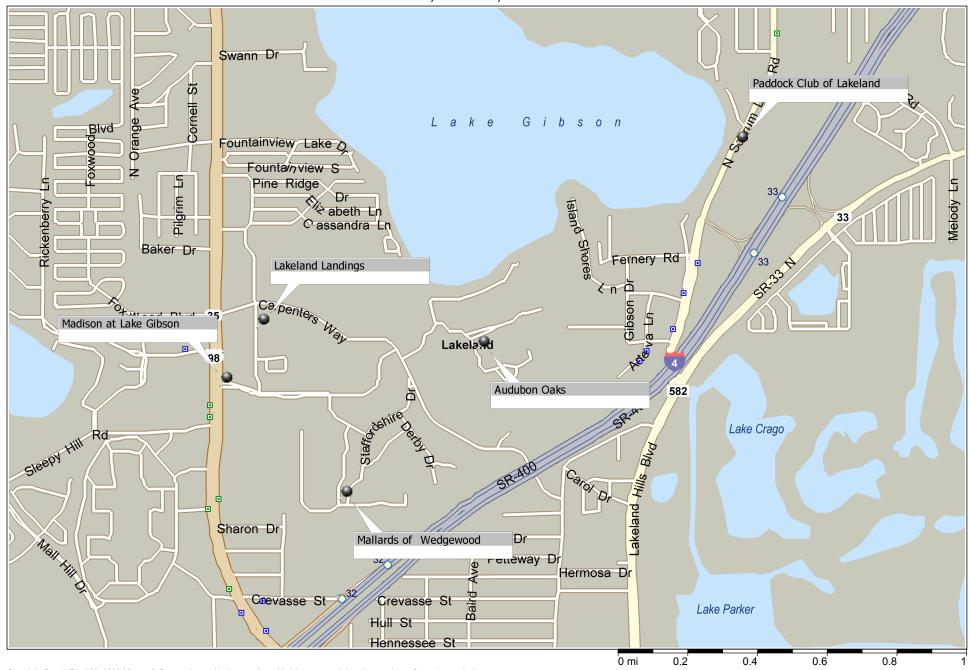
Lakeland, Florida, United States



Copyright © and (P) 1988–2009 Microsoft Corporation and/or its suppliers. All rights reserved. http://www.microsoft.com/mappoint/
Certain mapping and direction data © 2009 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2009 Tele Atlas North America, Inc. All rights reserved. Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2009 by Applied Geographic Systems. All rights reserved.



Mallards of Wedgewood Apartment Rent Comparable



Property/Address

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

B B+

	Pct of	No. of	Size (Sq. Ft.)		,	ar: 2012 Type: 1 al Rate
<u>Unit Type</u>	<u>Total</u>	<u>Units</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

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

B+

Survey Year: 2012 Type: 1

	Pct of	No. of	<u>Size (Sq. Ft.)</u>		Actual Rate	
<u>Unit Type</u>	Total	<u>Units</u>	Unit	Total	Total	Sq. Ft.
O D Iv	00.00/	40	707	40.000	#707	ФО 0 7 0
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

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

B+ B+

					Survey Yea	ar: 2012 Type: 1
	Pct of	No. of	Size	<u>e (Sq. Ft.)</u>	Actual Rate	
Unit Type	<u>Total</u>	<u>Units</u>	Unit	Total	Total	Sq. Ft.
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
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

Year Completed Phone Number Improvement Rating Location Rating Property Composition Lakeland, FL 33809 January, 1990 (863) 859-6124

B+ B+

Survey Year: 2012 Type: 1

	Pct of	No. of	Size (Sq. Ft.)		Actual Rate	
<u>Unit Type</u>	<u>Total</u>	<u>Units</u>	Unit	Total	Total	Sq. Ft.
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

Year Completed Phone Number Improvement Rating Location Rating Property Composition

Amenities

4350 Audubon Oaks Circle Lakeland, FL 33809 January, 2003 (863) 853-9900

B+ B+

					Survey Year: 2012 Type: 1		
	Pct of	No. of	Size (Sq. Ft.)		Actual Rate		
<u>Unit Type</u>	<u>Total</u>	<u>Units</u>	Unit	Unit Total		Sq. Ft.	
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	

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