

PARKWAY ESTATES, LLC

MARKET ANALYSIS JANUARY 2010



PARKWAY ESTATES, LLC

ST. PAUL, MN

MARKET RATE - 82 UNITS



SECTION ONE

..... RENT COMPARISON ANALYSIS

SECTION TWO

..... PROPERTY PHOTOS

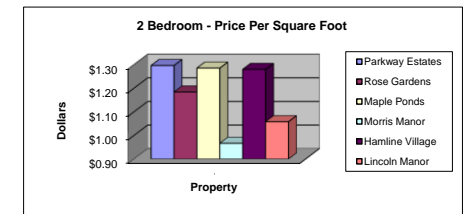
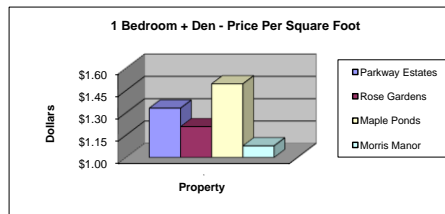
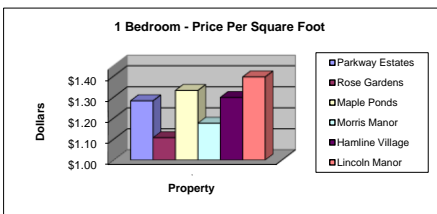
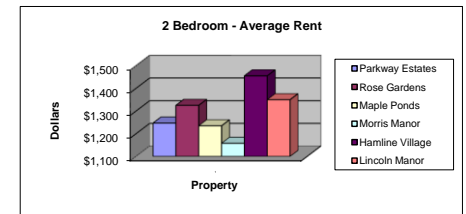
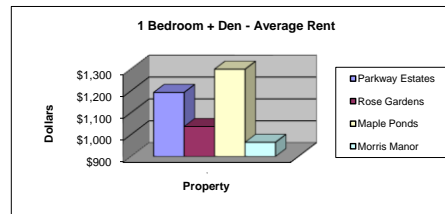
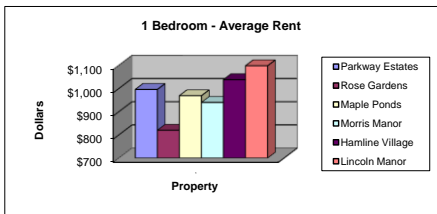
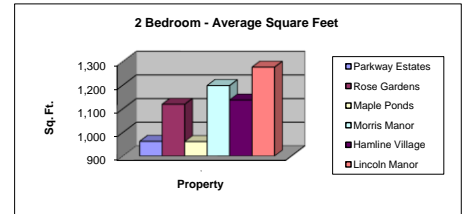
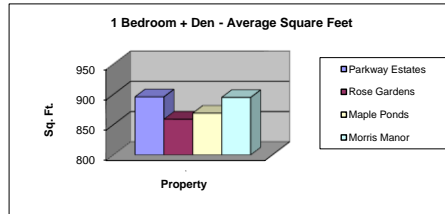
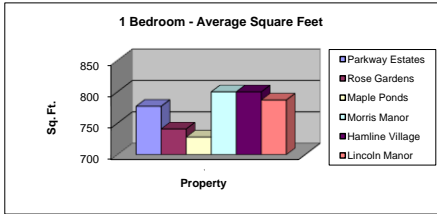
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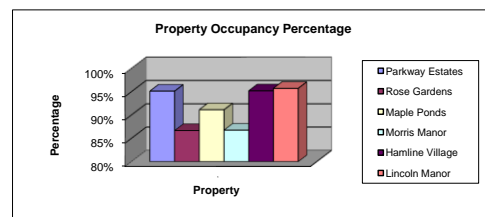
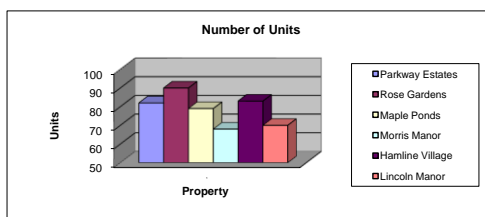
MARKET ANALYSIS

PARKWAY ESTATES Market Rate Senior Housing 82 Units

	1 BED	AVE.	SQ. FT.	AVE.	\$ SQ. FT.	1 + DEN	AVE.	SQ. FT.	AVE.	\$ SQ. FT.	2 BED	AVE.	SQ. FT.	AVE.	\$ SQ. FT.
PARKWAY ESTATES	912 - 1,080	\$996	683 - 871	777	\$1.28	1,193	\$1,193	887 - 904	896	\$1.33	1,226 - 1,268	\$1,247	952 - 972	962	\$1.30
ROSE GARDENS	724 - 915	\$820	731 - 750	741	\$1.11	997 - 1,077	\$1,037	828 - 889	859	\$1.21	1,221 - 1,428	\$1,325	1,010 - 1,228	1,119	\$1.18
MAPLE PONDS	917 - 1,020	\$969	620 - 836	728	\$1.33	1,235 - 1,363	\$1,299	869	869	\$1.49	1,235	\$1,235	869 - 1,053	961	\$1.29
MORRIS MANOR	940	\$940	800	800	\$1.18	965	\$965	895	895	\$1.08	895 - 1,420	\$1,158	1,065 - 1,330	1,198	\$0.97
HAMLIN VILLAGE	875 - 1,200	\$1,038	700 - 900	800	\$1.30					N/A	1,225 - 1,685	\$1,455	1,000 - 1,273	1,137	\$1.28
LINCOLN MANOR	995 - 1,200	\$1,098	728 - 846	787	\$1.40					N/A	1,200 - 1,500	\$1,350	1,096 - 1,455	1,276	\$1.06



	Number of Units	Occupied	Vacant	Occupancy Percentage
PARKWAY ESTATES	82	78	4	95.1%
ROSE GARDENS	90	78	12	86.7%
MAPLE PONDS	79	72	7	91.1%
MORRIS MANOR	68	59	9	86.8%
HAMLIN VILLAGE	83	79	4	95.2%
LINCOLN MANOR	70	67	3	95.7%



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PARKWAY ESTATES

Parkway Estates



Rose Gardens



Maple Ponds



Morris Manor



Hamline Village



Lincoln Manor



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