% OF MEDIAN																		
a. Studio			1	430	1	414											2	422
b. 1 BR, 1 BA	7	488	2	448	2	466			12	474							23	475
c. 2 BR, 1 BA					2	496			1	534	3	514	1	474	1	486	8	504
d. 2 BR, 2 BA							3	500	6	512							9	508
e. Totals 31-35%	7		3		5		3		19		3		1		1		42	
5. VERY LOW: 36-40% OF MEDIAN																		
a. Studio			2	501													2	501
b. 1 BR, 1 BA	15	572	1	527	1	536			8	551							25	562
c. 2 BR, 1 BA					1	575			6	601	1	585	3	570			11	589
d. 2 BR, 2 BA									6	598							6	598
e. Totals 36-40%	15		3		2		0		20		1		3		0		44	
6. VERY LOW: 41-45% OF MEDIAN																		
a. Studio			5	560													5	560
b. 1 BR, 1 BA	15	645	1	606	2	626			13	637							31	639
c. 2 BR, 1 BA					2	676			7	704	5	677	4	671			18	686
d. 2 BR, 2 BA							2	676	15	694							17	692
e. Totals 41-45%	15		6		4		2		35		5		4		0		71	
7. VERY LOW: 46-50% OF MEDIAN																		
a. Studio			2	639	1	680											3	653
b. 1 BR, 1 BA	12	755							9	729							21	744
c. 2 BR, 1 BA					1	740			8	824	5	744	2	728	2	740	18	777
d. 2 BR, 2 BA							1	826	18	816							19	817
e. Totals 46-50%	12		2		2		1		35		5		2		2		61	
Total very low =	49		14		13		6		109		14		10		3		218	
Percent of total	35.00%		22.95%		28.26%		26.09%		28.99%		40.00%		55.56%		20.00%		30.53%	
8. LOWER: 51-55% OF MEDIAN																		
a. Studio			3	698													3	698
b. 1 BR, 1 BA	6	798			1	772			6	798							13	796
c. 2 BR, 1 BA			1	863	2	1,258			10	861	2	884			1	841	16	913
d. 2 BR, 2 BA							2	871	10	875							12	874
e. Totals 51-55%	6		4		3		2		26		2		0		1		44	
9. LOWER: 56-60% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	13	890	1	842	2	866			12	883							28	884
c. 2 BR, 1 BA					3	929			9	963	2	943	1	951	5	943	20	950
d. 2 BR, 2 BA							2	946	9	959							11	957
e. Totals 56-60%	13		1		5		2		30		2		1		5		59	

"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	
10. LOWER: 61-65% OF MEDIAN																			
a. Studio			1	1,041														1	1,041
b. 1 BR, 1 BA	5	1,179			2	1,174			9	1,160							16	1,168	
c. 2 BR, 1 BA					3	1,292			4	1,300			2	1,258			9	1,288	
d. 2 BR, 2 BA							1	1,248	8	1,278							9	1,275	
e. Totals 61-65%	5		1		5		1		21		0		2		0		35		
11. LOWER: 66-70% OF MEDIAN																			
a. Studio									6	1,262							0	-	
b. 1 BR, 1 BA	5	1,275							6	1,389							11	1,268	
c. 2 BR, 1 BA					1	1,354			13	1,395					1	1,354	8	1,380	
d. 2 BR, 2 BA							2	1,354									15	1,390	
e. Totals 66-70%	5		0		1		2		25		0		0		1		34		
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			3	1,497	1	1,499					6	1,485	
d. 2 BR, 2 BA									7	1,516							7	1,516	
e. Totals 71-75%	1		3		2		0		12		1		0		0		19		
13. LOWER: 76-80% OF MEDIAN																			
a. Studio			1	1,213													1	1,213	
b. 1 BR, 1 BA	1	1,611							4	1,423							5	1,460	
c. 2 BR, 1 BA					1	1,544			2	1,730			1	1,532			4	1,634	
d. 2 BR, 2 BA									3	1,630							3	1,630	
e. Totals 76-80%	1		1		1		0		9		0		1		0		13		
Total lower =	31		10		17		7		123		5		4		7		204		
Percent of total	22.14%		16.39%		36.96%		30.43%		32.71%		14.29%		22.22%		46.67%		28.57%		
14. MODERATE: 81-120% OF MEDIAN																			
a. Studio			3	1,314													3	1,314	
b. 1 BR, 1 BA	16	1,449	6	1,402	2	1,458			17	1,383							41	1,415	
c. 2 BR, 1 BA	1	2,010	3	1,743	3	1,879			10	1,763	1	2,010	2	2,010	4	1,847	24	1,830	
d. 2 BR, 2 BA			1	2,010					4	1,809	17	1,776					22	1,793	
Total moderate =	17		13		5		4		44		1		2		4		90		
Percent of total	12.14%		21.31%		10.87%		17.39%		11.70%		2.86%		11.11%		26.67%		12.61%		
15. Total units occupied:	140		61		46		23		376		35		18		15		714		
16. Occupancy rate =	99%		95%		96%		96%		98%		97%		90%		94%		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 98%

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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	217					14	238
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	258									15	258
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	314							4	301					6	305
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					7	339									7	339
b. 1 BR, 1 BA	5	376	6	467	3	373	5	459	10	384	3	376	3	395	35	407
c. 2 BR, 1 BA			2	551					7	409					9	440
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		8		10		5		17		3		3		51	
Total extremely low =	14		19		36		13		50		6		4		142	
Percent of total	48.28%		26.39%		54.55%		48.15%		34.25%		42.86%		28.57%		38.59%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					1	390									1	390
b. 1 BR, 1 BA	3	443	4	556	3	448	5	510	10	451	3	445	3	460	31	473
c. 2 BR, 1 BA			1	620					7	483					8	500
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	3		5		4		5		17		3		3		40	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					3	471									3	471
b. 1 BR, 1 BA	3	528	7	637	2	541	2	595	16	535	1	544	1	547	32	561
c. 2 BR, 1 BA			1	731					5	572					6	598
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	3		8		5		2		21		1		1		41	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					6	538									6	538
b. 1 BR, 1 BA	2	611	6	724	5	613	2	675	9	613	3	618	1	606	28	641
c. 2 BR, 1 BA			1	797					10	669					11	681
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		7		11		2		19		3		1		45	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					2	656									2	656
b. 1 BR, 1 BA	3	694	14	827			1	732	7	737	1	748	2	713	28	776
c. 2 BR, 1 BA	1	824	2	960					3	785					6	850
d. 2 BR, 2 BA															0	-
e. Totals 46-50%	4		16		2		1		10		1		2		36	
Total very low =	12		36		22		10		67		8		7		162	
Percent of total	41.38%		50.00%		33.33%		37.04%		45.89%		57.14%		50.00%		44.02%	
8. LOWER: 51-55% OF MEDIAN																
a. Studio					1	690									1	690
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		2		1		9		0		0		19	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			2	945	2	851			7	856			2	872	13	871
c. 2 BR, 1 BA									1	951					1	951
d. 2 BR, 2 BA															0	-
e. Totals 56-60%	0		2		4		0		8		0		2		16	

REPORT #1 - MONTHLY OCCUPANCY AND AVERAGE RENT STATEMENT JANUARY 2025 REPORT

"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	2	1,123				1	1,165	9	1,202
c. 2 BR, 1 BA															0	-	
d. 2 BR, 2 BA															0	-	
e. Totals 61-65%	0		5		0		1		2		0		1		9		
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		6		2		23		0		3		51		
Percent of total	3.45%		22.22%		9.09%		7.41%		15.75%		0.00%		21.43%		13.86%		
14. MODERATE: 81-120% OF MEDIAN																	
a. Studio					1	1,425									1	1,425	
b. 1 BR, 1 BA	1	1,289			1	1,611	2	1,482	3	1,363					7	1,422	
c. 2 BR, 1 BA	1	2,010							3	1,826					4	1,872	
d. 2 BR, 2 BA			1	2,010											1	2,010	
Total moderate =	2		1		2		2		6		0		0		13		
Percent of total	6.90%		1.39%		3.03%		7.41%		4.11%		0.00%		0.00%		3.53%		
15. Total units occupied:	29		72		66		27		146		14		14		368		
16. Occupancy rate =	97%		99%		92%		100%		97%		93%		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%