

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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	30.0%	\$884	595	\$1.49
One/Den	--	--	--	--
Two	39.3%	\$999	755	\$1.32
Two/Den	--	--	--	--
Three	27.3%	\$1,219	1,249	\$0.98
Four+	3.3%	\$1,565	1,600	\$0.98

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; Central A/C; Carpet



Select Units: Ceiling Fan; Patio/Balcony

Optional(\$): --

Security: --

Parking 1: Surface Parking

Fee: \$0

Parking 2: --

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
1 bed/1 bath / Garden	--	1	1	45	\$884	595	\$1.49	Market
2 bed/1 bath / Garden	--	2	1	59	\$999	755	\$1.32	Market
3 bed TH / Townhouse	--	3	1.5	41	\$1,219	1,249	\$.98	Market
4 bed TH / Townhouse	--	4	1.5	5	\$1,565	1,600	\$.98	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	10.0%	\$884	\$999	\$1,219
10/28/09	--	\$859	\$1,174	\$1,309
10/20/06	4.7%	\$866	\$953	\$1,167
6/13/06	6.0%	\$871	\$984	\$1,199

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Natural Gas

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

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)**

Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	\$610	288	\$2.12
One	--	\$757	576	\$1.31
One/Den	--	--	--	--
Two	--	\$855	804	\$1.06
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; In Unit Laundry (Hook-ups); Central A/C; ADA Access



Select Units: --

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	--	Eff	1	--	\$610	288	\$2.12	Market
Garden	--	1	1	--	\$757	576	\$1.31	Market
Garden	--	2	1	--	\$855	804	\$1.06	Market

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
3/10/10	1.3%	\$757	\$855	--
10/28/09	2.5%	\$745	\$855	--
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: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Residences at the Manor**Multifamily Community Profile**

Willowdale Drive off Route 40
Frederick, MD 21702

Map Ref: FD 28-K05

Community Type: 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)**

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

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: Horning Brothers

Comments

Leased with Baker Place I & II.

Short Term Leases available (premium)

Amenity Fee: \$ 200

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Colonial / Garden	--	1	1	104	\$970	795	\$1.22	Market
Madison / Garden	--	2	2	124	\$1,140	1,085	\$1.05	Market
Monroe / Garden	--	2	2	39	\$1,070	905	\$1.18	Market
Governor / Garden	--	3	2	12	\$1,430	1,255	\$1.14	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	9.3%	\$906	\$1,053	\$1,346
10/23/09	6.5%	\$776	\$923	\$1,216
10/20/06	6.5%	\$912	\$1,029	\$1,380
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: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

The Reserve at Ballenger**Multifamily Community Profile**

607 Windview Way
Frederick, MD 21703

Map Ref: FD 29-B10

Community Type: 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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	17.6%	\$1,018	748	\$1.36
One/Den	--	--	--	--
Two	63.2%	\$1,145	975	\$1.17
Two/Den	--	--	--	--
Three	19.1%	\$1,375	1,150	\$1.20
Four+	--	--	--	--

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 checked="" type="checkbox"/>	CarWash:	<input type="checkbox"/>
Hot Tub:	<input type="checkbox"/>	BusinessCtr:	<input checked="" type="checkbox"/>
Sauna:	<input type="checkbox"/>	ComputerCtr:	<input type="checkbox"/>
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

Fee: \$0

Parking 2: --

Fee: --

Property Manager: --

Owner: --

Comments

Tanning room, maid service, video library.

Amenity Fee: \$ 200

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	36	\$1,110	748	\$1.48	Market
Garden	--	2	2	129	\$1,250	975	\$1.28	Market
Garden	--	3	2	39	\$1,500	1,150	\$1.30	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/12/10	3.4%	\$1,018	\$1,145	\$1,375
11/2/09	1.5%	\$1,110	\$1,250	\$1,500
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: Cooking: Wtr/Swr: Hot Water: Electricity: Trash:

Westerleigh Apartments**Multifamily Community Profile**

412 W. South Street
Frederick, MD

Community Type: 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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	96.8%	\$680	--	--
One/Den	--	--	--	--
Two	3.2%	\$800	--	--
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: --

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	30	\$680	--	--	Market
Garden	--	2	1	1	\$800	--	--	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/18/10	3.2%	\$680	\$800	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel:

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

Westwinds Apartments**Multifamily Community Profile**

1072 Redfield Court
Frederick, MD 21703

Map Ref: FD 28-J06

Community Type: 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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	32.7%	\$676	595	\$1.14
One/Den	--	--	--	--
Two	67.3%	\$809	866	\$0.93
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	<input type="checkbox"/>	Pool-Outdr:	<input checked="" type="checkbox"/>
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; 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)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	51	\$750	595	\$1.26	Market
Garden	--	2	1	105	\$899	866	\$1.04	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/12/10	6.4%	\$676	\$809	--
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:

Woodlawn Village**Multifamily Community Profile**

1469 Key Parkway
Frederick, MD 21702

Map Ref: FD 28-J04

Community Type: 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)**

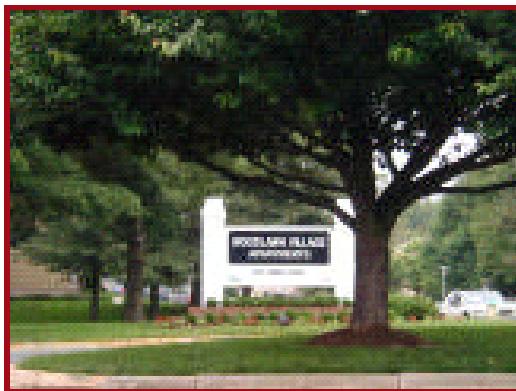
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	26.5%	\$787	717	\$1.10	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	47.1%	\$880	826	\$1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	26.5%	\$940	939	\$1.00	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Community Amenities

Centrl Lndry:	<input type="checkbox"/>	Tennis:	<input type="checkbox"/>
Elevator:	<input type="checkbox"/>	Volleyball:	<input checked="" 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; 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: 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)

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

Carver Apartments**Multifamily Community Profile**

209 Madison St.
Frederick, MD 21701

Community Type: 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:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
Eff	--	--	--	--	<input type="checkbox"/>	Elevator:				
One	25.0%	--	--	--	<input type="checkbox"/>	Volleyball:				
One/Den	--	--	--	--	<input type="checkbox"/>	Fitness:				
Two	51.7%	--	--	--	<input type="checkbox"/>	CarWash:				
Two/Den	--	--	--	--	<input type="checkbox"/>	Hot Tub:				
Three	23.3%	--	--	--	<input type="checkbox"/>	BusinessCtr:				
Four+	--	--	--	--	<input type="checkbox"/>	Sauna:				
										ComputerCtr:
										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

© 2010 Real Property Research Group, Inc.

(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

Community Type: 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:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
<i>Eff</i>	--	--	--	--	<input type="checkbox"/>					
<i>One</i>	87.0%	--	--	--	<input type="checkbox"/>					
<i>One/Den</i>	--	--	--	--	<input type="checkbox"/>					
<i>Two</i>	13.0%	--	--	--	<input type="checkbox"/>					
<i>Two/Den</i>	--	--	--	--	<input type="checkbox"/>					
<i>Three</i>	--	--	--	--	<input type="checkbox"/>					
<i>Four+</i>	--	--	--	--	<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

© 2010 Real Property Research Group, Inc.

(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

100 Units

Occupancy data not currently available

Community Type: Subsidized

Structure Type: 7-Story Mid-Rise

Opened in 1970

Unit Mix & Effective Rent (1)					Community Amenities					
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
<i>Eff</i>	--	--	--	--	<input type="checkbox"/>					
<i>One</i>	98.0%	--	--	--	<input type="checkbox"/>					
<i>One/Den</i>	--	--	--	--	<input type="checkbox"/>					
<i>Two</i>	2.0%	--	--	--	<input type="checkbox"/>					
<i>Two/Den</i>	--	--	--	--	<input type="checkbox"/>					
<i>Three</i>	--	--	--	--	<input type="checkbox"/>					
<i>Four+</i>	--	--	--	--	<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

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:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	27.8%	\$901	674	\$1.34	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Two	48.1%	\$994	892	\$1.11	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	24.1%	\$1,122	1,177	\$0.95	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Disposal; Central A/C; carpet

Select Units: Ceiling Fan

Optional(\$): --

Security: --

Parking 1: general

Fee: --

Parking 2: --

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

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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	24.1%	\$530	717	\$0.74	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two	54.9%	\$745	826	\$0.90	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	21.0%	\$970	939	\$1.03	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input checked="" 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 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 (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: 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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	12	--	717	--	Sect 8"
Garden	--	1	1	27	\$749	717	\$1.04	Market
Garden	--	2	1	38	\$849	812	\$1.05	Market
1 or 1.5 BR / Garden	--	2	1	13	--	826	--	Sect 8"
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

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	8.0%	\$536	\$748	\$979
10/28/09	1.2%	\$716	\$822	\$1,269
10/20/06	1.9%	\$827	\$952	\$1,093
6/7/06	1.9%	\$852	\$982	\$1,129

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

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

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

Fee: \$0

Parking 2: --

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: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Lincoln Apartments**Multifamily Community Profile**

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

Community Type: 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:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
Eff	--	--	--	--	<input type="checkbox"/>					
One	24.0%	--	--	--	<input type="checkbox"/>					
One/Den	--	--	--	--	<input type="checkbox"/>					
Two	50.0%	--	--	--	<input type="checkbox"/>					
Two/Den	--	--	--	--	<input type="checkbox"/>					
Three	26.0%	--	--	--	<input type="checkbox"/>					
Four+	--	--	--	--	<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: <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"/>											

Lincoln Apartments

MD021-013674

© 2010 Real Property Research Group, Inc.

(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)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	14.3%	--	--	--
One/Den	--	--	--	--
Two	26.2%	\$238	--	--
Two/Den	--	--	--	--
Three	45.2%	\$444	--	--
Four+	14.3%	\$694	--	--

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

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
TH	--	1	1	6	--	--	--	--Public Housing
TH	--	2	--	1	\$950	--	--	LIHTC/ 60%
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%
TH	--	4	--	1	\$1,056	--	--	LIHTC/ 40%
TH	--	4	--	3	--	--	--	--Public Housing

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
4/2/10*	9.5%	\$0	\$238	\$444

* Indicates initial lease-up.

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

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

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:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
Eff	--	--	--	--	<input type="checkbox"/>					
One	--	--	--	--	<input type="checkbox"/>					
One/Den	--	--	--	--	<input type="checkbox"/>					
Two	38.0%	--	--	--	<input type="checkbox"/>					
Two/Den	--	--	--	--	<input type="checkbox"/>					
Three	62.0%	--	--	--	<input type="checkbox"/>					
Four+	--	--	--	--	<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

© 2010 Real Property Research Group, Inc.

(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)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	46.9%	\$534	--	--
One/Den	--	--	--	--
Two	34.4%	\$636	--	--
Two/Den	--	--	--	--
Three	18.8%	\$204	--	--
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 checked="" type="checkbox"/>
Playground:	<input type="checkbox"/>		

Features

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

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	6	--	--	--	--Public Housing
Garden	--	1	1	9	\$890	--	--	LIHTC/ 60%
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%

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
4/1/10*	43.8%	\$534	\$636	\$204

* Indicates initial lease-up.

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Taney Village**Multifamily Community Profile**

1421 Taney Avenue
Frderick, MD 21702

130 Units

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

Community Type: Subsidized

Structure Type: 6-Story Mid-Rise

Last Major Rehab in 1991 Opened in 1978

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

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	100.0%	\$1,073	562	\$1.91
One/Den	--	--	--	--
Two	--	--	--	--
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 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: --

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: --

Fee: --

Property Manager: --

Owner: --

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

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
--		1	1	130	\$1,100	562	\$1.96	Sect 236-Base

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/12/10	0.0%	\$1,073	--	--

Adjustments to Rent

Incentives:

Utilities in Rent: Heat Fuel:

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

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:	Pool-Outdr:		Comm Rm:	Basketball:	
Eff	--	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
One	18.6%	\$917	800	\$1.15		<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"/>	
Two	81.4%	\$1,077	975	\$1.10		<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: 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: Wtr/Swr: Hot Water: Electricity: Trash: **Windsor Gardens****MD021-013660**

© 2010 Real Property Research Group, Inc.

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

RURAL FREDERICK COUNTY COMMUNITIES

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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	100.0%	\$283	600	\$0.47
One/Den	--	--	--	--
Two	--	--	--	--
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: --

Select Units: --

Optional(\$): --

Security: --

Parking 1: --

Fee: --

Parking 2: Surface / OnSite /

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	28	\$283	600	\$.47	hip Rental Hou

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
3/11/10	0.0%	\$283	--	--

Adjustments to Rent

Incentives:

Bell Court

Utilities in Rent: Heat Fuel:

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

Bell Court

MD021-013267

© 2010 Real Property Research Group, Inc.

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

Brunswick House**Multifamily Community Profile**

1100 Peach Orchard Lane
Brunswick, MD

52 Units

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

Community Type: Subsidized
Structure Type: 2-Story Garden

Opened in 1980

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

Bedroom	% Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	40.4%	\$796	432	\$1.84
One	59.6%	\$853	528	\$1.62
One/Den	--	--	--	--
Two	--	--	--	--
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 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: Patio/Balcony

Optional(\$): --

Security: --

Parking 1: Free Surface Parking

Fee: --

Parking 2: Surface / OnSite /

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

Lincoln on the Park**Multifamily Community Profile**411 West Lincoln Street
Emmitsburg, MDCommunity 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:	Pool-Outdr:		Basketball:								
<i>Eff</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
One	100.0%	\$648	500	\$1.30		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
<i>One/Den</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
<i>Two</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
<i>Two/Den</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
<i>Three</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								
<i>Four+</i>	--	--	--	--		<input type="checkbox"/>	<input type="checkbox"/>		<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

© 2010 Real Property Research Group, Inc.

(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:	Pool-Outdr:	Comm Rm:	Basketball:	Centrl Lndry:	Tennis:
Eff	--	--	--	--	<input type="checkbox"/>					
One	69.2%	--	--	--	<input type="checkbox"/>					
One/Den	--	--	--	--	<input type="checkbox"/>					
Two	30.8%	--	--	--	<input type="checkbox"/>					
Two/Den	--	--	--	--	<input type="checkbox"/>					
Three	--	--	--	--	<input type="checkbox"/>					
Four+	--	--	--	--	<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

© 2010 Real Property Research Group, Inc.

(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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	60.0%	\$135	720	\$0.19
One/Den	--	--	--	--
Two	35.0%	\$96	902	\$0.11
Two/Den	--	--	--	--
Three	5.0%	\$346	1,002	\$0.35
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: --

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
--	1	1	19	2	720	720	--	Develop-Subsidy	3/18/10	0.0%	\$135	\$96	\$346
--	1	1	5	1	\$647	720	\$0.90	Develop-Bal	12/10/04	0.0%	--	--	--
--	1	1	--	1	\$786	720	\$1.09	Develop-M					
--	2	1	2	1	\$672	902	\$0.75	Develop-Bal					
--	2	1	--	1	\$811	902	\$0.90	Develop-M					
--	2	1	12	1	--	902	--	Develop-Subsidy					
--	3	1	1	1	--	1,002	--	Develop-Subsidy					
--	3	1	1	1	\$692	1,002	\$0.69	Develop-Bal					
--	3	1	--	1	\$832	1,002	\$0.83	Develop-M					

Adjustments to Rent

Incentives:
none

Utilities in Rent: Heat Fuel: Electric

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

Thurmont Village**Multifamily Community Profile**

15 Sunny Close
Thurmont, MD 21788

22 Units

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

Community Type: Affordable-Subsidized
Structure Type: TH

Opened in 1983



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 checked="" type="checkbox"/>	<input type="checkbox"/>
Two	100.0%	\$752	810	\$0.93	<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: 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)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
TH	--	2	1	13	\$710	810	\$0.88	Develop-Subsidized
TH	--	2	1	9	\$710	810	\$0.88	Develop-Ba

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
3/15/10	0.0%	--	\$752	--

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel:

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

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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	--	\$825	--	--
Two/Den	--	--	--	--
Three	--	\$925	--	--
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

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
--	2	1	--	--	\$825	--	--	Market
--	3	1.5	--	--	\$925	--	--	Market

Date %Vac 1BR \$ 2BR \$ 3BR \$

3/11/10 9.1% -- \$825 \$925

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel:

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

Chesterbrook**Multifamily Community Profile**

312 Broad Street
Middletown, MD 21769

Community Type: 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:	Pool-Outdr:		Comm Rm:	Basketball:	
Eff	--	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
One	14.3%	\$856	900	\$0.95		<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"/>	
Two	85.7%	\$962	1,000	\$0.96		<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:	--										
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

© 2010 Real Property Research Group, Inc.

(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

Community Type: 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:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One	12.5%	\$1,116	833	\$1.34	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	12.5%	\$1,145	967	\$1.18	<input type="checkbox"/>	<input type="checkbox"/>
Two	41.7%	\$1,247	961	\$1.30	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	33.3%	\$1,311	1,150	\$1.14	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Carpet

Select Units: --

Optional(\$): --

Security: Intercom; Keyed Bldg Entry

Parking 1: Surface Parking
Fee: \$0

Parking 2: Detached Garage
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: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

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)**

Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Eff	--	--	--	--
One	60.0%	\$135	720	\$0.19
One/Den	--	--	--	--
Two	35.0%	\$96	902	\$0.11
Two/Den	--	--	--	--
Three	5.0%	\$346	1,002	\$0.35
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: --

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)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
--	1	1	19	2	720	720	--	Develop-Subsidy	3/18/10	0.0%	\$135	\$96	\$346
--	1	1	5	1	\$647	720	\$0.90	Develop-Bal	12/10/04	0.0%	--	--	--
--	1	1	--	1	\$786	720	\$1.09	Develop-M					
--	2	1	2	1	\$672	902	\$0.75	Develop-Bal					
--	2	1	--	1	\$811	902	\$0.90	Develop-M					
--	2	1	12	1	--	902	--	Develop-Subsidy					
--	3	1	1	1	--	1,002	--	Develop-Subsidy					
--	3	1	1	1	\$692	1,002	\$0.69	Develop-Bal					
--	3	1	--	1	\$832	1,002	\$0.83	Develop-M					

Adjustments to Rent

Incentives:
none

Utilities in Rent: Heat Fuel: Electric

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

Thurmont Village**Multifamily Community Profile**

15 Sunny Close
Thurmont, MD 21788

22 Units

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

Community Type: Affordable-Subsidized
Structure Type: TH

Opened in 1983



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>				
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>				
Two	100.0%	\$752	810	\$0.93	<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: 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)**

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
TH	--	2	1	13	\$710	810	\$0.88	Develop-Subsidized
TH	--	2	1	9	\$710	810	\$0.88	Develop-Ba

Historic Vacancy & Eff. Rent (1)

Date	% Vac	1BR \$	2BR \$	3BR \$
3/15/10	0.0%	--	\$752	--

Adjustments to Rent

Incentives:

none

Utilities in Rent: Heat Fuel:

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

Victoria Park**Multifamily Community Profile**

105 Sandstone Drive
Walkersville, MD 21793

Community Type: 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:	Pool-Outdr:	Basketball:	Tennis:	Elevator:	Volleyball:
Eff	--	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	15.0%	\$715	678	\$1.05		<input checked="" type="checkbox"/>	<input type="checkbox"/>				
One/Den	--	--	--	--		<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Two	85.0%	\$966	922	\$1.05		<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--		<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

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	\$.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: Wtr/Swr:
Hot Water: Electricity: Trash: