



Appraisal technology has evolved

San Fernando Apartments

Comparable 1

Property

Type	Multi-Family, Garden
Rent Type	Market & Restricted
Gross Building Area (GBA)	251,856 SF
Net Rentable Area (NRA)	251,856 SF
Units	264
Buildings	25 Buildings, 2 Floors
Construction	Concrete
Parking	542 Spaces (2.1/Unit)
Year Built	2005
Land Area	15.42 Acres (671,695 SF)
Site Coverage Ratio	37.5%
Corner	No
Project Amenities	Clubhouse, Exercise Facilities, Guest Parking, On-Site Manager
Security Features	Deadbolts, Exterior Lighting, Individual Unit Alarms, Security Alarm/Patrol
Laundry	Washer/Dryer Hookups Only
Unit Amenities	Garbage Disposal, Premium Countertops, Premium Flooring, Range/Stove, Walk-in Closets
Included Parking	Open
Included Utilities	Garbage, Sewer, Water
Average RUBS/Unit	\$103
Average Concessions/Unit	\$52
Occupancy	94.0%

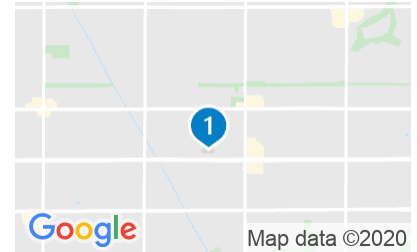
Unit Mix	Units	Avg. Size	Rent
Flat 1 Bed / 1 Bath	26	635 SF	\$750
Flat 2 Bed / 2 Bath	196	907 SF	\$1,200
Flat 3 Bed / 2 Bath	42	1,100 SF	\$1,400
Total / Average	264	911 SF	\$1,188



4150 E Main St
Mesa, AZ 85205

County
Maricopa

APN
140-19-003A



Confirmation

Name	Sally Horwitz
Company	National Bank
Phone Number	442-334-567
Date	8/2/2020

Remarks

This property is an apartment complex located in the city of Mesa, Arizona. It was constructed in 2005 and is considered to be in an excellent location. Units have granite counter-tops, stainless steel appliances, wooden flooring in the living area and carpet in the bedrooms. All units include W/D.