

# Potomac Commons

## Multifamily Community Profile

Taney Ave.

Frederick, MD 21701

Map Ref: FD 29-E02

Community Type: Market

Structure Type: Garden/TH

150 Units

10.0% Vacant (15 units vacant) as of 3/11/2010

Opened in 1967



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	30.0%	\$884	595	\$1.49	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	39.3%	\$999	755	\$1.32	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	27.3%	\$1,219	1,249	\$0.98	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	3.3%	\$1,565	1,600	\$0.98	Playground: <input checked="" type="checkbox"/>	
Features						
Standard: Dishwasher; Disposal; Central A/C; Carpet						
Select Units: Ceiling Fan; Patio/Balcony						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: --						

### Comments

Vacancy data not available 8/5/00, 11/6/00, 3/19/01, 10/28/09. We believe there is more than 5% vacant

Vacancy based on Mystery Shop however more could be available.

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 \$
1 bed/1 bath / Garden	--	1	1	45	\$884	595	\$1.49	Market		3/11/10	10.0%	\$884	\$999	\$1,219
2 bed/1 bath / Garden	--	2	1	59	\$999	755	\$1.32	Market		10/28/09	--	\$859	\$1,174	\$1,309
3 bed TH / Townhouse	--	3	1.5	41	\$1,219	1,249	\$0.98	Market		10/20/06	4.7%	\$866	\$953	\$1,167
4 bed TH / Townhouse	--	4	1.5	5	\$1,565	1,600	\$0.98	Market		6/13/06	6.0%	\$871	\$984	\$1,199
										Adjustments to Rent				
Incentives:										None				
Utilities in Rent:										Heat Fuel: Natural Gas				
Heat: <input type="checkbox"/>										Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
Hot Water: <input type="checkbox"/>										Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Potomac Commons

MD021-000811

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

# Princeton Court

## Multifamily Community Profile

5797 Brook Hill Lane

Frederick, MD 21703

Map Ref: FD 29-D10

Community Type: Market

Structure Type: Single story

159 Units

1.3% Vacant (2 units vacant) as of 3/10/2010

Opened in 1986



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	\$610	288	\$2.12	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$757	576	\$1.31	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$855	804	\$1.06	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; ADA Access						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: --						

### Comments

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 \$
Garden	--	Eff	1	--	\$610	288	\$2.12	Market	3/10/10	1.3%	\$757	\$855	--
Garden	--	1	1	--	\$757	576	\$1.31	Market	10/28/09	2.5%	\$745	\$855	--
Garden	--	2	1	--	\$855	804	\$1.06	Market	10/20/06	0.0%	\$695	\$815	--
									6/7/06	0.0%	\$695	\$815	--
Adjustments to Rent													
Incentives:													
None													
Utilities in Rent: Heat Fuel: Electric													
Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>													
Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>													

Princeton Court

MD021-000820

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# Residences at the Manor

## Multifamily Community Profile

Willowdale Drive off Route 40

Frederick, MD 21702

Map Ref: FD 28-K05

CommunityType: Market Rate - General

Structure Type: Garden

279 Units

9.3% Vacant (26 units vacant) as of 3/11/2010

Opened in 1985



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	37.3%	\$906	795	\$1.14	Centrl Lndry: <input type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	58.4%	\$1,053	1,042	\$1.01	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	4.3%	\$1,346	1,255	\$1.07	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; Carpet						
Select Units: Ceiling Fan						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: Horning Brothers						

### Comments

Leased with Baker Place I &amp; 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 \$
Colonial / Garden	--	1	1	104	\$970	795	\$1.22	Market	3/11/10	9.3%	\$906	\$1,053	\$1,346
Madison / Garden	--	2	2	124	\$1,140	1,085	\$1.05	Market	10/23/09	6.5%	\$776	\$923	\$1,216
Monroe / Garden	--	2	2	39	\$1,070	905	\$1.18	Market	10/20/06	6.5%	\$912	\$1,029	\$1,380
Governor / Garden	--	3	2	12	\$1,430	1,255	\$1.14	Market	6/7/06	4.7%	\$865	\$972	\$1,295
									Adjustments to Rent				
									Incentives: 1 month's free rent				
									Utilities in Rent:    Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Residences at the Manor

MD021-000803

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

# The Reserve at Ballenger

## Multifamily Community Profile

607 Windview Way  
Frederick, MD 21703

Map Ref: FD 29-B10

CommunityType: Market

Structure Type: Garden

204 Units 3.4% Vacant (7 units vacant) as of 3/12/2010

Opened in 2000



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	17.6%	\$1,018	748	\$1.36	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	63.2%	\$1,145	975	\$1.17	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input checked="" type="checkbox"/>
Three	19.1%	\$1,375	1,150	\$1.20	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	
Features						
Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: --						

### Comments

Tanning room, maid service, video library.

Amenity Fee: \$ 200

Floorplans (Published Rents as of 3/12/2010) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	36	\$1,110	748	\$1.48	Market	3/12/10	3.4%	\$1,018	\$1,145	\$1,375
Garden	--	2	2	129	\$1,250	975	\$1.28	Market	11/2/09	1.5%	\$1,110	\$1,250	\$1,500
Garden	--	3	2	39	\$1,500	1,150	\$1.30	Market	10/20/06	5.9%	\$940	\$1,086	\$1,279
									6/8/06	3.4%	\$1,025	\$1,185	\$1,408
									Adjustments to Rent				
									Incentives: 1 month free.				
									Utilities in Rent:    Heat Fuel: Natural Gas				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

The Reserve at Ballenger

MD021-000806

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

# Westerleigh Apartments

## Multifamily Community Profile

412 W. South Street  
Frederick, MD

CommunityType: Market

Structure Type: 3-Story Garden

31 Units 3.2% Vacant (1 units vacant) as of 3/18/2010

Opened in 1990



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	96.8%	\$680	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	3.2%	\$800	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

### Comments

4 units are occupied by tenants with Section 8 vouchers  
Community received LIHTC allocation in 1990

### 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 \$
Garden	--	1	1	30	\$680	--	--	Market	3/18/10	3.2%	\$680	\$800	--
Garden	--	2	1	1	\$800	--	--	Market					
Adjustments to Rent									Incentives:				
									None				
									Utilities in Rent: Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Westerleigh Apartments

MD021-013664

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



# Westwinds Apartments

## Multifamily Community Profile

1072 Redfield Court  
Frederick, MD 21703

Map Ref: FD 28-J06

CommunityType: Market

Structure Type: Garden

156 Units 6.4% Vacant (10 units vacant) as of 3/12/2010

Opened in 1978



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	32.7%	\$676	595	\$1.14	Comm Rm:	Basketball:
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	67.3%	\$809	866	\$0.93	Centrl Lndry:	Tennis:
Two/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Three	--	--	--	--	Elevator:	Volleyball:
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
					Fitness:	CarWash:
					<input type="checkbox"/>	<input type="checkbox"/>
					Hot Tub:	BusinessCtr:
					<input type="checkbox"/>	<input type="checkbox"/>
					Sauna:	ComputerCtr:
					<input type="checkbox"/>	<input type="checkbox"/>
					Playground:	<input checked="" type="checkbox"/>

### Features

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

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: Surface Parking  
Fee: \$0

Parking 2: --  
Fee: --

Property Manager: --  
Owner: Sawyer Realty

### Comments

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

### Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	51	\$750	595	\$1.26	Market	3/12/10	6.4%	\$676	\$809	--
Garden	--	2	1	105	\$899	866	\$1.04	Market	10/28/09	9.6%	\$614	\$734	--

10/20/06	3.2%	\$741	\$835	--
6/7/06	2.6%	\$731	\$825	--

### Adjustments to Rent

Incentives:

Utilities in Rent: Heat Fuel: Natural Gas  
Heat: ☒ Cooking: ☐ Wtr/Swr: ☒  
Hot Water: ☒ Electricity: ☐ Trash: ☒

Westwinds Apartments

MD021-000810

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

# Woodlawn Village

## Multifamily Community Profile

1469 Key Parkway  
Frederick, MD 21702

Map Ref: FD 28-J04

CommunityType: Market

Structure Type: Garden Apt

102 Units 8.8% Vacant (9 units vacant) as of 3/12/2010

Opened in 1979



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	26.5%	\$787	717	\$1.10	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input checked="" type="checkbox"/>
Two	47.1%	\$880	826	\$1.06	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	26.5%	\$940	939	\$1.00	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; Carpet						
Select Units: Ceiling Fan						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: Maryland Mgt						

### Comments

Will not disclose Vacancy information (10/29/09). We believe there is more than 5% vacant.

Vacancy of 9 units available 3/2010. Rents reflect specials. In addition, one month free is being offered.

Floorplans (Published Rents as of 3/12/2010) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	27	\$859	717	\$1.20	Market	3/12/10	8.8%	\$787	\$880	\$940
Garden	--	2	1	24	\$949	812	\$1.17	Market	10/29/09	--	\$954	\$969	\$1,095
Garden	--	2	1.5	24	\$969	840	\$1.15	Market	10/20/06	14.7%	\$849	\$1,003	\$1,000
Garden	--	3	1.5	27	\$1,025	939	\$1.09	Market	6/7/06	4.9%	\$884	\$959	\$1,004
									Adjustments to Rent				
									Incentives: 1 mo. Free.				
									Utilities in Rent:    Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Woodlawn Village

MD021-000813

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

**Carver Apartments****Multifamily Community Profile**

209 Madison St.  
Frederick, MD 21701

CommunityType: Subsidized

Structure Type: --

60 Units

Occupancy data not currently available

Opened in 1952

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	25.0%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	51.7%	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	23.3%	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	
Features						
Standard: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Family Public Housing- Housing Authority of the City of Frederick

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$			
	--	1	1	15	--	--	--	--		--	--	--	--			
	--	2	1	31	--	--	--	--								
	--	3	2	14	--	--	--	--								
									Adjustments to Rent							
									Incentives:							
									—							
									Utilities in Rent:				Heat Fuel:			
									Heat: <input type="checkbox"/>				Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>			
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input type="checkbox"/>							

Carver Apartments

MD021-013675

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



**Catoctin Manor****Multifamily Community Profile**

798 Motter Ave.  
Frederick, MD 21701

CommunityType: Subsidized  
Structure Type: 4-Story Mid-Rise

23 Units      Occupancy data not currently available

Opened in 2007

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	87.0%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	13.0%	--	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Senior Public Housing- Housing Authority of the City of Frederick

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$		
	--	1	--	20	--	--	--	--Public Housing		--	--	--	--		
	--	2	--	3	--	--	--	--Public Housing							
									Adjustments to Rent						
									Incentives:  —						
									Utilities in Rent:		Heat Fuel:				
									Heat: <input type="checkbox"/>		Cooking: <input type="checkbox"/>	Wtr/Swr: <input type="checkbox"/>			
									Hot Water: <input type="checkbox"/>		Electricity: <input type="checkbox"/>	Trash: <input type="checkbox"/>			

Catoctin Manor

MD021-013672

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

**Catoctin View****Multifamily Community Profile**

800 Motter Ave.  
Frederick, MD 21701

Community Type: Subsidized  
Structure Type: 7-Story Mid-Rise

100 Units      Occupancy data not currently available

Opened in 1970

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	98.0%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input checked="" type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	2.0%	--	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Senior Public Housing- Housing Authority of the City of Frederick

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$		
	--	1	--	98	--	--	--	--		--	--	--	--		
	--	2	--	2	--	--	--	--							
									Adjustments to Rent						
									Incentives:						
									—						
									Utilities in Rent:	Heat Fuel:					
									Heat:	<input type="checkbox"/>	Cooking:	<input type="checkbox"/>	Wtr/Swr:	<input type="checkbox"/>	
									Hot Water:	<input type="checkbox"/>	Electricity:	<input type="checkbox"/>	Trash:	<input type="checkbox"/>	

Catoctin View

MD021-013671

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

# Country Hill Apartments

## Multifamily Community Profile

Heather Ridge Drive  
Frederick, MD 21702

Map Ref: FD 29-E02

Community Type: Subsidized

Structure Type: Garden

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

Last Major Rehab in 1996 Opened in 1980

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	27.8%	\$901	674	\$1.34	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	48.1%	\$994	892	\$1.11	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	24.1%	\$1,122	1,177	\$0.95	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: Disposal; Central A/C; carpet						
Select Units: Ceiling Fan						
Optional(\$): --						
Security: --						
Parking 1: general				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: Antietam Village						

### Comments

Wait list is 1-1.5 years, section 8 is income based, market rate is 30% of income

Community received LIHTC allocation in 1995

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 \$
G	--	1	1	30	\$951	674	\$1.41	Sect 8"	3/11/10	0.0%	\$901	\$994	\$1,122
G	--	2	1	52	\$1,056	892	\$1.18	Sect 8"	11/6/00	0.0%	\$630	\$671	\$758
G	--	3	1.5	26	\$1,195	1,177	\$1.02	Sect 8"	7/28/00	0.0%	--	--	--
									3/12/99	0.0%	(\$50)	(\$62)	(\$73)
									Adjustments to Rent				
									Incentives: none				
									Utilities in Rent: Heat Fuel: electric				
									Heat: <input checked="" type="checkbox"/> Cooking: <input checked="" type="checkbox"/> Wtr/Swr: <input type="checkbox"/>				
									Hot Water: <input checked="" type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input type="checkbox"/>				

Country Hill Apartments

MD021-000804

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

# Hickory Hill

## Multifamily Community Profile

1445 West Key Parkway  
Frederick, MD 21702

Map Ref: FD 28-J04

Community Type: Market-Subsidized

Structure Type: Garden

162 Units 8.0% Vacant (13 units vacant) as of 3/11/2010

Last Major Rehab in 1998 Opened in 1981



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	24.1%	\$530	717	\$0.74	Centrl Lndry: <input type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	54.9%	\$745	826	\$0.90	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	21.0%	\$970	939	\$1.03	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				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: --						
Owner: AIMCO						

### Comments

129 market-rate and 33 Section 8 units

2 bdrms for 849. 1 bdrm for 749.

Reported 1BR and 2BR rents are reduced from typical levels

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	--	1	1	12	--	717	--	Sect 8"	3/11/10	8.0%	\$536	\$748	\$979
Garden	--	1	1	27	\$749	717	\$1.04	Market	10/28/09	1.2%	\$716	\$822	\$1,269
Garden	--	2	1	38	\$849	812	\$1.05	Market	10/20/06	1.9%	\$827	\$952	\$1,093
1 or 1.5 BR / Garden	--	2	1	13	--	826	--	Sect 8"	6/7/06	1.9%	\$852	\$982	\$1,129
Garden	--	2	1.5	38	\$849	840	\$1.01	Market					
Garden	--	3	1.5	8	--	939	--	Sect 8"					
Garden	--	3	1.5	26	\$1,234	939	\$1.31	Market					
									Adjustments to Rent				
									Incentives: None				
									Utilities in Rent:      Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/> Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				
Hickory Hill													
MD021-000801													

Hickory Hill

MD021-000801

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

# Hillcrest Commons

## Multifamily Community Profile

1150 Orchard Terrace  
Frederick, MD 21703

Community Type: Affordable-Subsidized

Structure Type: Garden

60 Units 1.7% Vacant (1 units vacant) as of 3/11/2010

Opened in 2007



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	20.0%	\$471	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	60.0%	\$557	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	20.0%	\$637	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input checked="" type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	
Features						
Standard: Dishwasher; Disposal; Microwave; In Unit Laundry (Full Size); Central A/C; Carpet						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: Surface Parking				Parking 2: --		
Fee: \$0				Fee: --		
Property Manager: NDC Real Estate Mg						
Owner: --						

### Comments

For public housing units, there is a waiting list of 9 months as of March 2010 survey

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	--	1	1	4	--	--	--	Public Housing	3/11/10	1.7%	\$471	\$557	\$637
Garden	--	1	1	8	\$706	--	--	LIHTC/ 40%	11/2/09	5.0%	\$647	\$765	\$876
1.5 to 2 BA / Garden	--	2	2	24	\$835	--	--	LIHTC/ 40%					
1.5 to 2 BA / Garden	--	2	2	12	--	--	Public Housing						
1.5 to 2 BA / Garden	--	3	2	4	--	--	Public Housing						
1.5 to 2 BA / Garden	--	3	2	8	\$956	--	--	LIHTC/ 40%					
								Adjustments to Rent					
								Incentives: none.					
								Utilities in Rent:      Heat Fuel: Electric					
								Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>					
								Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>					

Hillcrest Commons

MD021-012946

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



**Lincoln Apartments****Multifamily Community Profile**

South Side of Phebus Ave. b/t S. Bentz St.  
Frederick, MD 21701

CommunityType: Subsidized

Structure Type: --

50 Units

Occupancy data not currently available

Opened in 1941

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	24.0%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	50.0%	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	26.0%	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Family Public Housing- Housing Authority of the City of Frederick

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$	
	--	1	--	12	--	--	--	Public Housing		--	--	--	--	
	--	2	--	25	--	--	--	Public Housing						
	--	3	--	13	--	--	--	Public Housing						
									Adjustments to Rent					
									Incentives:  —					
									Utilities in Rent:		Heat Fuel:			
									Heat:		Cooking:		Wtr/Swr:	
									Hot Water:		Electricity:		Trash:	

Lincoln Apartments

MD021-013674

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

# North Market HOPE VI

## Multifamily Community Profile

Scattered Lots Bounded by N. Market, 7th,  
Frederick, MD 21701

Community Type: Affordable-Subsidized

Structure Type: 2-Story TH

42 Units

9.5% Vacant (4 units vacant) as of 4/2/2010

Opened in 2009



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	14.3%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	26.2%	\$238	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	45.2%	\$444	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	14.3%	\$694	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

### Comments

Units are detached, single-family attached, and 2-4 unit multi-family, range of structure types

28 Family Public Housing Units and 14 Strictly LIHTC; All covered by LIHTC.

Component of HOPE VI redevelopment that also is to include 55 homeownership units

Floorplans (Published Rents as of 4/2/2010) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
TH	--	1	1	6	--	--	--	Public Housing	4/2/10*	9.5%	\$0	\$238	\$444
TH	--	2	--	1	\$950	--	--	LIHTC/ 60%	* Indicates initial lease-up.				
TH	--	2	--	2	\$833	--	--	LIHTC/ 40%					
TH	--	2	--	8	--	--	--	blic Housing/ 3					
TH	--	3	--	11	--	--	--	blic Housing/ 3					
TH	--	3	--	1	\$1,480	--	--	LIHTC/ 60%					
TH	--	3	--	1	\$1,222	--	--	LIHTC/ 50%					
TH	--	3	--	6	\$955	--	--	LIHTC/ 40%					
TH	--	4	--	2	\$1,555	--	--	LIHTC/ 60%	Adjustments to Rent				
TH	--	4	--	1	\$1,056	--	--	LIHTC/ 40%	Incentives: None				
TH	--	4	--	3	--	--	--	Public Housing					
									Utilities in Rent:    Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

North Market HOPE VI

MD021-013673

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

**Sagner Community****Multifamily Community Profile**

Sagner Dr., Sagner Ct. & Pennsylvania Ave.  
Frederick, MD 21701

Community Type: Subsidized

Structure Type: 2-Story Garden/TH

92 Units

Occupancy data not currently available

Opened in 1972

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	38.0%	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	62.0%	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Family Public Housing- Housing Authority of the City of Frederick

80 TH units and 12 units in a 3-story walk-up building

Floorplans (Published Rents as of ) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
	--	2	--	35	--	--	--	--		--	--	--	--
	--	3	--	57	--	--	--	--					
									Adjustments to Rent				
									Incentives: —				
									Utilities in Rent:      Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input type="checkbox"/>				

Sagner Community

MD021-013676

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

# South Carroll Street Apartments

## Multifamily Community Profile

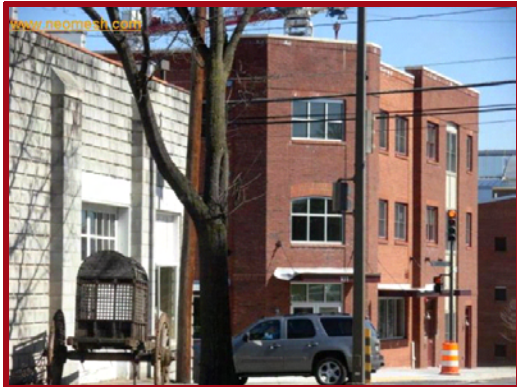
126 South Carroll Street  
Frederick, MD

Community Type: Affordable-Subsidized

Structure Type: 3-Story Garden

32 Units 43.8% Vacant (14 units vacant) as of 4/1/2010

Opened in 2010



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	46.9%	\$534	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	34.4%	\$636	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	18.8%	\$204	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input checked="" type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --			Parking 2: --			
Fee: --			Fee: --			
Property Manager: --						
Owner: --						

### Comments

18 units preleased as of 4/1 (13 PHA, 5 LIHTC); have temp. occ. Permits, but awaiting certificates of occupancy.

Waiting for certificate of occupancy. Public housing units also have LIHTC.

Developed by The Communities Group w/ Housing Authority

Floorplans (Published Rents as of 4/1/2010) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	6	--	--	--	Public Housing	4/1/10*	43.8%	\$534	\$636	\$204
Garden	--	1	1	9	\$890	--	--	LIHTC/ 60%	* Indicates initial lease-up.				
Garden	--	2	1	7	\$999	--	--	LIHTC/ 60%					
Garden	--	2	1	4	--	--	Public Housing						
Garden	--	3	2	5	--	--	--	Public Housing					
Garden	--	3	2	1	\$1,222	--	--	LIHTC/ 60%					
									Adjustments to Rent				
									Incentives: none				
									Utilities in Rent:      Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/> Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				
South Carroll Street Apartments									MD021-013666				

South Carroll Street Apartments

MD021-013666

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

# Taney Village

## Multifamily Community Profile

1421 Taney Avenue  
Frderick,MD 21702

CommunityType: Subsidized

Structure Type: 6-Story Mid-Rise

130 Units 0.0% Vacant (0 units vacant) as of 3/12/2010

Last Major Rehab in 1991 Opened in 1978



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	100.0%	\$1,073	562	\$1.91	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input checked="" type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	--	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

### Comments

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

### Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
	--	1	1	130	\$1,100	562	\$1.96	Sect 236-Base	3/12/10	0.0%	\$1,073	--	--
									Adjustments to Rent				
									Incentives:				
									Utilities in Rent: Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>				
									Hot Water: <input checked="" type="checkbox"/> Electricity: <input checked="" type="checkbox"/> Trash: <input type="checkbox"/>				

Taney Village

MD021-013276

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



# Windsor Gardens

## Multifamily Community Profile

1103-1109 Key Parkway  
Frederick, MD 21702

Community Type: Subsidized

Structure Type: Garden

59 Units 0.0% Vacant (0 units vacant) as of 3/15/2010

Opened in 1984



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	18.6%	\$917	800	\$1.15	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	81.4%	\$1,077	975	\$1.10	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: Dishwasher; Disposal						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: -- Fee: --				Parking 2: Surface / OnSite / Fee: \$0		
Property Manager: -- Owner: --						

### Comments

Managed via the Francis Scott Key Apartments office

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	11	\$881	800	\$1.10	Sect 8"	3/15/10	0.0%	\$917	\$1,077	--
--	--	2	1	48	\$1,035	975	\$1.06	Sect 8"					
Adjustments to Rent													
Incentives:													
none													
Utilities in Rent:							Heat Fuel:						
Heat:							Cooking:						
Hot Water:							Wtr/Swr:						
Electricity:							Trash:						

Windsor Gardens

MD021-013660

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

## RURAL FREDERICK COUNTY COMMUNITIES

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# Bell Court

## Multifamily Community Profile

690 West Adams Circle  
Woodsboro, MD 21798

Community Type: Affordable

Structure Type: 1-Story Low-Rise

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

Opened in 1997



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt		
Eff	--	--	--	--	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
One	100.0%	\$283	600	\$0.47	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	
Features						
Standard: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: Surface / OnSite /		
Fee: --				Fee: \$0		
Property Manager: --						
Owner: --						

### Comments

Owned by Frederick County. Developed using loan from Maryland Partnership Rental Housing Program.

Tenants pay full rent amount (No deep rent subsidy).

### 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	--	1	1	28	\$283	600	\$.47	hip Rental Hou	3/11/10	0.0%	\$283	--	--
									Adjustments to Rent				
									Incentives: Bell Court				
									Utilities in Rent:      Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

# Brunswick House

## Multifamily Community Profile

1100 Peach Orchard Lane  
Brunswick, MD

CommunityType: Subsidized

Structure Type: 2-Story Garden

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

Opened in 1980



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	40.4%	\$796	432	\$1.84	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	59.6%	\$853	528	\$1.62	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	--	--	--	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						
Select Units: Patio/Balcony						
Optional(\$): --						
Security: --						
Parking 1: Free Surface Parking				Parking 2: Surface / OnSite /		
Fee: --				Fee: --		
Property Manager: AIMCO						
Owner: --						

### Comments

project-based section 8

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	21	\$796	432	\$1.84	Sect 8"	3/11/10	0.0%	\$853	--	--
Garden	--	1	1	31	\$853	528	\$1.62	Sect 8"	12/17/04	0.0%	--	--	--
Adjustments to Rent									Incentives:				
									none				
									Utilities in Rent: Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Brunswick House

MD021-007718

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

**Lincoln on the Park****Multifamily Community Profile**

411 West Lincoln Street  
Emmitsburg, MD

Community Type: **Subsidized**

Structure Type: --

32 Units

Occupancy data not currently available

Opened in 1994

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	100.0%	\$648	500	\$1.30	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	--	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: Surface / OnSite /		
Fee: --				Fee: \$0		
Property Manager: Glenda						
Owner: --						

**Comments**

USDA Rural Development.

Base rent as of March 2010 is \$629, but all units have deep subsidies.

Community received LIHTC allocation in 1994.

Floorplans (Published Rents as of ) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
	--	1	1	32	\$629	500	\$1.26	Develop-Subs		--	--	--	--
									Adjustments to Rent				
									Incentives: none				
									Utilities in Rent:      Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input type="checkbox"/>				

Lincoln on the Park

MD021-013270

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



**Moser Manor****Multifamily Community Profile**

1 W. Moser Rd.  
Thurmont, MD 21788

Community Type: Subsidized

Structure Type: 2-Story Mid-Rise

26 Units

Occupancy data not currently available

Opened in 1990

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	69.2%	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input checked="" type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	30.8%	--	--	--	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

**Comments**

Community received LIHTC allocation in 1990. Unclear whether the LIHTC restrictions have expired.

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$	
Garden	--	1	1	18	--	--	--	Develop-Subs		0.0%	--	--	--	
Garden	--	2	1	8	--	--	--	Develop-Subs						
									Adjustments to Rent					
									Incentives: none					
									Utilities in Rent:		Heat Fuel:			
									Heat: <input type="checkbox"/>		Cooking: <input type="checkbox"/>		Wtr/Swr: <input type="checkbox"/>	
									Hot Water: <input type="checkbox"/>		Electricity: <input type="checkbox"/>		Trash: <input type="checkbox"/>	

Moser Manor

MD021-013678

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

# South Mountain Village

## Multifamily Community Profile

1201 Maple Terrace Lane  
Brunswick, MD 21716

Community Type: Affordable-Subsidized

Structure Type: Garden

40 Units 0.0% Vacant (0 units vacant) as of 3/18/2010

Last Major Rehab in 1999 Opened in 1985



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	Comm Rm:	Basketball:
One	60.0%	\$135	720	\$0.19	Centrl Lndry:	Tennis:
One/Den	--	--	--	--	Elevator:	Volleyball:
Two	35.0%	\$96	902	\$0.11	Fitness:	CarWash:
Two/Den	--	--	--	--	Hot Tub:	BusinessCtr:
Three	5.0%	\$346	1,002	\$0.35	Sauna:	ComputerCtr:
Four+	--	--	--	--	Playground:	

### Features

Standard: Disposal; Central A/C; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking  
Fee: --

Parking 2: --  
Fee: --

Property Manager: --  
Owner: --

### Comments

32 units have rent subsidies, and tenants pay 30% of income for rent

8 units are not rent-subsidized (assume 5 1BR, 2 2BR, 1 3BR)

Community received LIHTC Allocation in 1998

### 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 \$
--	1	1	19	--	720	--	Develop-Subsi	3/18/10	0.0%	\$135	\$96	\$346	
--	1	1	5	\$647	720	\$.90	ural Develop-Ba	12/10/04	0.0%	--	--	--	
--	1	1	--	\$786	720	\$1.09	ural Develop-M						
--	2	1	2	\$672	902	\$.75	ural Develop-Ba						
--	2	1	--	\$811	902	\$.90	ural Develop-M						
--	2	1	12	--	902	--	Develop-Subsi						
--	3	1	1	--	1,002	--	Develop-Subsi						
--	3	1	1	\$692	1,002	\$.69	ural Develop-Ba						
--	3	1	--	\$832	1,002	\$.83	ural Develop-M						
Adjustments to Rent													

### Adjustments to Rent

Incentives:  
none

Utilities in Rent: Heat Fuel: Electric

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

South Mountain Village

MD021-007698

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

# Thurmont Village

## Multifamily Community Profile

15 Sunny Close  
Thurmont, MD 21788

CommunityType: Affordable-Subsidized

Structure Type: TH

22 Units 0.0% Vacant (0 units vacant) as of 3/15/2010

Opened in 1983



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	Comm Rm:	Basketball:
One	--	--	--	--	Centrl Lndry:	Tennis:
One/Den	--	--	--	--	Elevator:	Volleyball:
Two	100.0%	\$752	810	\$0.93	Fitness:	CarWash:
Two/Den	--	--	--	--	Hot Tub:	BusinessCtr:
Three	--	--	--	--	Sauna:	ComputerCtr:
Four+	--	--	--	--	Playground:	

### Features

Standard: Central A/C

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

### Comments

### 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 \$
TH	--	2	1	13	\$710	810	\$0.88	Develop-Subs	3/15/10	0.0%	--	\$752	--
TH	--	2	1	9	\$710	810	\$0.88	ral Develop-Ba					

### Adjustments to Rent

Incentives:

none

Utilities in Rent:

Heat Fuel:

Heat:

Cooking:

Wtr/Swr:

Hot Water:

Electricity:

Trash:

Thurmont Village

MD021-013274

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

# Brunswick Garden

## Multifamily Community Profile

620 6th Avenue  
Brunswick, MD,MD 21716

CommunityType: Market

Structure Type: Garden

22 Units 9.1% Vacant (2 units vacant) as of 3/11/2010

Opened in 1962



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$825	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	\$925	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: Disposal; Central A/C						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: -- Fee: --				Parking 2: Surface / OnSite / Fee: \$0		
Property Manager: -- Owner: --						

### Comments

2 units Section 8

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 \$	
	--	2	1	--	\$825	--	--	Market	3/11/10	9.1%	--	\$825	\$925	
	--	3	1.5	--	\$925	--	--	Market						
									Adjustments to Rent					
									Incentives: none					
									Utilities in Rent:		Heat Fuel:			
									Heat: <input type="checkbox"/>		Cooking: <input type="checkbox"/>		Wtr/Swr: <input checked="" type="checkbox"/>	
									Hot Water: <input type="checkbox"/>		Electricity: <input type="checkbox"/>		Trash: <input checked="" type="checkbox"/>	

# Chesterbrook

## Multifamily Community Profile

312 Broad Street  
Middletown, MD 21769

CommunityType: Market  
Structure Type: 3-Story Garden

84 Units 4.8% Vacant (4 units vacant) as of 3/11/2010

Opened in 1976



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	14.3%	\$856	900	\$0.95	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	85.7%	\$962	1,000	\$0.96	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: --						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: --				Parking 2: --		
Fee: --				Fee: --		
Property Manager: --						
Owner: --						

### Comments

13 month free, with free month

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 \$
--	--	1	1	12	\$820	900	\$0.91	Market	3/11/10	4.8%	\$856	\$962	--
--	--	2	2	72	\$920	1,000	\$0.92	Market					
									Adjustments to Rent				
									Incentives:				
									none				
									Utilities in Rent: Heat Fuel:				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input type="checkbox"/>				

Chesterbrook

MD021-013269

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



# Fairway Vista

## Multifamily Community Profile

1201 Riverwalk Place  
Frederick, MD 21701

CommunityType: Market  
Structure Type: Garden

144 Units 6.9% Vacant (10 units vacant) as of 3/11/2010

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 type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	12.5%	\$1,116	833	\$1.34	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	12.5%	\$1,145	967	\$1.18	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	41.7%	\$1,247	961	\$1.30	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	33.3%	\$1,311	1,150	\$1.14	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input 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); Carpet						
Select Units: --						
Optional(\$): --						
Security: Intercom; Keyed Bldg Entry						
Parking 1: Surface Parking				Parking 2: Detached Garage		
Fee: \$0				Fee: \$100		
Property Manager: --						
Owner: --						

### Comments

Phase II on hold (162 units). Free wireless internet, military discount

\$60 view premium on 10 units.

\$150 amenity fee waived.

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	--	1	1	18	\$1,099	833	\$1.32	Market	3/11/10	6.9%	\$1,130	\$1,275	--
Garden	Den	1	1	18	\$1,195	967	\$1.24	Market	11/2/09	6.9%	\$1,106	\$1,157	--
Large Den / Garden	Den	2	2	18	\$1,370	1,095	\$1.25	Market					
Small Study / Garden	Den	2	2	30	\$1,346	1,183	\$1.14	Market					
Garden	--	2	2	60	\$1,224	961	\$1.27	Market					
									Adjustments to Rent				
									Incentives: 100 off apartments with dens for 8 months of a 12 month lease				
									Utilities in Rent:    Heat Fuel: Natural Gas  Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/> Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

Fairway Vista

MD021-012945

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

# South Mountain Village

## Multifamily Community Profile

1201 Maple Terrace Lane  
Brunswick, MD 21716

Community Type: Affordable-Subsidized

Structure Type: Garden

40 Units 0.0% Vacant (0 units vacant) as of 3/18/2010

Last Major Rehab in 1999 Opened in 1985



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	Comm Rm:	Basketball:
One	60.0%	\$135	720	\$0.19	Centrl Lndry:	Tennis:
One/Den	--	--	--	--	Elevator:	Volleyball:
Two	35.0%	\$96	902	\$0.11	Fitness:	CarWash:
Two/Den	--	--	--	--	Hot Tub:	BusinessCtr:
Three	5.0%	\$346	1,002	\$0.35	Sauna:	ComputerCtr:
Four+	--	--	--	--	Playground:	

### Features

Standard: Disposal; Central A/C; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking  
Fee: --

Parking 2: --  
Fee: --

Property Manager: --  
Owner: --

### Comments

32 units have rent subsidies, and tenants pay 30% of income for rent

8 units are not rent-subsidized (assume 5 1BR, 2 2BR, 1 3BR)

Community received LIHTC Allocation in 1998

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 \$
	--	1	1	19	--	720	--	Develop-Subsi	3/18/10	0.0%	\$135	\$96	\$346
	--	1	1	5	\$647	720	\$.90	ural Develop-Ba	12/10/04	0.0%	--	--	--
	--	1	1	--	\$786	720	\$1.09	ural Develop-M					
	--	2	1	2	\$672	902	\$.75	ural Develop-Ba					
	--	2	1	--	\$811	902	\$.90	ural Develop-M					
	--	2	1	12	--	902	--	Develop-Subsi					
	--	3	1	1	--	1,002	--	Develop-Subsi					
	--	3	1	1	\$692	1,002	\$.69	ural Develop-Ba					
	--	3	1	--	\$832	1,002	\$.83	ural Develop-M					
									Adjustments to Rent				
									Incentives: none				
									Utilities in Rent:    Heat Fuel: Electric				
									Heat: <input type="checkbox"/> Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>				
									Hot Water: <input type="checkbox"/> Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>				

South Mountain Village

MD021-007698

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

# Thurmont Village

## Multifamily Community Profile

15 Sunny Close  
Thurmont, MD 21788

CommunityType: Affordable-Subsidized

Structure Type: TH

22 Units 0.0% Vacant (0 units vacant) as of 3/15/2010

Opened in 1983



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	Comm Rm:	Basketball:
One	--	--	--	--	Centrl Lndry:	Tennis:
One/Den	--	--	--	--	Elevator:	Volleyball:
Two	100.0%	\$752	810	\$0.93	Fitness:	CarWash:
Two/Den	--	--	--	--	Hot Tub:	BusinessCtr:
Three	--	--	--	--	Sauna:	ComputerCtr:
Four+	--	--	--	--	Playground:	

### Features

Standard: Central A/C

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

### Comments

### 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 \$
TH	--	2	1	13	\$710	810	\$.88	Develop-Subs	3/15/10	0.0%	--	\$752	--
TH	--	2	1	9	\$710	810	\$.88	ral Develop-Ba					

### Adjustments to Rent

Incentives:

none

Utilities in Rent:

Heat Fuel:

Heat:

Cooking:

Wtr/Swr:

Hot Water:

Electricity:

Trash:

Thurmont Village

MD021-013274

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# Victoria Park

## Multifamily Community Profile

105 Sandstone Drive  
Walkersville, MD 21793

CommunityType: Affordable

Structure Type: 3-Story Low-Rise

80 Units 1.3% Vacant (1 units vacant) as of 3/12/2010

Opened in 2008



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	15.0%	\$715	678	\$1.05	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	85.0%	\$966	922	\$1.05	Fitness: <input checked="" type="checkbox"/>	CarWash: <input 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 type="checkbox"/>	
Features						
Standard: Dishwasher; Disposal						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: -- Fee: --				Parking 2: Surface / OnSite / Fee: \$0		
Property Manager: -- Owner: --						

### Comments

Floorplans (Published Rents as of 3/12/2010) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	8	\$682	673	\$1.01	LIHTC/ 40%	3/12/10	1.3%	\$715	\$966	--
Garden	--	1	1	4	\$780	688	\$1.13	LIHTC/ 50%					
Garden	--	2	1	12	\$780	866	\$0.90	LIHTC/ 40%					
Garden	--	2	1	22	\$959	901	\$1.06	LIHTC/ 50%					
Garden	--	2	1	13	\$1,014	930	\$1.09	LIHTC/ 60%					
Garden	--	2	2	21	\$1,051	972	\$1.08	LIHTC/ 60%					
Adjustments to Rent													
Incentives:									none.				
Utilities in Rent:									Heat Fuel:				
Heat:									Cooking:				
Hot Water:									Wtr/Swr:				
									Electricity:				
									Trash:				

Victoria Park

MD021-013275

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