



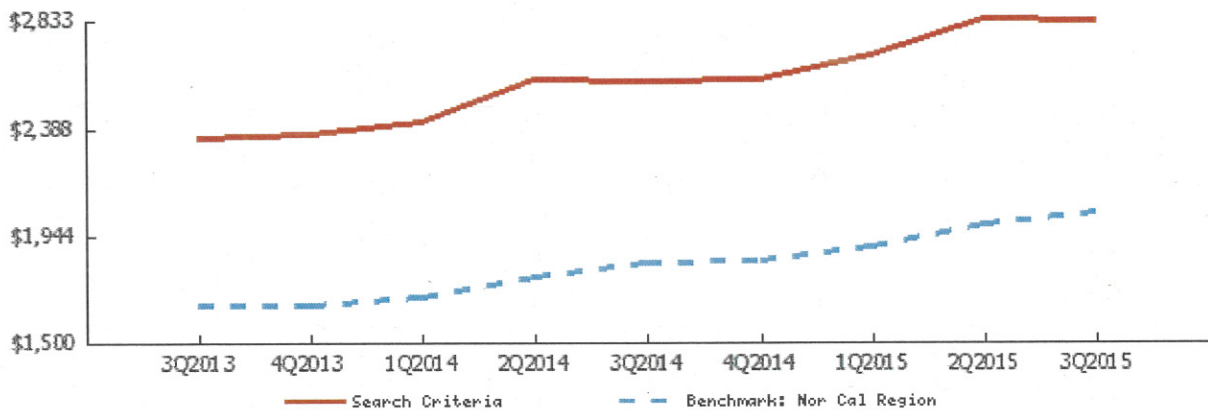
Rental Trends

City Mountain View

All Classes
Quarterly Trend

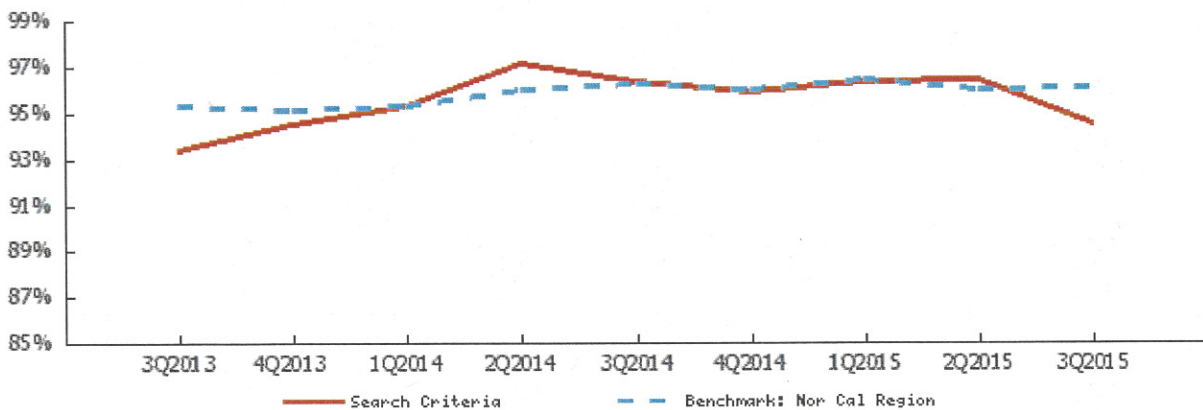
Average Asking Rent

	3Q2013	4Q2013	1Q2014	2Q2014	3Q2014	4Q2014	1Q2015	2Q2015	3Q2015	1 Yr. Change
AVERAGE	\$2,345	\$2,362	\$2,412	\$2,588	\$2,581	\$2,586	\$2,689	\$2,833	\$2,829	9.6%
studio	\$1,639	\$1,661	\$1,693	\$1,793	\$1,850	\$1,875	\$1,900	\$1,955	\$2,003	8.3%
1bd 1bth	\$2,148	\$2,167	\$2,229	\$2,381	\$2,399	\$2,387	\$2,464	\$2,589	\$2,619	9.2%
2bd 1bth	\$2,339	\$2,315	\$2,306	\$2,528	\$2,525	\$2,556	\$2,633	\$2,833	\$2,711	7.4%
2bd 2bth	\$2,923	\$2,981	\$3,110	\$3,290	\$3,189	\$3,195	\$3,375	\$3,549	\$3,571	12.0%
2bd TH	\$2,870	\$2,916	\$2,876	\$3,336	\$3,299	\$3,214	\$3,398	\$3,474	\$3,261	-1.1%
3bd 2bth	\$3,397	\$3,427	\$3,387	\$3,738	\$3,702	\$3,648	\$3,805	\$4,044	\$3,854	4.1%
3bd TH	\$3,419	\$3,318	\$3,318	\$3,318	\$3,788	\$3,840	\$3,840	\$4,176	\$4,364	15.2%



Average Occupancy Rate

	3Q2013	4Q2013	1Q2014	2Q2014	3Q2014	4Q2014	1Q2015	2Q2015	3Q2015	1 Yr. Change
AVERAGE	93.3%	94.5%	95.3%	97.1%	96.3%	95.9%	96.3%	96.4%	94.5%	-1.8%



11/23/2015

Data source: real Answers (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.



MOUNTAIN VIEW TOWN CENTER APARTMENTS

Property Profile

56 Units
Built in 1969

Mountain View
Santa Clara County

GSI \$1,836,288

California

Property Description

405 Stierlin Road
Mountain View, CA 94043
(650)961-3321

Description 39,498 Square Feet
2.1 Acres Flat Roof
5 Buildings Brown
2 Stories Stucco
Class C

Unit Mix/Rents

96% Occupancy Rate		as of: 09/30/2015			
#	BedBath	sf	\$Low	\$High	\$/sf
40	jr 1bd	632	\$2,700	\$2,700	\$4.27
6	1bd 1bth	728	\$2,650	\$2,650	\$3.64
10	2bd 2bth	985	\$3,550	\$3,550	\$3.60
Averages		705	\$2,846		\$4.04

Principals

Spieker Companies Inc
1020 Corporation Way #202
Palo Alto, CA 94303-4317
Richard Tod Spieker
(650)968-2660
Managed by: Owner

Most Recent Transactions

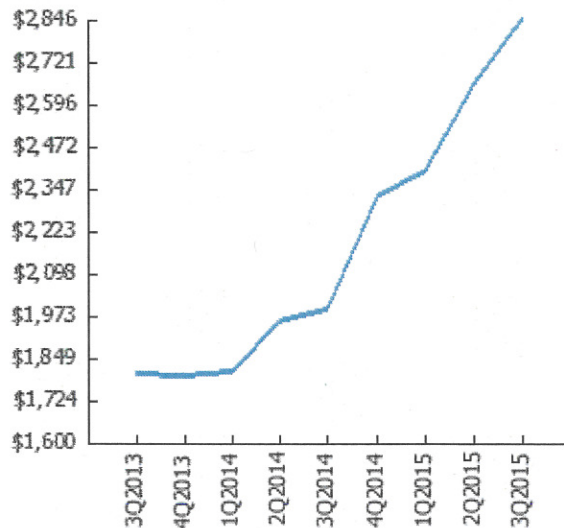
Sale Price: \$15,041,000 \$/sf: 380.80 \$/Unit: 268,589
Sale Date: 09/30/2014 GRM: CAP:
Seller: Security Properties
Lender:
Loan Date: Amount:
Notes:

Amenity Packages

Community Amenities
Laundry room, Sauna, Swimming pool, Rec room

Unit Amenities
Dishwasher (Large Units), Disposal, Storage,
Patio/balcony, Parking (Carport)

Historical Rents



Comments

Located on busy street near shopping and accessible to freeways, park nearby. Formerly, "Stierlin Square."

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Rental Trends

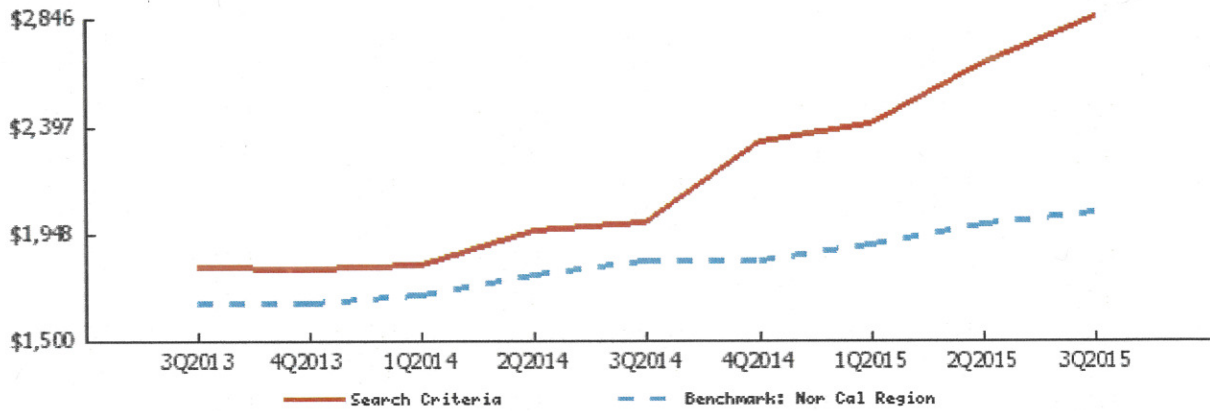
MOUNTAIN VIEW TOWN CENTER APARTMENTS

405 Stierlin Road, Mountain View CA 94043

Quarterly Trend

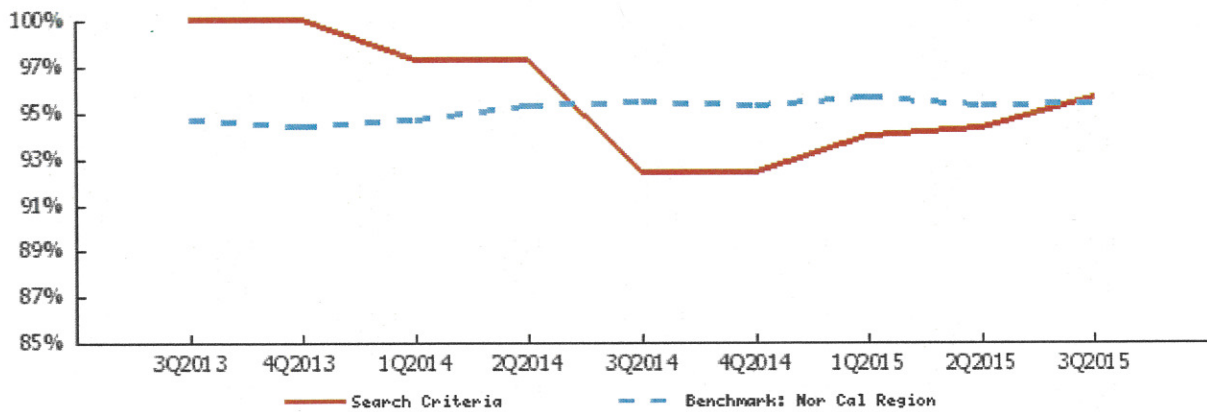
Average Asking Rent

	3Q2013	4Q2013	1Q2014	2Q2014	3Q2014	4Q2014	1Q2015	2Q2015	3Q2015	1 Yr. Change
AVERAGE	\$1,800	\$1,795	\$1,810	\$1,954	\$1,990	\$2,328	\$2,400	\$2,658	\$2,846	43.0%
studio										
1bd 1bth	\$1,800	\$1,845	\$1,845	\$1,995	\$1,945	\$2,400	\$2,400	\$2,650	\$2,650	36.2%
2bd 1bth										
2bd 2bth	\$2,100	\$2,050	\$2,050	\$2,250	\$2,600	\$2,800	\$2,800	\$3,200	\$3,550	36.5%
2bd TH										
3bd 2bth										
3bd TH										



Average Occupancy Rate

	3Q2013	4Q2013	1Q2014	2Q2014	3Q2014	4Q2014	1Q2015	2Q2015	3Q2015	1 Yr. Change
AVERAGE	100.0%	100.0%	98.2%	98.2%	92.9%	92.9%	94.6%	95.0%	96.4%	3.8%



11/23/2015

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