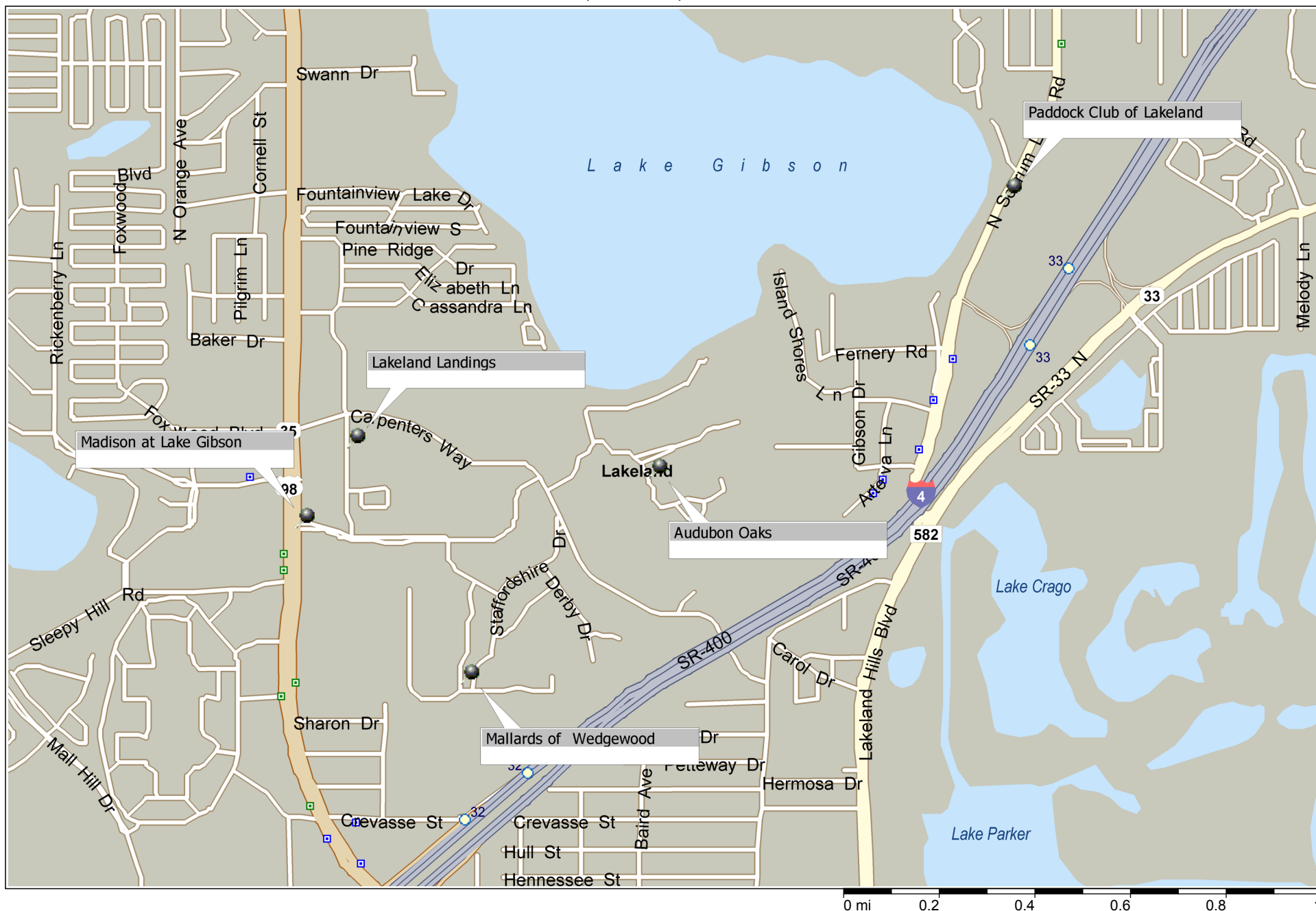


Lakeland, Florida, United States



Mallards of Wedgewood Apartment Rent Comparable



Property/Address 3939 Golf Village Loop
Lakeland, FL 33809
Year Completed January, 1984
Phone Number (863) 858-4423
Improvement Rating B
Location Rating B+
Property Composition

Survey Year: 2012 Type: 1

<u>Unit Type</u>	<u>Pct of Total</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
			Unit	Total	Total	Sq. Ft.
One Bedroom	28.3%	68	700	47,600	\$663	\$0.947
Two Bedroom/One Bath	35.8%	86	856	73,616	\$809	\$0.945
Two Bedroom/Two Bath	35.8%	86	900	77,400	\$757	\$0.841
Total/Average	100%	240	828	198,616	\$749	\$0.905

Amenities

Above Standard Ceiling Height, Private Balcony/Patio, Two Swimming Pools, Clubhouse, Fitness Center, Tennis Court, Playground, Monitored Security, Controlled Access, Golf Course Frontage

Lakeland Landing Apartment Rent Comparable



Property/Address 4355 Corporate Avenue
 Lakeland, FL 33809
Year Completed January, 1998
Phone Number (863) 859-0937
Improvement Rating B
Location Rating B+
Property Composition

Survey Year: 2012 Type: 1

<u>Unit Type</u>	<u>Pct of Total</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
			<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	20.0%	18	727	13,092	\$707	\$0.972
Two Bedroom/One and One Half Bath	17.8%	16	821	13,136	\$775	\$0.944
Two Bedroom/Two Bath	62.2%	56	938	52,556	\$816	\$0.870
Total/Average	100%	90	875	78,784	\$787	\$0.899

Amenities Above Standard Ceiling Height, Private Balcony/Patio, Swimming Pool, Spa , Clubhouse, Fitness Center, Business Center, Controlled Access

Madison at Lake Gibson Apartment Rent Comparable



Property/Address 5233 US Hwy 98 North
 Lakeland, FL 33809
Year Completed January, 1989
Phone Number (863) 859-5553
Improvement Rating B+
Location Rating B+
Property Composition

Survey Year: 2012 Type: 1

<u>Unit Type</u>	<u>Pct of Total</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
			<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	29.9%	67	628	42,124	\$606	\$0.965
Two Bedroom/One Bath	22.8%	51	871	44,421	\$725	\$0.832
Two Bedroom/Two Bath	47.3%	106	957	101,480	\$786	\$0.821
<hr/>						
Total/Average	100%	224	839	188,025	\$718	\$0.856

Amenities

Above Standard Ceiling Height, Private Balcony/Patio, Swimming Pool, Clubhouse, Fitness Center, Business Center, Tennis Court, Volleyball Court, Basketball Court, Free Standing Enclosed Garage, Controlled Access, Lake Frontage

Paddock Club Lakeland Apartment Rent Comparable



Property/Address 5115 North Socrum Loop Road
 Lakeland, FL 33809
Year Completed January, 1990
Phone Number (863) 859-6124
Improvement Rating B+
Location Rating B+
Property Composition

Survey Year: 2012 Type: 1

<u>Unit Type</u>	<u>Pct of Total</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
			<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	20.7%	96	809	77,664	\$615	\$0.760
One Bedroom/Townhouse/One Bath	27.6%	128	1,248	159,744	\$740	\$0.593
Two Bedroom/Two Bath	44.8%	208	1,123	233,648	\$736	\$0.655
Three Bedroom/Two Bath	6.9%	32	1,279	40,928	\$895	\$0.700
Total/Average	100%	464	1,103	511,984	\$723	\$0.655

Amenities

Private Balcony/Patio, Fireplaces in Select Units, Two Swimming Pools, Spa, Tennis Court, Volleyball Court, Basketball Court, Playground, View - Wooded Terrain

Audubon Oaks Apartment Rent Comparable



Property/Address 4350 Audubon Oaks Circle
 Lakeland, FL 33809
Year Completed January, 2003
Phone Number (863) 853-9900
Improvement Rating B+
Location Rating B+
Property Composition

Survey Year: 2012 Type: 1

<u>Unit Type</u>	<u>Pct of Total</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
			<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	23.8%	68	870	59,160	\$715	\$0.822
Two Bedroom/One Bath	3.5%	10	1,081	10,810	\$795	\$0.735
Two Bedroom/Two Bath	58.0%	166	1,120	185,990	\$851	\$0.760
Three Bedroom/Two Bath	14.7%	42	1,455	61,110	\$1,045	\$0.718
Total/Average	100%	286	1,109	317,070	\$845	\$0.762

Amenities

Full Size Washer/Dryer, Private Balcony/Patio, One Swimming Pools, Clubhouse, Fitness Center, Business Center, Tennis Court, Basketball Court, Playground, Controlled Access, Golf Course Frontage, View - Golf Course