# **EXHIBIT J: RENTAL COMPARABLES**

6/2/2021 ABI Multifamily

# **Rent Comparable Report**

# Property



American Inn & Suites 1410 South Country Club Drive Mesa, AZ 85210

Units: 120 Year Built: 1985

Hot Water: Boiler

# ABI Multifamily

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
34	0/1	325	\$800-\$815	11,050	\$2.49	From Diana Creason
73	1/1	495	\$825-\$850	36,135	\$1.69	From Diana Creason
1	1/1	550	\$850-\$900	550	\$1.59	In-Suite W/D (Manager's Unit)
12	2/2	750	\$925-\$1,000	9,000	\$1.28	From Diana Creason
120		Avg: <b>473</b>	Avg: <b>\$842</b>	56,735	Avg:\$1.78	

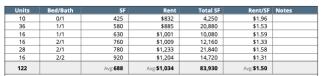
Renovations: Concessions: Application Fee: Administration Fee: Security Deposit: W/S/T: W/D: Pets: Yes/No Pet Fee: Pet Deposit: Pet Rent: Occupancy:

1)	
	OR REAL PROPERTY.
	ALL STATES

Pebble Creek 950 East Southern Avenue Mesa, AZ 85204

Units: 122 Year Built: 1985 Occupancy: 97%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual



Renovations: 102 units have been upgraded with wood-style flooring, upgraded cabinetry and countertops, stainlesssteel appliances, and upgraded lighting & fixtures. The additional 20 units are being renovated as they are vacated; Concessions: None; Application Fee: \$45; Administration Fee: \$200; Security Deposit: \$300 - 1x month's rent OAC; W/S/T: Flate Rate: Studio: \$40/m, 1 bedroom: \$50/m, 2 bedroom: \$50/m; W/D: Machines present in a few select units, laundry facilities on site; Pets: Yes; Pet Fee: \$200 non-refundable; Pet Rent: \$25/m; Occupancy; 98%



Urban Trails at the District 1620 West Southern Avenue Mesa, AZ 85202

Units: 156 Year Built: 1974 Occupancy: 96%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
32	0/1	460	\$610	14,720	\$1.33	
76	1/1	660	\$740	50,160	\$1.12	
48	2/1	960	\$870	46,080	\$0.91	
156		Avg: <b>711</b>	Avg: <b>\$753</b>	110,960	Avg:\$1.06	

Concessions: \$75 Admin fee OAC; App Fee: \$40/adult; Admin Fee: \$150; 1st Floor Premium: \$10 additional; Upgrades: Quartz countertops, vinyl flooring in select units; Sec Dep: \$87.50 Sure Deposit or \$500; W/S/T: RUBS - Range of \$80-150 Washer/Dryer: None - Laundry Facilities x 2; Pets Yes; Pet Fee: \$87.50; Pet Dep: \$200; Pet Rent: \$25/pet/month (below 30 lbs, 2 pet max/unit, breed restrictions).



Stonegate 825 South Alma School Road Mesa, AZ 85210

Units: 222 Year Built: 1978 Occupancy: 97%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
94	0/1	440	\$709-\$759	41,360	\$1.67	
96	1/1	705	\$794-\$898	67,680	\$1.20	Unfurnished - Furnished
32	2/2	900	\$1,099-\$1,299	28,800	\$1.33	Unfurnished - Furnished
222		Avg: <b>621</b>	Avg: <b>\$849</b>	137,840	Avg: <b>\$1.37</b>	

Renovations: All units have been upgraded with new black and silver appliances, white cabinets, granite or resurfaced laminate countertops, vinyl wood plank floors, and new fixtures; Concessions: None; Application Fee: Waived; Administration Fee: Waived; Security Deposit: \$600, OAC; W/S/T: Included in rent; W/D: Stacked machines present in select units. There is currently no fixed premium for units with machines. 3 laundry facilities on-site; Pets: Yes; Pet Fee: None; Pet Deposit: 1 pet - \$400 | 2 pets - \$500 refundable; Pet Rent: \$30/pet/month; Occupancy; 96%



Tides on Country Club 901 South Country Club Drive Mesa, AZ 85210

Units: 582 Year Built: 1986 Occupancy: 92%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual

I	Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
I	120	0/1	418	\$645-\$838	50,160	\$1.78	
I	135	1/1	456	\$712-\$940	61,560	\$1.81	
Ī	135	1/1	618	\$767-\$1,085	83,430	\$1.50	
Ī	132	1/1	586	\$770-\$984	77,352	\$1.50	
I	60	2/1	759	\$1,013-\$1,456	45,540	\$1.63	
I	582		Avg: <b>546</b>	Avg:\$885	318,042	Avg:\$1.62	

Renovations: Laminate countertops, black appliances, white designer cabinetry, vinyl wood plank flooring, and carpeting in the bedrooms; Concessions: None; Application Fee: \$50; Administration Fee: \$150; Security Deposit: WS/T: Included in rent; W7: Laundry facilities on-site Pets: Yes; Pet Fee: \$200 non-refundable; Pet Deposit: \$75 non-refundable; Pet Rent: \$35/pet/month; Occupancy: 93%



Sandstone 1727 West Emelita Avenue Mesa, AZ 85202

Units: 234 Year Built: 1986 Occupancy: 95%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
72	0/1	550	\$724-\$779	39,600	\$1.37	
110	1/1	620	\$784-\$818	68,200	\$1.29	
18	1/1	550	\$738-\$864	9,900	\$1.46	
30	2/2	920	\$920-\$1,030	27,600	\$1.06	
4	2/2	1,020	\$995-\$1,060	4,080	\$1.01	
234		Avg: <b>638</b>	Avg:\$812	149,380	Avg:\$1.27	

Renovations: varies, stainless steel appliances, tile back splash, faux wood vinyl plank flooring, repainted white cabinets, new or resurfaced counter tops; Concessions: None Application Fee: \$40 Administration Fee: \$150 Security Deposit: up to one month's rent OAC WIS/T: RUBS; WID: in studio and 2 bedrooms, laundry facilities available on site. Pets: Yes Pet Fee: \$150 non-refundable Pet Deposits\*150 refundable Pet Rent: \$20/month Occupancy; 95% Notes: Rent differential represents renovated and non-renovated units;

# **Rent Comparable Report**



## Property

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#### Villetta 1840 West Emelita Avenue Mesa, AZ 85202

Units: 352 Year Built: 1983 Occupancy: 99%

Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual

## Mix

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
24	0/1	413	\$747-\$1,011	9,912	\$2.13	
112	1/1	658	\$929-\$1,047	73,696	\$1.50	
48	1/1	611	\$728-\$976	29,328	\$1.39	Leasing Office
54	2/1	850	\$874-\$927	45,900	\$1.06	
98	2/2	900	\$1,023-\$1,145	88,200	\$1.20	Leasing Office
16	2/2	968	\$1,042	15,488	\$1.08	Yardi
352		Avg: <b>746</b>	Avg:\$978	262,524	Avg:\$1.31	

Renovations: upgrades include (basic, partial and fully renovated): fully renovated upgrades include all black appliances, new cabinets, new hardware, lighting fixtures, granite counter-tops, fixtures, paint, faux wood vinyl plank flooring; Concessions: one: Application Fee: \$50; Administration Fee: \$150; Security Deposit: up to one month's rent OAC; WJST: RUBS; WJD: laundry facilities on site; Pets: Yes; Pet Fee: \$150 non refundable; Pet Deposit: \$150 refundable; Pet Rent: \$25/pet/month; Occupancy: 94%; Notes: Rent ranges represent classic-fully renovated or classic-partially renovated according to available rent data;

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#### Sorrento 901 South Dobson Road Mesa, AZ 85202

Units: 226 Year Built: 1983 Occupancy: 94%

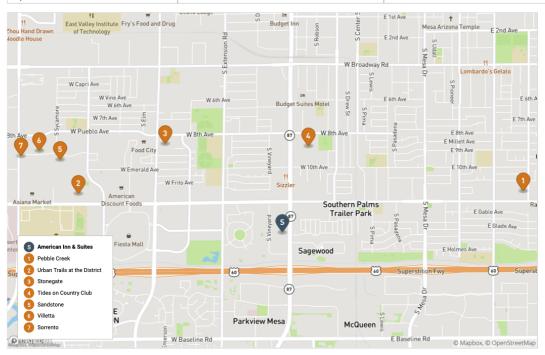
Electric: Individual Property Water: Individual A/C: Individual Heat: Individual Hot Water: Individual

Units	Bed/Bath	SF	Rent	Total SF	Rent/SF	Notes
18	0/1	413	\$940	7,434	\$2.28	
34	1/1	611	\$970	20,774	\$1.59	
64	1/1	658	\$985	42,112	\$1.50	
42	2/1	850	\$1,345-\$1,460	35,700	\$1.65	
52	2/2	900	\$1,250	46,800	\$1.39	
16	2/2	969	\$1,285	15,504	\$1.33	
226			Avg: <b>\$1,139</b>	168,324	Avg:\$1.53	

Renovations: Minor renovation include - Grey wood floors, new cabinetry and upgraded light fixtures; Concessions: None; Application Fee: \$55; Administration Fee: \$150; Security Deposit: \$250 up to one month's rent OAC; W/S/T: Individually metered; W/D: Laundry facility on-site; Pets: Yes; Pet Fee: \$300 non-refundable; Pet Rent: \$25/m; Occupancy: 98%

Summary				Studios				1 Bed / 1 Bath			
Occupancy Yea		Year Built	Total Units	Avg. SF	Avg. Rent	Avg. \$/SF	Total Units	Avg. SF	Avg. Rent	Avg. \$/SF	
Averages:	96%	1982	370	453	\$751	\$1.66	1,012	608	\$877	\$1.44	
Subject:		1985	34	325	\$808	\$2.49	74	496	\$838	\$1.69	

Summary				2 Bed / 1 Bath				2 Bed / 2 Bath			
	Occupancy	Year Built	Total Units	Avg. SF	Avg. Rent	Avg. \$/SF	Total Units	Avg. SF	Avg. Rent	Avg. \$/SF	
Averages:	96%	1982	248	836	\$1,105	\$1.32	264	914	\$1,134	\$1.24	
Subject:		1985					12	750	\$963	\$1.28	



https://db.abimultifamily.com/print.cfm