

REPORTING MONTH: February - 25

REPORT DATE: 3/20/2025

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			4	216													4	216
b. 1 BR, 1 BA	9	249	3	221	1	-			11	238							24	230
c. 2 BR, 1 BA					2	232			3	251	6	231	1	220			12	235
d. 2 BR, 2 BA							1	232	10	247							11	246
e. Totals 20%	9		7		3		1		24		6		1		0		51	
2. EXTREMELY LOW: 21-25% OF MEDIAN																		
a. Studio			8	283													8	283
b. 1 BR, 1 BA	21	324	6	297	5	305			36	308							68	312
c. 2 BR, 1 BA									6	335	4	331				1	11	332
d. 2 BR, 2 BA							1	323	10	329							11	329
e. Totals 21-25%	21		14		5		1		52		4		0		1		98	
3. EXTREMELY LOW: 26-30% OF MEDIAN																		
a. Studio			1	381	2	361											3	367
b. 1 BR, 1 BA	13	429	3	410	1	373			8	414							25	420
c. 2 BR, 1 BA					1	391			5	462	5	416	2	431	1	391	14	431
d. 2 BR, 2 BA							4	430	15	444							19	441
e. Totals 26-30%	13		4		4		4		28		5		2		1		61	
Total extremely low =	43		25		12		6		104		15		3		2		210	
Percent of total	30.94%		40.98%		26.09%		26.09%		27.44%		42.86%		16.67%		12.50%		29.29%	
4. VERY LOW: 31-35% OF MEDIAN																		
a. Studio			1	430	1	414											2	422
b. 1 BR, 1 BA	8	489	2	448	2	466			13	475							25	477
c. 2 BR, 1 BA					2	496			1	534	2	494	1	474	1	486	7	496
d. 2 BR, 2 BA							3	500	4	515							7	509
e. Totals 31-35%	8		3		5		3		18		2		1		1		41	
5. VERY LOW: 36-40% OF MEDIAN																		
a. Studio			3	501													3	501
b. 1 BR, 1 BA	14	573	1	527	1	536			6	561							22	566
c. 2 BR, 1 BA					1	575			6	605	2	625	3	570			12	597
d. 2 BR, 2 BA									6	605							6	605
e. Totals 36-40%	14		4		2		0		18		2		3		0		43	
6. VERY LOW: 41-45% OF MEDIAN																		
a. Studio			3	559													3	559
b. 1 BR, 1 BA	15	645	1	606	2	626			13	637							31	639
c. 2 BR, 1 BA					3	680			7	704	5	677	4	671	1	652	20	685
d. 2 BR, 2 BA							2	676	15	694							17	692
e. Totals 41-45%	15		4		5		2		35		5		4		1		71	
7. VERY LOW: 46-50% OF MEDIAN																		
a. Studio			1	680	1	680											2	680
b. 1 BR, 1 BA	12	755							10	734							22	745
c. 2 BR, 1 BA									8	824	5	744	1	728	3	769	17	785
d. 2 BR, 2 BA							1	826	19	818							20	818
e. Totals 46-50%	12		1		1		1		37		5		1		3		61	
Total very low =	49		12		13		6		108		14		9		5		216	
Percent of total	35.25%		19.67%		28.26%		26.09%		28.50%		40.00%		50.00%		31.25%		30.13%	
8. LOWER: 51-55% OF MEDIAN																		
a. Studio			4	702													4	702
b. 1 BR, 1 BA	7	801			1	772			5	795							13	797
c. 2 BR, 1 BA			1	863	2	856			9	862	2	884			1	871	15	865
d. 2 BR, 2 BA							3	871	9	877							12	875
e. Totals 51-55%	7		5		3		3		23		2		0		1		44	
9. LOWER: 56-60% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	14	891	1	842	2	866			13	884							30	885
c. 2 BR, 1 BA					3	929			9	963	2	943	1	951	4	930	19	948
d. 2 BR, 2 BA							2	946	8	961							10	958
e. Totals 56-60%	14		1		5		2		30		2		1		4		59	

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

"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	4	1,185			2	1,174			11	1,168									17	1,173	
c. 2 BR, 1 BA					3	1,292			5	1,302			2	1,258					10	1,290	
d. 2 BR, 2 BA								1	1,292	7	1,280									8	1,281
e. Totals 61-65%	4		1		5		1		23		0		2		0				36		
11. LOWER: 66-70% OF MEDIAN																					
a. Studio									5	1,266									0	-	
b. 1 BR, 1 BA	5	1,275							6	1,389							1	1,354	10	1,271	
c. 2 BR, 1 BA					1	1,354			12	1,401									8	1,380	
d. 2 BR, 2 BA								1	1,354											13	1,397
e. Totals 66-70%	5		0		1		1		23		0		0		1				31		
12. LOWER: 71-75% OF MEDIAN																					
a. Studio			2	1,212															2	1,212	
b. 1 BR, 1 BA	1	1,390	1	1,360					2	1,349									4	1,362	
c. 2 BR, 1 BA					1	1,461			3	1,497	1	1,499							5	1,490	
d. 2 BR, 2 BA								1	1,511	8	1,524									9	1,522
e. Totals 71-75%	1		3		1		1		13		1		0		0				20		
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									5	1,670									5	1,670	
e. Totals 76-80%	1		1		1		0		11		0		1		0				15		
Total lower =	32		11		16		8		123		5		4		6				205		
- Percent of total	23.02%		18.03%		34.78%		34.78%		32.45%		14.29%		22.22%		37.50%				28.59%		
14. MODERATE: 81-120% OF MEDIAN																					
a. Studio			3	1,416															3	1,416	
b. 1 BR, 1 BA	14	1,452	6	1,454	1	1,304			17	1,401									38	1,426	
c. 2 BR, 1 BA	1	2,010	3	1,743	4	1,878			10	1,774	1	2,010	2	2,010	3	1,834			24	1,834	
d. 2 BR, 2 BA			1	2,010				3	1,909	17	1,785									21	1,813
Total moderate =	15		13		5		3		44		1		2		3				86		
Percent of total	10.79%		21.31%		10.87%		13.04%		11.61%		2.86%		11.11%		18.75%				11.99%		
15. Total units occupied:	139		61		46		23		379		35		18		16				717		
16. Occupancy rate =	99%		95%		96%		96%		99%		97%		90%		100%				98%		

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					4	186										4	186
b. 1 BR, 1 BA	2	211	2	315	3	209	4	267	5	216						16	239
c. 2 BR, 1 BA			1	366					6	216						7	237
d. 2 BR, 2 BA																0	-
e. Totals 20%	2		3		7		4		11		0		0			27	
2. EXTREMELY LOW: 21-25% OF MEDIAN																	
a. Studio					16	258										16	258
b. 1 BR, 1 BA	5	290	8	394	3	297	4	352	18	290	4	297	1	291		43	316
c. 2 BR, 1 BA	2	314							4	304						6	307
d. 2 BR, 2 BA																0	-
e. Totals 21-25%	7		8		19		4		22		4		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	6	460	11	386	3	376	3	395		37	409
c. 2 BR, 1 BA			2	551					7	416						9	446
d. 2 BR, 2 BA																0	-
e. Totals 26-30%	5		8		10		6		18		3		3			53	
Total extremely low =	14		19		36		14		51		7		4			145	
Percent of total	46.67%		26.39%		54.55%		51.85%		34.46%		46.67%		28.57%			38.98%	
4. VERY LOW: 31-35% OF MEDIAN																	
a. Studio					2	398										2	398
b. 1 BR, 1 BA	3	443	4	556	3	448	4	511	9	451	3	445	3	460		29	473
c. 2 BR, 1 BA			1	620					7	483						8	500
d. 2 BR, 2 BA																0	-
e. Totals 31-35%	3		5		5		4		16		3		3			39	
5. VERY LOW: 36-40% OF MEDIAN																	
a. Studio					3	471										3	471
b. 1 BR, 1 BA	3	528	8	638	2	541	2	605	15	540	1	544	1	547		32	568
c. 2 BR, 1 BA			1	731					5	576						6	602
d. 2 BR, 2 BA																0	-
e. Totals 36-40%	3		9		5		2		20		1		1			41	
6. VERY LOW: 41-45% OF MEDIAN																	
a. Studio					6	541										6	541
b. 1 BR, 1 BA	2	611	5	727	5	613	2	675	11	615	3	618	1	606		29	638
c. 2 BR, 1 BA			1	797					10	669						11	681
d. 2 BR, 2 BA																0	-
e. Totals 41-45%	2		6		11		2		21		3		1			46	
7. VERY LOW: 46-50% OF MEDIAN																	
a. Studio					1	656										1	656
b. 1 BR, 1 BA	4	707	14	832			1	732	8	738	1	748	2	713		30	776
c. 2 BR, 1 BA	1	824	2	960					3	785						6	850
d. 2 BR, 2 BA																0	-
e. Totals 46-50%	5		16		1		1		11		1		2			37	
Total very low =	13		36		22		9		68		8		7			163	
Percent of total	43.33%		50.00%		33.33%		33.33%		45.95%		53.33%		50.00%			43.82%	
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	3	779						12	832
c. 2 BR, 1 BA									2	859						2	859
d. 2 BR, 2 BA																0	-
e. Totals 51-55%	1		6		2		1		5		0		0			15	
9. LOWER: 56-60% OF MEDIAN																	
a. Studio					2	748										2	748
b. 1 BR, 1 BA			2	945	2	851			8	858			2	872		14	871
c. 2 BR, 1 BA									2	951						2	951
d. 2 BR, 2 BA																0	-
e. Totals 56-60%	0		2		4		0		10		0		2			18	

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	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		4 1,143				1 1,165		11 1,195	
c. 2 BR, 1 BA															0 -	
d. 2 BR, 2 BA															0 -	
e. Totals 61-65%	0		5		0		1		4		0		1		11	
11. LOWER: 66-70% OF MEDIAN																
a. Studio															0 -	
b. 1 BR, 1 BA									1 1,259						1 1,259	
c. 2 BR, 1 BA															0 -	
d. 2 BR, 2 BA															0 -	
e. Totals 66-70%	0		0		0		0		1		0		0		1	
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						2 1,505						3 1,469	
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		3		0		0		4	
Total lower =	1		16		6		2		23		0		3		51	
Percent of total	3.33%		22.22%		9.09%		7.41%		15.54%		0.00%		21.43%		13.71%	
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 1,589		3 1,363						7 1,452	
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	6.67%		1.39%		3.03%		7.41%		4.05%		0.00%		0.00%		3.49%	
15. Total units occupied:	30		72		66		27		148		15		14		372	
16. Occupancy rate =	100%		99%		92%		100%		99%		100%		100%		98%	

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%