

APPENDIX 5 RESIDENTIAL RENTAL COMMUNITY PROFILES

GREATER FREDERICK-270 CORRIDOR COMMUNITIES

Creekside at Taskers Chance**Multifamily Community Profile**

100 Burgess Hill Way
Frederick, MD 21702

Map Ref: FD 29-A04

Community Type: Affordable
Structure Type: 3-Story Garden

120 Units

0.0% Vacant (0 units vacant) as of 3/11/2010

Opened in 1995



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	75.8%	\$760	567	\$1.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two	24.2%	\$1,137	812	\$1.40	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal; Central A/C; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: Intercom; Keyed Bldg Entry

Parking 1: Fee for Covered Spaces

Fee: --

Parking 2: --

Fee: --

Property Manager: First Centrum

Owner: First Centrum

Comments

recent mgmt. Change. Vacant units are small one-bedroom.

Restricted to Age 62+.

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Balcony	1-BR/Balcony	1	1	83	\$862	566	\$1.52	LIHTC/ 60%	3/11/10	0.0%	\$760	\$1,137	--
Deluxe	--	1	1	8	\$875	580	\$1.51	LIHTC/ 60%	8/21/06	10.0%	\$767	\$1,045	--
Balcony	1-BR/Balcony	2	1	17	\$1,215	806	\$1.51	LIHTC/ 60%	12/17/04	0.8%	\$690	\$872	--
Deluxe	--	2	1	12	\$1,245	820	\$1.52	LIHTC/ 60%	5/19/04	3.3%	\$726	\$922	--

Adjustments to Rent

Incentives:

small 1B: 1st 6 month \$799

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Parkview**Multifamily Community Profile**

750 Carroll Parkway
Frederick, MD 21701

Map Ref: FD 29-C05

Community Type: Market

Structure Type: 3-Story Garden

53 Units

5.7% Vacant (3 units vacant) as of 3/15/2010

Opened in 1955



Unit Mix & Effective Rent (1)						Community Amenities					
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt		Clubhouse:	Pool-Outdr:		Comm Rm:	Basketball:	
Eff	--	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
One	50.9%	\$739	700	\$1.06		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
One/Den	--	--	--	--		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Two	49.1%	\$788	900	\$0.88		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Two/Den	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Three	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Four+	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

Features

Standard: Disposal; Central A/C; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: Surface / OnSite /

Fee: \$0

Property Manager: --

Owner: --

Comments

Community is restricted to residents age 55 and older

All units available for lease get renovated. Nice scenic location and well kept grounds.

No elevator access in buildings

Floorplans (Published Rents as of 3/15/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
--		1	1	27	\$825	700	\$1.18	Market	3/15/10	5.7%	\$739	\$788	--
--		2	1	26	\$893	900	\$.99	Market	8/21/06	0.0%	\$611	\$683	--
									12/10/04	0.0%	\$541	\$591	--
									5/25/04	0.0%	\$534	\$561	--

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Gas: Electricity: Trash:

Spring Ridge Senior Apartments
Multifamily Community Profile

6351 Spring Ridge Pkwy
Frederick, MD 21701

Map Ref: FD 30-F07

Community Type: LIHTC - Elderly
Structure Type: 3-Story Low-Rise

144 Units

0.7% Vacant (1 units vacant) as of 3/12/2010

Opened in 2002


Unit Mix & Effective Rent (1)

Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	77.1%	\$1,009	722	\$1.40
One/Den	--	--	--	--
Two	22.9%	\$1,291	952	\$1.36
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input checked="" type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input checked="" type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input checked="" type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Stacked); Central A/C; Patio/Balcony; Carpet

Select Units: --

Optional(\$): --

Security: Intercom; Keyed Bldg Entry

Parking 1: Free Surface Parking

Fee: --

Parking 2: --

Fee: --

Property Manager: Conifer Realty, LLC

Owner: Conifer Realty, LLC

Comments

Waiting List: 1 Bedroom (2 people), 2 Bedroom (10-12 people)

Floorplans (Published Rents as of 3/12/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
--	1	1	55	\$1,054	722	\$1.46	Market	
--	1	1	56	\$965	722	\$1.34	LIHTC/ 60%	
--	2	2	16	\$1,406	952	\$1.48	Market	
--	2	2	17	\$1,182	952	\$1.24	LIHTC/ 60%	

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
3/12/10	0.7%	\$1,009	\$1,291	--
6/19/08	0.0%	\$974	\$1,219	--
4/19/07	0.7%	\$937	\$1,162	--
8/21/06	1.4%	\$921	\$1,106	--

* Indicates initial lease-up.

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Weinberg House**Multifamily Community Profile**

222 Broadway Street
Frederick, MD 21701

Map Ref: FD 29-F07

Community Type: Affordable
Structure Type: 4-Story Mid Rise

23 Units

0.0% Vacant (0 units vacant) as of 3/29/2010

Opened in 1995

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	100.0%	\$580	647	\$0.90
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input checked="" type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Disposal; Central A/C; Carpet



Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: --

Fee: --

Property Manager: Humphries Managem

Owner: Interfaith Housing of Wester

Comments

Elevator served, minimum of 6 month waiting list

Floorplans (Published Rents as of 3/29/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
--		1	1	9	\$580	647	\$0.90	LIHTC/ 50%
--		1	1	14	\$580	647	\$0.90	LIHTC/ 60%

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/29/10	0.0%	\$580	--	--
8/21/06	0.0%	\$441	--	--
12/20/04	0.0%	\$420	--	--
5/19/04	0.0%	\$420	--	--

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
 Hot Water: Electricity: Trash:

Alban Place Townhomes**Multifamily Community Profile**

573 Lancaster Place
Frederick, MD 21703

Community Type: Market
Structure Type: 2-Story Townhouse

102 Units

6.9% Vacant (7 units vacant) as of 3/18/2010

Opened in 1988



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	100.0%	\$1,104	1,092	\$1.01	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal

Select Units: In Unit Laundry

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

Accept Section 8 vouchers.

Detached storage sheds at rear of units.

Floorplans (Published Rents as of 3/18/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
TH	--	3	1.5	102	\$1,050	1,092	\$.96	Market	3/18/10	6.9%	--	--	\$1,104

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Apartments at Sunset**Multifamily Community Profile**

1000 Columbine Drive
Frederick, MD 21701

Map Ref: FD 29-E03

Community Type: Market
Structure Type: Garden

453 Units

2.0% Vacant (9 units vacant) as of 3/11/2010

Opened in 1988

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	41.5%	\$799	779	\$1.03
One/Den	--	--	--	--
Two	56.3%	\$1,124	974	\$1.15
Two/Den	--	--	--	--
Three	2.2%	\$1,550	1,210	\$1.28
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input checked="" type="checkbox"/>
Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input checked="" type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Covered Spaces

Fee: \$25

Parking 2: Surface Parking

Fee: \$0

Property Manager: Faller Companies

Owner: --

Comments

Trash \$6/mo. 3 renovated units (+\$100/mo); will renovate on request (SS appl. & wood cabinets).

Short term leases available (\$100-\$300/mo)

Amenity Fee: \$ 200

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	188	\$1,080	779	\$1.39	Market
Garden	--	2	2	159	\$1,150	1,017	\$1.13	Market
Garden	--	2	1	96	\$1,080	903	\$1.20	Market
Garden	--	3	2	10	\$1,550	1,210	\$1.28	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	2.0%	\$799	\$1,124	\$1,550
10/28/09	4.4%	\$917	\$1,015	\$1,417
10/20/06	1.8%	\$905	\$1,107	\$1,440
6/7/06	1.5%	\$890	\$1,082	\$1,415

Adjustments to Rent

Incentives:

1 bdrm for \$799 special reduced price

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Apartments at Wellington Trace
Multifamily Community Profile

4901 Meridian Way
Frederick, MD 21703

240 Units

6.7% Vacant (16 units vacant) as of 3/15/2010

Community Type: Market
Structure Type: Garden

Opened in 2002



Unit Mix & Effective Rent (1)						Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt		Clubhouse:	Pool-Outdr:
Eff	--	--	--	--		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	10.0%	\$1,007	822	\$1.23		<input checked="" type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>
Two	65.0%	\$1,271	1,086	\$1.17		<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>
Three	25.0%	\$1,505	1,257	\$1.20		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Four+	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal; Ice Maker; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Fireplace; HighCeilings

Optional(\$): --

Security: Keyed Bldg Entry

Parking 1: Free Surface Parking

Fee: --

Parking 2: --

Fee: --

Property Manager: Bozzuto

Owner: --

Comments

LRO Program - Rents change on a daily basis.

Wood Cabinets.

Floorplans (Published Rents as of 3/15/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Blackwell / Garden	--	1	1	12	\$990	809	\$1.22	Market	3/15/10	6.7%	\$1,007	\$1,271	\$1,505
Tubman / Garden	--	1	1	12	\$990	835	\$1.19	Market	3/11/10	0.4%	--	--	--
Stowe / Garden	--	2	2	39	\$1,248	1,032	\$1.21	Market	11/2/09	1.3%	\$1,075	\$1,466	\$1,410
Peabody / Garden	--	2	2	39	\$1,248	1,094	\$1.14	Market	10/20/06	3.3%	\$1,131	\$1,320	\$1,441
Dickinson / Garden	--	2	2	39	\$1,248	1,101	\$1.13	Market	* Indicates initial lease-up.				
Anthony / Garden	--	2	2	39	\$1,248	1,117	\$1.12	Market	* Indicates initial lease-up.				
Madison / Garden	--	3	2	36	\$1,470	1,253	\$1.17	Market	* Indicates initial lease-up.				
Mansfield / Garden	--	3	2	24	\$1,470	1,262	\$1.16	Market	* Indicates initial lease-up.				

Adjustments to Rent

Incentives:

None.

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Baker Place I**Multifamily Community Profile**

141 Willowdale Drive
Frederick, MD 21702

208 Units

9.1% Vacant (19 units vacant) as of 3/11/2010

Community Type: Market
Structure Type: Garden

Opened in 2000



Unit Mix & Effective Rent (1)					Community Amenities				
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>	
Eff	--	--	--	--	Comm Rm:	<input checked="" type="checkbox"/>	Basketball:	<input type="checkbox"/>	
One	25.0%	\$1,052	828	\$1.27	Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>	
One/Den	19.2%	\$1,147	972	\$1.18	Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>	
Two	51.9%	\$1,248	1,090	\$1.14	Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>	
Two/Den	--	--	--	--	Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>	
Three	3.8%	\$1,515	1,280	\$1.18	Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>	
Four+	--	--	--	--	Playground:	<input type="checkbox"/>			

Features

Standard: Dishwasher; Disposal; Ice Maker; In Unit Laundry (Full Size); Central A/C; Gas Fireplace; Patio/Balcony; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: Unit Alarms

Parking 1: Covered Spaces

Fee: \$15

Parking 2: Surface Parking

Fee: \$0

Property Manager: --

Owner: Horning Brothers

Comments

Leased with Residences at the Manor & Baker Place II.

Short term leases available (premium)

Amenity Fee: \$ 200

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Willow-Baker I / Garden	--	1	1	52	\$1,035	828	\$1.25	Market	3/11/10	9.1%	\$1,093	\$1,248	\$1,515
Linden-Baker I / Garden	Den	1	1.5	40	\$1,130	972	\$1.16	Market	10/23/09	2.9%	\$874	\$1,016	\$1,262
Hickory-Baker I / Garden	--	2	2	76	\$1,225	1,085	\$1.13	Market	10/20/06	3.8%	\$1,017	\$1,133	\$1,415
Chestnut-Baker I / Garde	--	2	2	32	\$1,225	1,102	\$1.11	Market	6/8/06	5.8%	\$962	\$1,040	\$1,327
Sequoia-Baker I / Garden	--	3	2	8	\$1,480	1,280	\$1.16	Market					

Adjustments to Rent

Incentives:

none.

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Baker Place II**Multifamily Community Profile**

141 Willowdale Drive
Frederick, MD 21702

Map Ref: FD 28-K05

Community Type: Market
Structure Type: Garden

96 Units

9.4% Vacant (9 units vacant) as of 3/11/2010

Opened in 2005

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	16.7%	\$1,127	828	\$1.36	Centrl Lndry: <input type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	43.8%	\$1,207	972	\$1.24	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	39.6%	\$1,318	1,092	\$1.21	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Gas Fireplace; Patio/Balcony; Carpet / Ceramic

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Covered spaces

Fee: \$15

Parking 2: Surface Parking

Fee: \$0

Property Manager: --

Owner: Horning Brothers

Comments

Upgraded kitchens from Baker Place I. Leased with Residences at the Manor & Baker Place I.

Short term leases available (premium)

Amenity Fee: \$ 200

Floorplans (Published Rents as of 3/11/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$	
Willow-Baker II / Garden		--	1	16	\$1,110	828	\$1.34	Market	3/11/10	9.4%	\$1,185	\$1,318	--	
Linden-Baker II / Garden		Den	1	1.5	42	\$1,190	972	\$1.22	Market	10/23/09	2.1%	\$958	\$1,080	--
Hickory-Baker II / Garden		--	2	2	22	\$1,295	1,085	\$1.19	Market	10/20/06	4.2%	\$1,072	\$1,198	--
Chestnut-Baker II / Garde		--	2	2	16	\$1,295	1,102	\$1.18	Market	6/8/06	2.1%	\$1,012	\$1,128	--

Adjustments to Rent

Incentives:

none.

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Brooklawn**Multifamily Community Profile**

1001 Carroll Parkway
Frederick, MD 21701

Map Ref: FD 29-C05

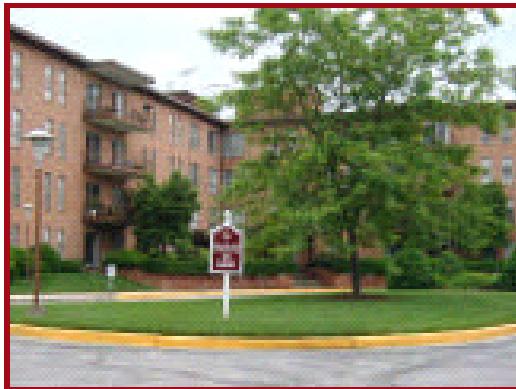
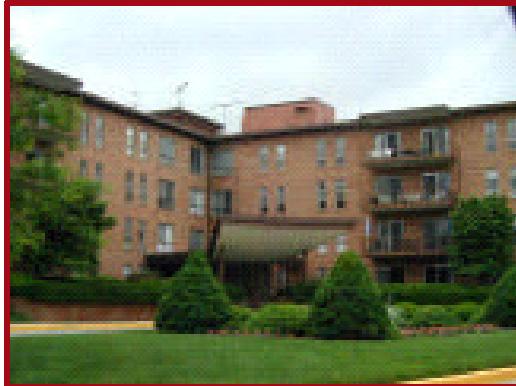
Community Type: Market

Structure Type: 4-Story Mid Rise

86 Units

11.6% Vacant (10 units vacant) as of 3/11/2010

Opened in 1965

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	30.2%	\$896	700	\$1.28
One/Den	--	--	--	--
Two	60.5%	\$1,061	904	\$1.17
Two/Den	--	--	--	--
Three	9.3%	\$1,273	1,300	\$0.98
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input checked="" type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; Central A/C; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: Covered Spaces

Fee: \$25

Property Manager: --

Owner: --

Comments

Brooklawn is a naturally occurring retirement community, where most residents are seniors despite no age restrictions.

No waiting list at present time.

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
--		1	1	21	\$978	700	\$1.40	--	3/11/10	11.6%	\$896	\$1,061	\$1,273
'atio/Balcony		1	1	5	\$998	700	\$1.43	--	8/21/06	2.3%	\$798	\$972	\$1,113
--		2	2	27	\$1,164	1,000	\$1.16	--	12/9/04	3.5%	\$746	\$892	\$1,065
--		2	1.5	11	\$1,144	800	\$1.43	--	5/19/04	2.3%	\$732	\$859	\$965
'atio/Balcony		2	1.5	14	\$1,184	800	\$1.48	--					
--		3	2	8	\$1,400	1,300	\$1.08	--					

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	11.6%	\$896	\$1,061	\$1,273
8/21/06	2.3%	\$798	\$972	\$1,113
12/9/04	3.5%	\$746	\$892	\$1,065
5/19/04	2.3%	\$732	\$859	\$965

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Brookside**Multifamily Community Profile**148 Willowdale Drive
Frederick, MD 21702

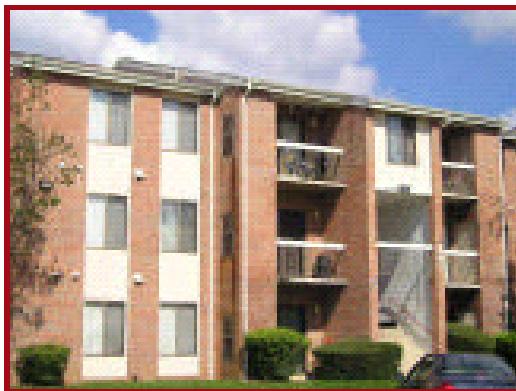
Map Ref: FD 28-K04

Community Type: Market
Structure Type: Garden

432 Units

4.9% Vacant (21 units vacant) as of 3/10/2010

Opened in 1984



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	<input checked="" type="checkbox"/>	
Eff	--	--	--	--	Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
One	25.5%	\$787	750	\$1.05	Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
One/Den	7.6%	\$837	840	\$1.00	Elevator:	<input type="checkbox"/>	Volleyball:	<input checked="" type="checkbox"/>
Two	57.4%	\$886	996	\$0.89	Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Two/Den	6.7%	\$978	1,067	\$0.92	Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Three	2.8%	\$1,280	1,251	\$1.02	Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Four+	--	--	--	--	Playground:	<input checked="" type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: Equity Management

Owner: --

Comments

Joined with Willows Property (204 units) in July 99

"Prices change daily"

Floorplans (Published Rents as of 3/10/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
1 bed/1 bath / Garden	--	1	1	110	\$770	750	\$1.03	Market	3/10/10	4.9%	\$799	\$896	\$1,280
1 Bedroom den / Garden	Den	1	1	33	\$820	840	.98	Market	10/28/09	6.0%	\$681	\$851	\$1,095
2 bed/1 bath / Garden	--	2	1	148	\$825	1,000	.83	Market	10/20/06	10.0%	\$694	\$783	\$1,265
2 bedroom den / Garden	Den	2	2	29	\$955	1,067	.90	Market	6/7/06	3.9%	\$909	\$901	\$1,187
2 bed/2 bath / Garden	--	2	2	100	\$920	991	.93	Market					
3 bed/2 bath / Garden	--	3	2	12	\$1,245	1,251	\$1.00	Market					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Camden Clearbrook**Multifamily Community Profile**

6450 Mercantile Dr East
Frederick, MD

Map Ref: FD 29-A10

Community Type: Market

Structure Type: 2-Story Garden

297 Units

6.7% Vacant (20 units vacant) as of 3/10/2010

Opened in 2006



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	31.3%	\$1,093	826	\$1.32	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	12.1%	\$1,203	968	\$1.24	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	47.8%	\$1,315	1,145	\$1.15	Fitness: <input checked="" type="checkbox"/>	CarWash: <input checked="" type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input checked="" type="checkbox"/>
Three	8.8%	\$1,735	1,429	\$1.21	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	

Features

Standard: Dishwasher; Disposal; Microwave; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; HighCeilings; Cable TV; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Detached Garage

Fee: \$125

Parking 2: Surface Parking

Fee: \$0

Property Manager: --

Owner: --

Comments

Basic cable included in rent (\$45 value) & valet waste.

Rents change daily; rents reported for units available.

93% occupied

Amenity Fee: \$ 260

Floorplans (Published Rents as of 3/10/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
A1 / Garden	--	1	1	57	\$1,013	791	\$1.28	Market	3/10/10	6.7%	\$1,124	\$1,315	\$1,735
A2 / Garden	--	1	1	12	\$1,209	868	\$1.39	Market	11/2/09	2.4%	\$1,076	\$1,402	\$1,590
A3 / Garden	--	1	1	24	\$1,159	888	\$1.30	Market	10/20/06*	48.5%	\$1,119	\$1,323	\$1,543
A4 / Garden	Den	1	1	12	\$1,229	955	\$1.29	Market	6/14/06*	84.2%	\$1,158	\$1,368	\$1,525
A5 / Garden	Den	1	1	24	\$1,165	975	\$1.19	Market	* Indicates initial lease-up.				
B1 / Garden	--	2	2	62	\$1,269	1,073	\$1.18	Market					
B2 / Garden	--	2	2	22	\$1,241	1,093	\$1.14	Market					
B3 / Garden	--	2	2	58	\$1,336	1,241	\$1.08	Market					
C1 / Garden	--	3	2	26	\$1,700	1,429	\$1.19	Market	Adjustments to Rent				

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Cedar Crossing**Multifamily Community Profile**

5804 Rosebay Court
Frederick, MD 21703

Map Ref: FD 29-B10

Community Type: Market
Structure Type: Garden

109 Units

0.9% Vacant (1 units vacant) as of 3/11/2010

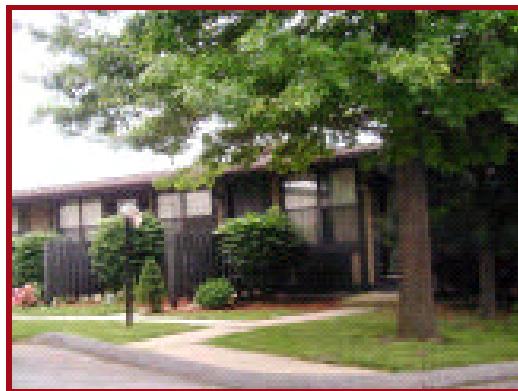
Opened in 1986



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	\$620	288	\$2.15	<input type="checkbox"/>	<input type="checkbox"/>
One	--	\$750	576	\$1.30	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two	2.8%	\$875	864	\$1.01	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Disposal; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Storage (In Unit); Carpet



Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

W/D available for \$20/mo.

Lots of temporary workers in efficiencies.

Rents reflect a recent increase of \$25 across the board.

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Garden	--	Eff	1	--	\$620	288	\$2.15	Market	3/11/10	0.9%	\$750	\$875	--
Garden	--	1	1	--	\$750	576	\$1.30	Market	11/2/09	0.9%	\$775	\$900	--
Garden	--	2	1	--	\$825	864	\$0.95	Market	10/28/09	0.0%	\$750	\$875	--
Garden	--	2	2	3	\$875	864	\$1.01	Market	10/20/06	0.9%	\$675	\$810	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Crystal Park**Multifamily Community Profile**

100 Alessandra Court
Frederick, MD 21702

314 Units

8.0% Vacant (25 units vacant) as of 3/11/2010

Community Type: Market
Structure Type: Garden

Opened in 1990



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
One	18.5%	\$1,097	762	\$1.44	Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>
One/Den	28.0%	\$1,186	854	\$1.39	Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Two	43.9%	\$1,267	985	\$1.29	Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Three	9.6%	\$1,498	1,112	\$1.35	Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Four+	--	--	--	--	Playground:	<input type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Storage (In Unit); Carpet

Select Units: Ceiling Fan

Optional(\$): Fireplace (\$25.00); High Ceilings (\$15.00)

Security: --

Parking 1: Covered Spaces

Fee: \$45

Parking 2: Surface Parking

Fee: \$0

Property Manager: Bozzuto

Owner: --

Comments

1 indoor raquetball court

Other Premiums: view/level \$10, pool view \$15, vaulter ceilings \$15, fireplace \$25

Rents change daily, and include any specials

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Phase I & II / Garden	--	1	1	58	\$1,080	762	\$1.42	Market	3/11/10	8.0%	\$1,150	\$1,267	\$1,498
Phase I / Garden	Den	1	1.5	52	\$1,140	847	\$1.35	Market	11/2/09	4.5%	\$1,000	\$1,117	\$1,348
Phase II / Garden	Den	1	1.5	36	\$1,210	865	\$1.40	Market	10/20/06	5.1%	\$968	\$1,100	\$1,346
Phase II / Garden	--	2	2	48	\$1,290	1,021	\$1.26	Market	6/8/06	2.2%	\$961	\$1,086	\$1,346
Phase I / Garden	--	2	2	90	\$1,220	966	\$1.26	Market					
Phase I / Garden	--	3	2	24	\$1,450	1,103	\$1.31	Market					
Phase II / Garden	--	3	2	6	\$1,515	1,150	\$1.32	Market					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Crystal Park

MD021-000816

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Derbyshire**Multifamily Community Profile**

795-A Wembley Drive
Frederick, MD 21701

Map Ref: FD 29-H03

Community Type: Market

Structure Type: 1-Story Single story

139 Units

1.4% Vacant (2 units vacant) as of 3/11/2010

Opened in 1987



Unit Mix & Effective Rent (1)					Community Amenities				
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>	
Eff	15.1%	\$600	288	\$2.08	Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>	
One	74.8%	\$750	580	\$1.29	Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input type="checkbox"/>	
One/Den	--	--	--	--	Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>	
Two	10.1%	\$888	870	\$1.02	Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>	
Two/Den	--	--	--	--	Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>	
Three	--	--	--	--	Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>	
Four+	--	--	--	--	Playground:	<input type="checkbox"/>			

Features

Standard: Disposal; In Unit Laundry (Hook-ups); Central A/C; Storage (In Unit); Carpet

Select Units: Dishwasher; Microwave; Ceiling Fan; Patio/Balcony

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

No two bedroom units available currently. Nice neighborhood.

Floorplans (Published Rents as of 3/11/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Low	--	Eff	1	21	\$600	288	\$2.08	Market	3/11/10	1.4%	\$750	\$888	--
Low	--	1	1	104	\$750	580	\$1.29	Market	10/28/09	0.0%	\$750	\$888	--
Low	--	2	1	7	\$875	870	\$1.01	Market	10/20/06	2.2%	\$695	\$843	--
Low	--	2	2	7	\$900	870	\$1.03	Market	6/7/06	0.0%	\$695	\$843	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Detrick Plaza**Multifamily Community Profile**

1709 W. 7th St.
Frederick, MD 21702

Map Ref: FD 29-D02

Community Type: Market
Structure Type: Garden

96 Units

0.0% Vacant (0 units vacant) as of 3/11/2010

Opened in 1956

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	50.0%	\$814	750	\$1.09
One/Den	--	--	--	--
Two	50.0%	\$871	850	\$1.02
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Disposal; Central A/C; Carpet



Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: Surface / OnSite /

Fee: \$0

Property Manager: --

Owner: --

Comments

No amenities

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	48	\$900	750	\$1.20	Market	3/11/10	0.0%	\$814	\$871	--
Garden	--	2	1	48	\$975	850	\$1.15	Market	10/29/09	0.0%	\$814	\$871	--
													9/18/03 0.0% \$639 \$646 --
													5/1/03 0.0% \$639 \$646 --

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash: **Detrick Plaza****MD021-000822**

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Elmwood Terrace**Multifamily Community Profile**

Waverly Drive off Route 40
Frederick, MD 21702

Map Ref: FD 28-J04

Community Type: Market
Structure Type: Garden

504 Units

3.0% Vacant (15 units vacant) as of 3/11/2010

Opened in 1975



Unit Mix & Effective Rent (1)						Community Amenities					
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt		Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
Eff	--	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	46.8%	\$865	791	\$1.09		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	39.7%	\$875	958	\$0.91		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	5.2%	\$934	1,035	\$0.90		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	8.3%	\$1,272	1,075	\$1.18		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet



Select Units: Microwave; Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

Rents change daily. Rents below reflect what is currently on the website.

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	118	\$725	723	\$1.00	Market
Garden	--	1	1	118	\$970	860	\$1.13	Market
Garden	Den	2	1	26	\$911	1,035	\$.88	Market
Garden	--	2	1	200	\$852	958	\$.89	Market
Garden	--	3	2	42	\$1,237	1,075	\$1.15	Market

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
3/11/10	3.0%	\$865	\$881	\$1,272
10/28/09	1.6%	\$868	\$865	\$1,102
10/20/06	3.4%	\$819	\$863	\$1,049
6/7/06	0.4%	\$799	\$918	\$1,099

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric/Gas
 Heat: Cooking: Wtr/Swr:
 Hot Water: Electricity: Trash:

Fieldpointe**Multifamily Community Profile**

349 Prospect Boulevard
Frederick, MD 21701

Map Ref: FD 29-C07

Community Type: Market

Structure Type: 2-Story Garden

242 Units

7.0% Vacant (17 units vacant) as of 3/10/2010

Opened in 1987

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	14.9%	\$848	707	\$1.20	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two	80.2%	\$881	958	\$0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	5.0%	\$1,135	1,154	\$0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input checked="" type="checkbox"/>
Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input checked="" type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Ceiling Fan; Fireplace

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments**Floorplans (Published Rents as of 3/10/2010) (2)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	36	\$848	707	\$1.20	Market
Garden	--	2	2	57	\$975	1,030	\$.95	Market
Garden	--	2	2	88	\$925	891	\$1.04	Market
Garden	--	2	1	49	\$918	996	\$.92	Market
Garden	--	3	2	6	\$1,135	1,112	\$1.02	Market
Garden	--	3	2	6	\$1,135	1,196	\$.95	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/10/10	7.0%	\$848	\$881	\$1,135
10/28/09	10.3%	\$777	\$863	\$1,052
10/20/06	1.2%	\$798	\$876	\$1,075
6/7/06	0.4%	\$788	\$879	\$1,058

Adjustments to Rent

Incentives:

\$800 on 2 bedroom prior to April 15.

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Francis Scott Key Apartments**Multifamily Community Profile**

31 West Patrick Street
Frederick, MD 21701

Map Ref: FD 29-F06

Community Type: Affordable

Structure Type: 5-Story Adaptive Reuse

46 Units

4.3% Vacant (2 units vacant) as of 3/11/2010

Opened in 2002



Unit Mix & Effective Rent (1)						Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt		Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	34.8%	\$1,033	708	\$1.46		<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>
Two	50.0%	\$1,288	1,048	\$1.23		<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three	15.2%	\$1,445	1,163	\$1.24		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal; Microwave; In Unit Laundry (Full Size); Central A/C; Carpet / Vinyl/Linoleum

Select Units: --

Optional(\$): --

Security: Keyed Bldg Entry

Parking 1: Fee for Garage

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: Struever Bros. Eccles & Rou

Comments

Courtyard

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
Mid Rise - Elevator	--	1	1	2	\$1,155	705	\$1.64	Market	3/11/10	4.3%	\$1,033	\$1,288	\$1,445
Mid Rise - Elevator	--	1	1	14	\$1,016	709	\$1.43	LIHTC/ 60%	11/2/09	6.5%	\$1,026	\$1,271	\$1,417
Mid Rise - Elevator	--	2	2	11	\$1,206	1,122	\$1.08	LIHTC/ 60%	10/20/06	0.0%	\$926	\$1,183	\$1,362
Mid Rise - Elevator	--	2	1.5	8	\$1,350	980	\$1.38	Market	6/13/06	0.0%	\$927	\$1,178	\$1,362
Mid Rise - Elevator	--	2	2	4	\$1,390	980	\$1.42	Market					
Mid Rise - Elevator	--	3	2	6	\$1,455	1,155	\$1.26	Market					
Mid Rise - Elevator	--	3	2	1	\$1,388	1,212	\$1.15	LIHTC/ 60%					

Adjustments to Rent

Incentives:

none.

Utilities in Rent: Heat Fuel: Other

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Frederick Villas**Multifamily Community Profile**

New Design Road @ Ladd Lane
Frederick, MD 21701

39 Units

7.7% Vacant (3 units vacant) as of 3/19/2010

Community Type: Affordable
Structure Type: Garden

Opened in 1986

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	38.5%	\$490	--	--
One/Den	--	--	--	--
Two	61.5%	\$565	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Disposal

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

Often has waiting list

Floorplans (Published Rents as of 3/19/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
--	1	1	15	\$490	--	--	Sect 236-Base	
--	2	1	24	\$565	--	--	Sect 236-Base	

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/19/10	7.7%	\$490	\$565	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel:

Heat: Cooking: Wtr/Swr:
 Hot Water: Electricity: Trash:

Hunter's Glen**Multifamily Community Profile**

1421 Key Parkway East
Frederick, MD 21702

Map Ref: FD 28-J04

Community Type: Market

Structure Type: 3-Story Garden

108 Units

2.8% Vacant (3 units vacant) as of 3/11/2010

Last Major Rehab in 2004

Opened in 1984

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	22.2%	\$875	717	\$1.22	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	55.6%	\$945	840	\$1.13	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	22.2%	\$1,060	939	\$1.13	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input checked="" type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: Lincoln Property Co.

Comments**Floorplans (Published Rents as of 3/11/2010) (2)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	24	\$875	717	\$1.22	Market
Garden	--	2	1.5	60	\$945	840	\$1.13	Market
Garden	--	3	1.5	24	\$1,060	939	\$1.13	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	2.8%	\$875	\$945	\$1,060
10/29/09	0.9%	\$775	\$845	\$960
10/20/06	0.9%	\$815	\$880	\$985
6/7/06	2.8%	\$805	\$870	\$970

Adjustments to Rent

Incentives:

none.

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Kings Crest Apartments**Multifamily Community Profile**

6959 Castle Court
Frederick, MD 21704

404 Units

1.0% Vacant (4 units vacant) as of 3/11/2010

Map Ref: FD 29-J12

Community Type: Market
Structure Type: Garden

Opened in 1990



Unit Mix & Effective Rent (1)					Community Amenities				
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>	
Eff	--	--	--	--	Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>	
One	35.6%	\$915	741	\$1.23	Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>	
One/Den	20.8%	\$1,065	956	\$1.11	Elevator:	<input type="checkbox"/>	Volleyball:	<input checked="" type="checkbox"/>	
Two	43.6%	\$1,093	964	\$1.13	Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input checked="" type="checkbox"/>	
Two/Den	--	--	--	--	Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input checked="" type="checkbox"/>	
Three	--	--	--	--	Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>	
Four+	--	--	--	--	Playground:	<input checked="" type="checkbox"/>			

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Ceiling Fan; HighCeilings

Optional(\$): Fireplace (\$25.00)

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: Sentinel Corp

Owner: --

Comments

\$100 amenity fee is waived. Some upgraded kitchens \$70.

DVD library, bikes, tennis racquet, BBQ

Most apartments have special deals, that change regularly. Rents recorded reflect special price for 3/11/2010.

Floorplans (Published Rents as of 3/11/2010) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
A1 / Garden	--	1	1	144	\$899	741	\$1.21	Market	3/11/10	1.0%	\$970	\$1,093	--
A2 / Garden	Den	1	1	84	\$1,049	956	\$1.10	Market	11/2/09	2.5%	\$915	\$1,047	--
B1 / Garden	--	2	1	24	\$1,020	956	\$1.07	Market	10/20/06	5.0%	\$997	\$1,150	--
B2 / Garden	--	2	2	152	\$1,079	965	\$1.12	Market	6/7/06	0.2%	\$997	\$1,150	--

Adjustments to Rent

Incentives:

\$250 dollars off first month's rent if you lease the day of tour

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Little Brook**Multifamily Community Profile**1200 Little Brook Dr.
Frederick, MD 21702

Map Ref: FD 28-K04

Community Type: Market
Structure Type: Garden

94 Units

2.1% Vacant (2 units vacant) as of 3/10/2010

Opened in 1988



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	16.0%	\$590	288	\$2.05	<input type="checkbox"/>	<input type="checkbox"/>
One	77.7%	\$715	576	\$1.24	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two	6.4%	\$835	864	\$0.97	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Disposal; Carpet

Select Units: Dishwasher; Microwave

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

10 existing Upgraded 1/1 apts for \$785/mo. includes microwave, ceiling fan and dishwasher upgrades.

Floorplans (Published Rents as of 3/10/2010) (2)**Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	% Vac	1BR \$	2BR \$	3BR \$
--	Eff	1	15	\$590		288	\$2.05	Market	3/10/10	2.1%	\$715	\$835	--
--	1	1	73	\$715		576	\$1.24	Market	10/28/09	0.0%	\$655	\$766	--
--	2	2	3	\$850		864	\$0.98	Market	10/20/06	0.0%	\$685	\$798	--
--	2	1	3	\$820		864	\$0.95	Market	6/7/06	0.0%	\$665	\$798	--

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Monocacy Woods**Multifamily Community Profile**

1313 Motter Avenue
Frederick, MD 21701

Community Type: Market
Structure Type: Garden

71 Units

12.7% Vacant (9 units vacant) as of 3/11/2010

Opened in 1948

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	29.6%	\$724	650	\$1.11
One/Den	--	--	--	--
Two	64.8%	\$848	730	\$1.16
Two/Den	--	--	--	--
Three	5.6%	\$900	812	\$1.11
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: --

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

Property is going through the process of transfer of ownership. Previously owned by Interfaith Housing.

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
--	1	1	21	\$724	650	\$1.11	Market	
--	2	1	46	\$848	730	\$1.16	Market	
--	3	1	4	\$900	812	\$1.11	Market	

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	12.7%	\$724	\$848	\$900

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel:

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Mountain Glen Apartments**Multifamily Community Profile**

5708 Trailview Court
Frederick, MD 21703

273 Units

4.8% Vacant (13 units vacant) as of 3/11/2010

Map Ref: FD 29-D10

Community Type: Market

Structure Type: Garden/TH

Opened in 1995

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	7.7%	\$1,052	905	\$1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One/Den	3.3%	\$1,128	1,015	\$1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two	35.2%	\$1,238	1,226	\$1.01	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	15.4%	\$1,326	1,326	\$1.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Three	38.5%	\$1,421	1,510	\$0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Community Amenities

Clubhouse:	<input checked="" type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input checked="" type="checkbox"/>
Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input checked="" type="checkbox"/>	CarWash:	<input checked="" type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: Village

Comments

Short term leases avail. For premium of \$50 to \$200.

TH has a range of rents (\$1482-1637) based on features (deck, den, basement bath, end of group)

Floorplans (Published Rents as of 3/11/2010) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	Den	1	1	9	\$1,144	1,015	\$1.13	Market
Garden	--	1	1	21	\$1,068	905	\$1.18	Market
Garden	--	2	2	96	\$1,215	1,226	\$.99	Market
Garden	Den	2	2	42	\$1,303	1,326	\$.98	Market
Garden	--	3	2	36	\$1,429	1,434	\$1.00	Market
Townhouse	--	3	2.5	69	\$1,414	1,550	\$.91	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	4.8%	\$1,075	\$1,265	\$1,421
11/2/09	2.9%	\$1,048	\$1,165	\$1,456
10/20/06	0.4%	\$975	\$1,112	\$1,371
6/7/06	0.0%	\$950	\$1,077	\$1,394

Adjustments to Rent

Incentives:

\$50 dollars off rent on 1 and 3 bedroom units for 8 months of a 12 month lease

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Northside Apartments**Multifamily Community Profile**

1599 N. East St.
Frederick, MD 21701

Community Type: Market
Structure Type: 3-Story Garden

25 Units

0.0% Vacant (0 units vacant) as of 4/1/2010

Opened in 1972

**Unit Mix & Effective Rent (1)**

Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	--	\$895	800	\$1.12
Two/Den	--	--	--	--
Three	--	\$950	1,000	\$0.95
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input type="checkbox"/>
Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

Standard: Disposal



Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments**Floorplans (Published Rents as of 4/1/2010) (2)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	2	1	--	\$895	800	\$1.12	Market
Garden	--	3	1	--	\$950	1,000	\$.95	Market

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
4/1/10	0.0%	--	\$895	\$950

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Gas

Heat: Cooking: Wtr/Swr:
 Hot Water: Electricity: Trash:

Northside TH**Multifamily Community Profile**

1000 Taney Avenue
Frederick, MD 21702

Community Type: Market

Structure Type: 2-Story TH

48 Units

0.0% Vacant (0 units vacant) as of 3/30/2010

Opened in 1961



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	100.0%	\$850	875	\$0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: --

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments**Floorplans (Published Rents as of 3/30/2010) (2)****Historic Vacancy & Eff. Rent (1)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
TH	--	2	1	48	\$850	875	\$.97	Market	3/30/10	0.0%	--	\$850	--

Adjustments to Rent

Incentives:

no

Utilities in Rent: Heat Fuel:

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Overlook Manor**Multifamily Community Profile**

Orchard Way & McCain Drive
Frederick, MD 21703

Map Ref: FD 28-K07

Community Type: Market
Structure Type: Garden

290 Units

2.8% Vacant (8 units vacant) as of 3/11/2010

Opened in 1981

**Unit Mix & Effective Rent (1)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	31.0%	\$721	850	\$0.85	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Two	69.0%	\$935	950	\$0.98	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Community Amenities

Comm Rm:	<input type="checkbox"/>	Basketball:	<input type="checkbox"/>
Centrl Lndry:	<input checked="" type="checkbox"/>	Tennis:	<input checked="" type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input type="checkbox"/>
Fitness:	<input type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
Playground:	<input checked="" type="checkbox"/>		

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Storage (In Unit); Carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments**Floorplans (Published Rents as of 3/11/2010) (2)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	90	\$685	850	\$.81	Market
Garden	--	2	1	200	\$893	950	\$.94	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	2.8%	\$721	\$935	--
10/28/09	4.8%	\$676	\$847	--
10/20/06	13.1%	\$701	\$802	--
6/7/06	6.9%	\$806	\$868	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr: Hot Water: Electricity: Trash: