

REPORTING MONTH: May-25

REPORT DATE: 6/20/2025

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	10	226	4	221	2	154			8	241							24	224
c. 2 BR, 1 BA					3	232			5	251	5	234	2	220			15	237
d. 2 BR, 2 BA							1	232	12	248							13	247
e. Totals 20%	10		8		5		1		25		5		2		0		56	
2. EXTREMELY LOW: 21-25% OF MEDIAN																		
a. Studio			7	284													7	284
b. 1 BR, 1 BA	20	327	5	303	4	309			39	313							68	316
c. 2 BR, 1 BA									6	342	4	331	1	311	1	323	12	334
d. 2 BR, 2 BA							1	323	9	332							10	331
e. Totals 21-25%	20		12		4		1		54		4		1		1		97	
3. EXTREMELY LOW: 26-30% OF MEDIAN																		
a. Studio			1	381	1	381											2	381
b. 1 BR, 1 BA	11	440	3	410	3	419			8	425							25	429
c. 2 BR, 1 BA					1	443			4	462	4	426	2	431	1	391	12	437
d. 2 BR, 2 BA							3	443	14	450							17	449
e. Totals 26-30%	11		4		5		3		26		4		2		1		56	
Total extremely low =	41		24		14		5		105		13		5		2		209	
Percent of total	29.29%		40.00%		30.43%		22.73%		28.38%		38.24%		26.32%		13.33%		29.60%	
4. VERY LOW: 31-35% OF MEDIAN																		
a. Studio			1	430	1	414											2	422
b. 1 BR, 1 BA	7	493	1	448	2	466			11	483							21	483
c. 2 BR, 1 BA					2	506			1	534	3	494	1	474	1	486	8	499
d. 2 BR, 2 BA							2	506	3	525							5	517
e. Totals 31-35%	7		2		5		2		15		3		1		1		36	
5. VERY LOW: 36-40% OF MEDIAN																		
a. Studio			4	501													4	501
b. 1 BR, 1 BA	16	575			1	536			11	566							28	570
c. 2 BR, 1 BA					1	597			4	616	2	625	1	585			8	612
d. 2 BR, 2 BA									8	613							8	613
e. Totals 36-40%	16		4		2		0		23		2		1		0		48	
6. VERY LOW: 41-45% OF MEDIAN																		
a. Studio			3	572													3	572
b. 1 BR, 1 BA	14	652	1	606	2	637			13	642							30	645
c. 2 BR, 1 BA					3	689			9	705	3	677	4	677			19	692
d. 2 BR, 2 BA							2	689	12	704							14	702
e. Totals 41-45%	14		4		5		2		34		3		4		0		66	
7. VERY LOW: 46-50% OF MEDIAN																		
a. Studio			1	680	1	680											2	680
b. 1 BR, 1 BA	19	769							8	762							27	767
c. 2 BR, 1 BA					1	826			14	845	5	744	2	814	2	783	24	815
d. 2 BR, 2 BA							1	826	23	830							24	830
e. Totals 46-50%	19		1		2		1		45		5		2		2		77	
Total very low =	56		11		14		5		117		13		8		3		227	
Percent of total	40.00%		18.33%		30.43%		22.73%		31.62%		38.24%		42.11%		20.00%		32.15%	
8. LOWER: 51-55% OF MEDIAN																		
a. Studio			3	714													3	714
b. 1 BR, 1 BA	6	812							4	798							10	806
c. 2 BR, 1 BA			1	863	2	856			3	880	2	884			1	871	9	873
d. 2 BR, 2 BA							3	871	7	886							10	881
e. Totals 51-55%	6		4		2		3		14		2		0		1		32	
9. LOWER: 56-60% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	12	897	1	872	1	881			13	888							27	891
c. 2 BR, 1 BA					3	940			7	972	4	995	1	951	4	946	19	965
d. 2 BR, 2 BA							4	955	8	974							12	967
e. Totals 56-60%	12		1		4		4		28		4		1		4		58	

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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			2	1,041													2	1,041
b. 1 BR, 1 BA	7	1,189			2	1,174			11	1,179							20	1,182
c. 2 BR, 1 BA					4	1,292			5	1,293			3	1,280			12	1,289
d. 2 BR, 2 BA							2	1,292	6	1,289							8	1,290
e. Totals 61-65%	7		2		6		2		22		0		3		0		42	
11. LOWER: 66-70% OF MEDIAN																		
a. Studio																	0	
b. 1 BR, 1 BA	4	1,292							7	1,283							11	1,286
c. 2 BR, 1 BA					1	1,354			4	1,385					1	1,354	6	1,375
d. 2 BR, 2 BA									10	1,411							10	1,411
e. Totals 66-70%	4		0		1		0		21		0		0		1		27	
12. LOWER: 71-75% OF MEDIAN																		
a. Studio			3	1,212													3	1,212
b. 1 BR, 1 BA	1	1,390	1	1,360					2	1,349							4	1,362
c. 2 BR, 1 BA									3	1,497	1	1,499					4	1,497
d. 2 BR, 2 BA							1	1,511	9	1,524							10	1,523
e. Totals 71-75%	1		4		0		1		14		1		0		0		21	
13. LOWER: 76-80% OF MEDIAN																		
a. Studio			1	1,213													1	1,213
b. 1 BR, 1 BA									6	1,458							6	1,458
c. 2 BR, 1 BA					1	1,711			5	1,730			1	1,532			7	1,699
d. 2 BR, 2 BA									6	1,680							6	1,680
e. Totals 76-80%	0		1		1		0		17		0		1		0		20	
Total lower =	30		12		14		10		116		7		5		6		200	
Percent of total	21.43%		20.00%		30.43%		45.45%		31.35%		20.59%		26.32%		40.00%		28.33%	
14. MODERATE: 81-120% OF MEDIAN																		
a. Studio			2	1,517													2	1,517
b. 1 BR, 1 BA	12	1,509	7	1,462	1	1,517			12	1,440							32	1,473
c. 2 BR, 1 BA	1	2,010	3	1,963	3	1,921			7	1,854	1	2,010	1	2,010	4	1,878	20	1,908
d. 2 BR, 2 BA			1	2,010			2	1,943	13	1,882							16	1,897
Total moderate =	13		13		4		2		32		1		1		4		70	
Percent of total	9.29%		21.67%		8.70%		9.09%		8.65%		2.94%		5.26%		26.67%		9.92%	
15. Total units occupied:	140		60		46		22		370		34		19		15		706	
16. Occupancy rate =	99%		94%		96%		92%		96%		94%		95%		94%		96%	

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

96%

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

REPORTING MONTH: May-25

REPORT DATE: 6/20/2025

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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	189									5	189
b. 1 BR, 1 BA	2	211	2	320	2	211	4	267	4	217					14	244
c. 2 BR, 1 BA			1	366					5	220					6	244
d. 2 BR, 2 BA															0	-
e. Totals 20%	2		3		7		4		9		0		0		25	
2. EXTREMELY LOW: 21-25% OF MEDIAN																
a. Studio					14	259									14	259
b. 1 BR, 1 BA	5	295	9	402	6	297	4	355	17	291	5	300	1	303	47	320
c. 2 BR, 1 BA	2	321							4	311					6	314
d. 2 BR, 2 BA															0	-
e. Totals 21-25%	7		9		20		4		21		5		1		67	
3. EXTREMELY LOW: 26-30% OF MEDIAN																
a. Studio					7	345									7	345
b. 1 BR, 1 BA	5	386	4	490	2	404	6	460	13	389	3	392	3	395	36	413
c. 2 BR, 1 BA			2	551					8	425					10	450
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		6		9		6		21		3		3		53	
Total extremely low =	14		18		36		14		51		8		4		145	
Percent of total	48.28%		25.00%		55.38%		51.85%		34.93%		53.33%		28.57%		39.40%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					3	401									3	401
b. 1 BR, 1 BA	2	751	4	560	4	451	4	515	10	454	2	445	3	460	29	497
c. 2 BR, 1 BA			1	640					6	484					7	506
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	2		5		7		4		16		2		3		39	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					3	477									3	477
b. 1 BR, 1 BA	3	541	8	640	1	541	2	605	15	543	1	544	1	547	31	572
c. 2 BR, 1 BA			1	731					5	581					6	606
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	3		9		4		2		20		1		1		40	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					4	548									4	548
b. 1 BR, 1 BA	2	611	5	731	4	617	1	686	11	619	3	625	1	628	27	642
c. 2 BR, 1 BA			1	797					9	677					10	689
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		6		8		1		20		3		1		41	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					2	656									2	656
b. 1 BR, 1 BA	4	707	14	849	1	745	1	732	8	738	1	748	2	713	31	783
c. 2 BR, 1 BA	1	824	2	960					4	793					7	845
d. 2 BR, 2 BA															0	-
e. Totals 46-50%	5		16		3		1		12		1		2		40	
Total very low =	12		36		22		8		68		7		7		160	
Percent of total	41.38%		50.00%		33.85%		29.63%		46.58%		46.67%		50.00%		43.48%	
8. LOWER: 51-55% OF MEDIAN																
a. Studio					1	690									1	690
b. 1 BR, 1 BA	1	785	5	888			1	849	3	779					10	841
c. 2 BR, 1 BA									2	859					2	859
d. 2 BR, 2 BA															0	-
e. Totals 51-55%	1		5		1		1		5		0		0		13	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			3	965	2	851			8	862			2	872	15	882
c. 2 BR, 1 BA									2	951					2	951
d. 2 BR, 2 BA															0	-
e. Totals 56-60%	0		3		4		0		10		0		2		19	

REPORT #1 - MONTHLY OCCUPANCY AND AVERAGE RENT STATEMENT MAY 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			6	1,255			2	1,204	3	1,162			1	1,165	12	1,216
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 61-65%	0		6		0		2		3		0		1		12	
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					1	1,357					3	1,406
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 71-75%	0		2		0		0		1		0		0		3	
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	1,699					1	1,699
d. 2 BR, 2 BA															0	-
e. Totals 76-80%	0		1		0		0		3		0		0		4	
Total lower =	1		17		5		3		23		0		3		52	
Percent of total	3.45%		23.61%		7.69%		11.11%		15.75%		0.00%		21.43%		14.13%	
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	2	1,399					6	1,479
c. 2 BR, 1 BA	1	2,010							2	1,937					3	1,961
d. 2 BR, 2 BA			1	2,010											1	2,010
Total moderate =	2		1		2		2		4		0		0		11	
Percent of total	6.90%		1.39%		3.08%		7.41%		2.74%		0.00%		0.00%		2.99%	
15. Total units occupied:	29		72		65		27		146		15		14		368	
16. Occupancy rate =	97%		99%		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%	