



Market Overview

1Q2010

Sacramento-Arden-Arcade-Roseville CA MSA is 1 of 24 MSAs in California (with at least 5 communities)

Rent ranking for MSAs in California		Occupancy ranking for MSAs in California	
MSA	Avg Rent	MSA	Avg Occ.
1. Los Angeles-Long Beach-Santa Ana CA MSA	\$1,534	1. San Luis Obispo-Paso Robles CA MSA	97.0%
2. Santa Cruz-Watsonville CA MSA	\$1,530	2. Hanford-Corcoran CA MSA	96.9%
3. San Jose-Sunnyvale-Santa Clara CA MSA	\$1,513	3. Santa Cruz-Watsonville CA MSA	96.4%
4. San Francisco-Oakland-Fremont CA MSA	\$1,513	4. Santa Barbara-Santa Maria CA MSA	95.9%
5. Oxnard-Thousand Oaks-Ventura CA MSA	\$1,431	5. Redding CA MSA	95.8%
6. San Diego-Carlsbad-San Marcos CA MSA	\$1,361	6. San Jose-Sunnyvale-Santa Clara CA MSA	95.5%
7. Napa CA MSA	\$1,294	7. Stockton CA MSA	95.1%
8. San Luis Obispo-Paso Robles CA MSA	\$1,208	8. Napa CA MSA	95.0%
9. Santa Barbara-Santa Maria CA MSA	\$1,173	9. Santa Rosa-Petaluma CA MSA	94.9%
10. Santa Rosa-Petaluma CA MSA	\$1,163	10. Yuba City CA MSA	94.8%
11. Salinas CA MSA	\$1,151	11. Visalia-Porterville CA MSA	94.8%
12. Vallejo-Fairfield CA MSA	\$1,094	12. Salinas CA MSA	94.7%
13. Riverside-San Bernardino-Ontario CA MSA	\$1,054	13. Oxnard-Thousand Oaks-Ventura CA MSA	94.7%
14. Sacramento-Arden-Arcade-Roseville CA MSA	\$924	14. San Francisco-Oakland-Fremont CA MSA	94.4%
15. Stockton CA MSA	\$843	15. Bakersfield CA MSA	94.4%
16. Chico CA MSA	\$813	16. San Diego-Carlsbad-San Marcos CA MSA	93.9%
17. Bakersfield CA MSA	\$809	17. Los Angeles-Long Beach-Santa Ana CA MSA	93.9%
18. Redding CA MSA	\$802	18. Fresno CA MSA	93.9%
19. Modesto CA MSA	\$799	19. Chico CA MSA	93.3%
20. Fresno CA MSA	\$791	20. Riverside-San Bernardino-Ontario CA MSA	92.8%
21. Visalia-Porterville CA MSA	\$777	21. Merced CA MSA	92.8%
22. Yuba City CA MSA	\$747	22. Sacramento-Arden-Arcade-Roseville CA MSA	92.6%
23. Merced CA MSA	\$732	23. Modesto CA MSA	91.9%
24. Hanford-Corcoran CA MSA	\$710	24. Vallejo-Fairfield CA MSA	91.1%

Rent growth % Rankings Yr. over Yr.
for MSAs in California

Occupancy growth Rankings Yr. over Yr.
for MSAs in California

MSA	Avg Rent	MSA	Avg Occ.
1. San Luis Obispo-Paso Robles CA MSA	14.3%	1. Hanford-Corcoran CA MSA	3.7%
2. Chico CA MSA	1.4%	2. Modesto CA MSA	3.5%
3. Hanford-Corcoran CA MSA	0.0%	3. Visalia-Porterville CA MSA	3.2%
4. Merced CA MSA	-0.8%	4. Napa CA MSA	2.4%
5. Redding CA MSA	-0.9%	5. Merced CA MSA	2.2%
6. Fresno CA MSA	-1.0%	6. Redding CA MSA	2.1%
7. Visalia-Porterville CA MSA	-1.1%	7. Stockton CA MSA	2.0%
8. Napa CA MSA	-1.4%	8. Oxnard-Thousand Oaks-Ventura CA MSA	2.0%
9. San Diego-Carlsbad-San Marcos CA MSA	-1.5%	9. Bakersfield CA MSA	1.8%
10. Stockton CA MSA	-2.2%	10. Fresno CA MSA	1.5%
11. Santa Rosa-Petaluma CA MSA	-2.3%	11. Riverside-San Bernardino-Ontario CA MSA	1.3%
12. Yuba City CA MSA	-2.7%	12. Santa Barbara-Santa Maria CA MSA	1.2%
13. Modesto CA MSA	-2.8%	13. San Jose-Sunnyvale-Santa Clara CA MSA	1.2%
14. Oxnard-Thousand Oaks-Ventura CA MSA	-2.9%	14. Salinas CA MSA	1.2%
15. Santa Barbara-Santa Maria CA MSA	-3.5%	15. Los Angeles-Long Beach-Santa Ana CA MSA	1.2%
16. Salinas CA MSA	-3.6%	16. Santa Cruz-Watsonville CA MSA	0.9%
17. Sacramento-Arden-Arcade-Roseville CA MSA	-3.9%	17. Santa Rosa-Petaluma CA MSA	0.7%
18. Los Angeles-Long Beach-Santa Ana CA MSA	-4.4%	18. Sacramento-Arden-Arcade-Roseville CA MSA	0.4%
19. Bakersfield CA MSA	-4.4%	19. San Francisco-Oakland-Fremont CA MSA	0.3%
20. Santa Cruz-Watsonville CA MSA	-4.7%	20. San Diego-Carlsbad-San Marcos CA MSA	0.2%
21. San Francisco-Oakland-Fremont CA MSA	-4.7%	21. Yuba City CA MSA	0.1%
22. Riverside-San Bernardino-Ontario CA MSA	-5.2%	22. San Luis Obispo-Paso Robles CA MSA	-0.6%
23. Vallejo-Fairfield CA MSA	-6.3%	23. Chico CA MSA	-1.0%
24. San Jose-Sunnyvale-Santa Clara CA MSA	-6.4%	24. Vallejo-Fairfield CA MSA	-3.0%

4/15/2010

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



Market Overview

1Q2010

California is 1 of 1 States in So Cal Region

Rent ranking
for States in So Cal Region

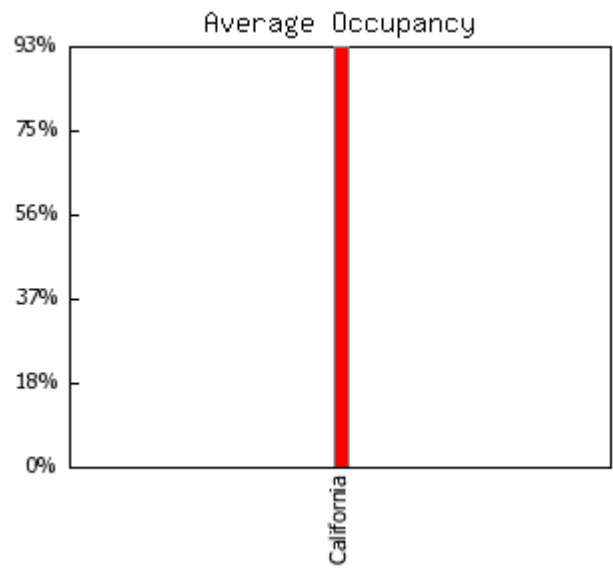
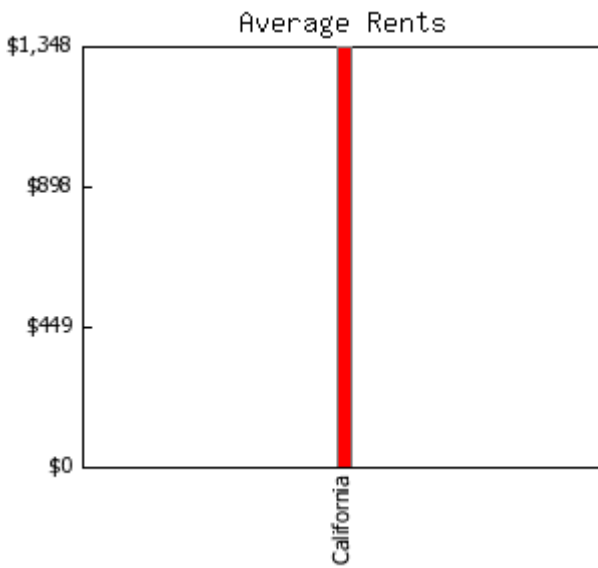
Occupancy ranking
for States in So Cal Region

State	Avg Rent	State	Avg Occ.
1. California	\$1,348	1. California	93.9%

Rent growth % Rankings Yr. over Yr.
for States in So Cal Region

Occupancy growth Rankings Yr. over Yr.
for States in So Cal Region

State	Avg Rent	State	Avg Occ.
1. California	-4.3%	1. California	0.9%



4/15/2010

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Market Overview

Inventory Analysis

Sacramento-Arden-Arcade-Roseville CA MSA
1Q2010

Properties/Units	397 / 76,465	Average units per property	192
Class A	57 / 12,661	Average year built	1983
Class B	42 / 9,248	Size range (units)	50 - 796
Class C	298 / 54,556	Age range	1949 - 2010

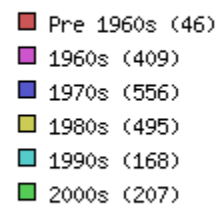
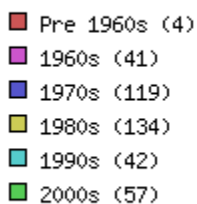
Unit Mix (all unit types appear in this report)

Totals	Units	% of Mix	Benchmark % of Mix	Average Sq. Ft	Benchmark Avg Sq Ft	Average Rent	Benchmark Avg. Rent	Avg. Rent Sq. Ft.	Benchmark Avg. Rent Sq. Ft.
All	76,465	100.0%	100.0%	858	843	\$924	\$1,278	\$1.08	\$1.52
Urban Loft									
studio	1,574	2.1%	5.1%	486	473	\$707	\$1,080	\$1.45	\$2.28
jr 1bd	669	0.9%	1.7%	614	572	\$734	\$1,094	\$1.20	\$1.91
1bd 1bth	28,755	37.6%	38.7%	701	701	\$803	\$1,141	\$1.15	\$1.63
1bd 1.5bth									
1bd TH	70	0.1%	0.4%	711	812	\$732	\$1,637	\$1.03	\$2.02
2bd 1bth	15,904	20.8%	17.7%	848	863	\$843	\$1,122	\$0.99	\$1.30
2bd 1.5bth	1,468	1.9%	1.6%	900	931	\$909	\$1,224	\$1.01	\$1.31
2bd 2bth	21,328	27.9%	25.8%	997	1,011	\$1,040	\$1,480	\$1.04	\$1.46
2bd 2.5th	157	0.2%	0.1%	1,092	1,191	\$1,349	\$1,861	\$1.24	\$1.56
2bd TH	1,360	1.8%	3.3%	1,080	1,077	\$1,054	\$1,588	\$0.98	\$1.47
3bd 1bth	15	0.0%	0.2%	1,068	1,005	\$1,276	\$1,323	\$1.19	\$1.32
3bd 1.5bth	101	0.1%	0.3%	1,088	1,097	\$1,319	\$1,673	\$1.21	\$1.53
3bd 2bth	3,711	4.9%	3.5%	1,226	1,234	\$1,318	\$1,680	\$1.08	\$1.36
3bd 3bth	77	0.1%	0.3%	1,103	1,369	\$1,572	\$3,062	\$1.43	\$2.24
3bd TH	753	1.0%	0.8%	1,345	1,311	\$1,390	\$2,075	\$1.03	\$1.58
4bd	523	0.7%	0.2%	1,368	1,386	\$2,215	\$2,219	\$1.62	\$1.60
5bd 2bth									
5bd TH									

Age of Existing Inventory

Area: Sacramento-Arden-Arcade-Roseville CA MSA

Benchmark: Nor Cal Region





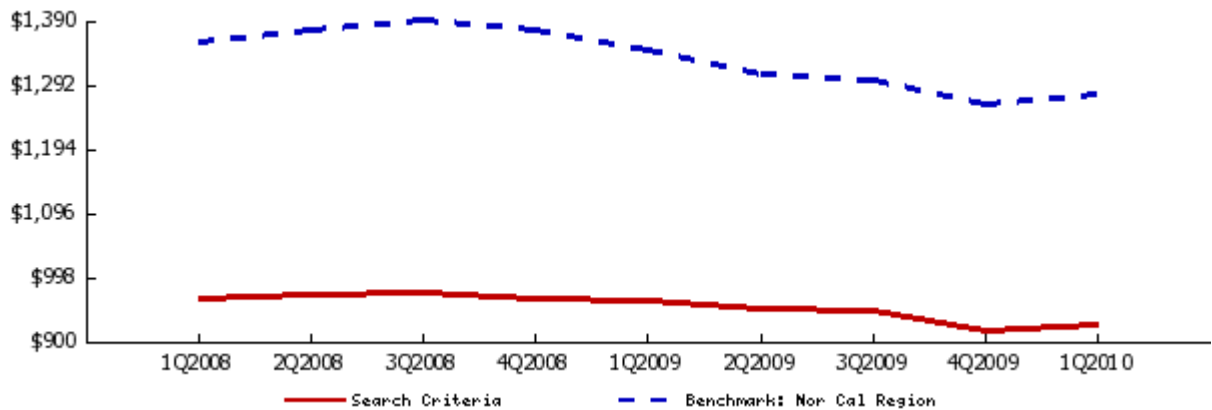
Market Overview

Rental Trends for Sacramento-Arden-Arcade-Roseville CA MSA

All Classes
Quarterly Trend

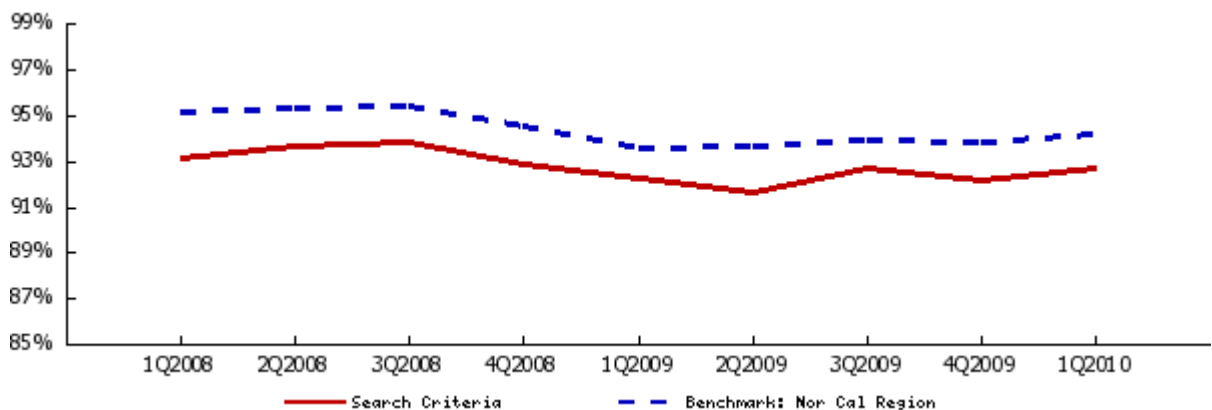
Average Asking Rent

	1Q2008	2Q2008	3Q2008	4Q2008	1Q2009	2Q2009	3Q2009	4Q2009	1Q2010	1 Yr. Change
AVERAGE	\$966	\$971	\$974	\$966	\$961	\$949	\$946	\$915	\$924	-3.8%
studio	\$720	\$719	\$719	\$722	\$719	\$712	\$719	\$700	\$707	-1.6%
jr 1bd	\$762	\$781	\$777	\$784	\$786	\$771	\$774	\$731	\$734	-6.7%
1bd 1bth	\$837	\$843	\$847	\$842	\$837	\$826	\$822	\$795	\$803	-4.0%
2bd 1bth	\$882	\$885	\$888	\$885	\$879	\$873	\$871	\$838	\$843	-4.1%
2bd 2bth	\$1,091	\$1,097	\$1,105	\$1,092	\$1,084	\$1,067	\$1,062	\$1,027	\$1,040	-4.1%
2bd TH	\$1,107	\$1,104	\$1,110	\$1,078	\$1,088	\$1,068	\$1,070	\$1,037	\$1,054	-3.1%
3bd 2bth	\$1,375	\$1,384	\$1,388	\$1,379	\$1,374	\$1,347	\$1,346	\$1,306	\$1,318	-4.1%
3bd TH	\$1,413	\$1,417	\$1,405	\$1,401	\$1,390	\$1,376	\$1,379	\$1,376	\$1,390	-0.0%



Average Occupancy Rate

	1Q2008	2Q2008	3Q2008	4Q2008	1Q2009	2Q2009	3Q2009	4Q2009	1Q2010	1 Yr. Change
AVERAGE	93.1%	93.6%	93.8%	92.8%	92.2%	91.6%	92.6%	92.1%	92.6%	0.4%





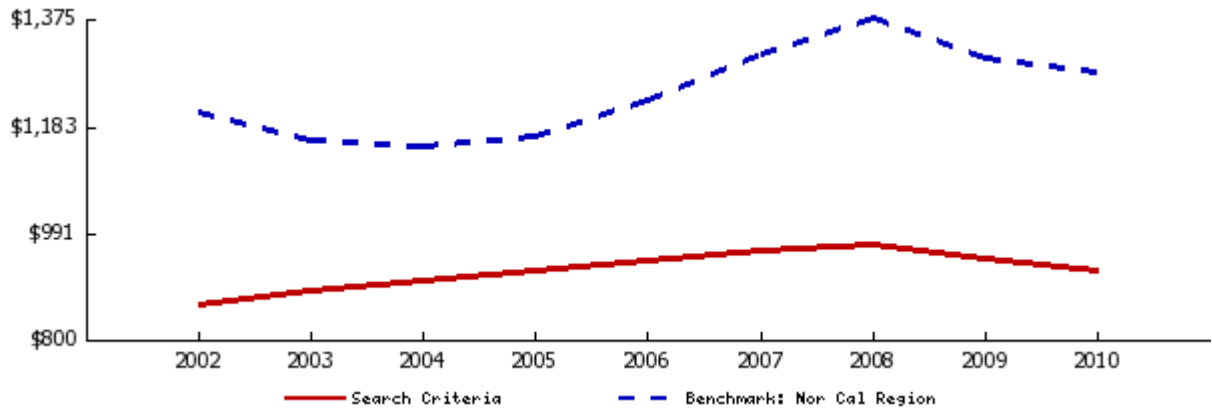
Market Overview

Rental Trends for Sacramento-Arden-Arcade-Roseville CA MSA

All Classes
Annual Trend

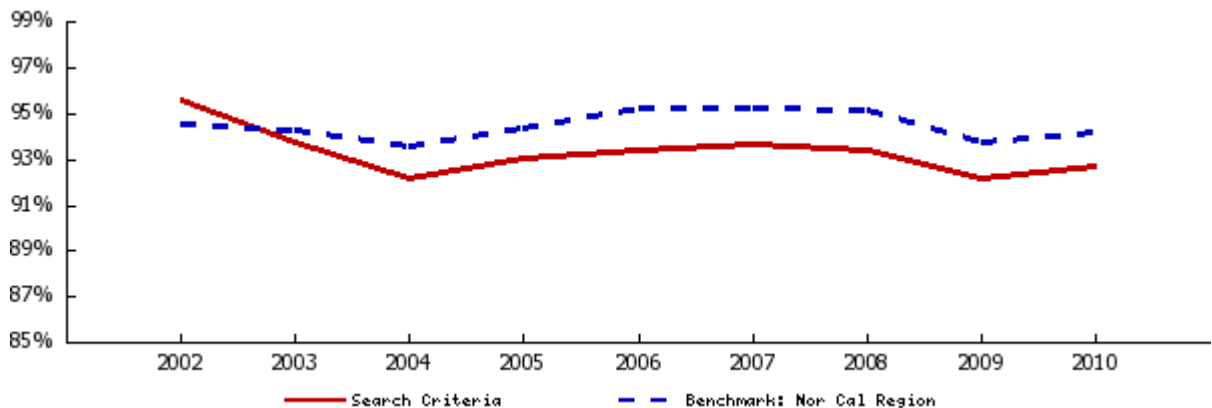
Average Asking Rent

	2002	2003	2004	2005	2006	2007	2008	2009	2010	4 Yr. Change
AVERAGE	\$863	\$888	\$906	\$921	\$941	\$958	\$969	\$943	\$924	-1.7%
studio	\$601	\$626	\$650	\$648	\$677	\$712	\$720	\$712	\$707	4.4%
jr 1bd	\$740	\$760	\$753	\$763	\$775	\$789	\$776	\$766	\$734	-5.4%
1bd 1bth	\$749	\$769	\$781	\$794	\$814	\$830	\$842	\$820	\$803	-1.3%
2bd 1bth	\$805	\$828	\$840	\$846	\$857	\$871	\$885	\$865	\$843	-1.7%
2bd 2bth	\$973	\$1,003	\$1,023	\$1,029	\$1,059	\$1,082	\$1,096	\$1,060	\$1,040	-1.7%
2bd TH	\$976	\$1,007	\$1,049	\$1,051	\$1,077	\$1,080	\$1,100	\$1,066	\$1,054	-2.1%
3bd 2bth	\$1,242	\$1,279	\$1,302	\$1,327	\$1,349	\$1,365	\$1,381	\$1,344	\$1,318	-2.3%
3bd TH	\$1,295	\$1,338	\$1,394	\$1,385	\$1,385	\$1,386	\$1,409	\$1,380	\$1,390	0.3%



Average Occupancy Rate

	2002	2003	2004	2005	2006	2007	2008	2009	2010	4 Yr. Change
AVERAGE	95.5%	93.7%	92.1%	93.0%	93.3%	93.6%	93.3%	92.1%	92.6%	-0.8%





Market Overview

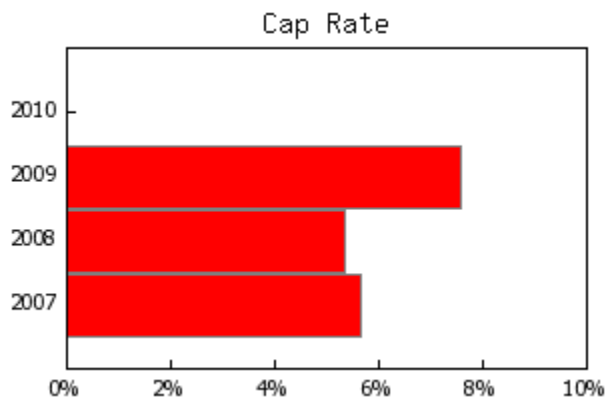
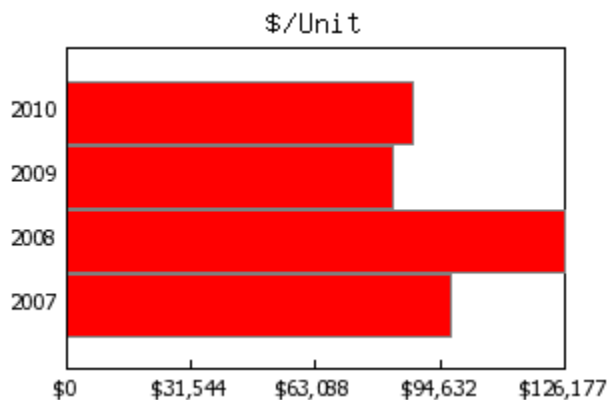
Sales Trends for Sacramento-Arden-Arcade-Roseville CA MSA

2007-2010 , All Classes

	2010	2009	2008	2007
Total Transactions	2	5	17	18
Total Dollar Value	\$58,100,000	\$116,310,000	\$432,032,227	\$370,486,984
Total Square Feet	678,960	1,346,294	3,147,959	2,975,725
Total Units	662	1,411	3,424	3,803

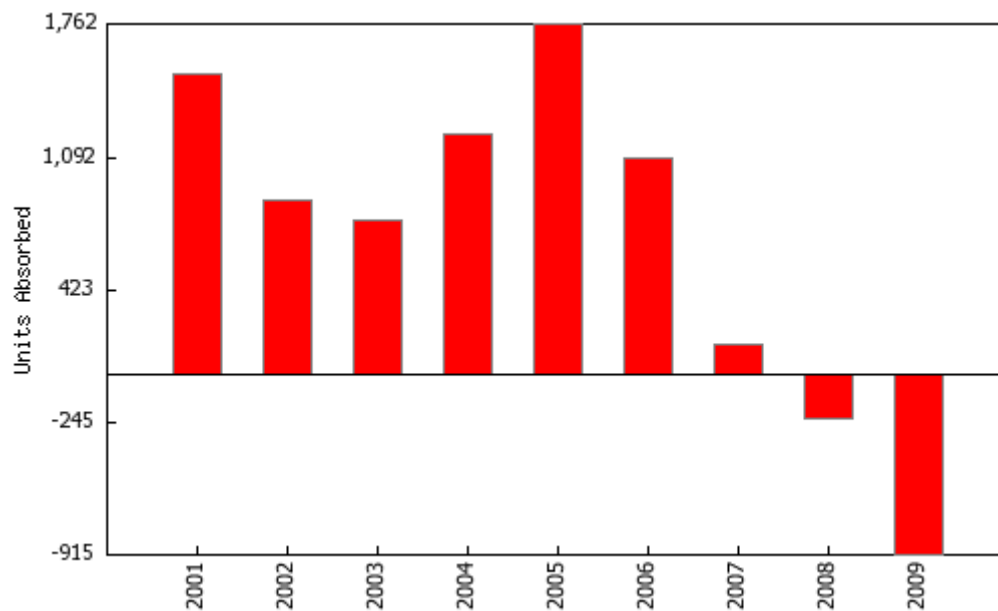
Median Year Built	1985	1988	1991	1982
Average Square Footage	339,480	269,258	185,174	165,318
Average Sale Price	\$29,050,000	\$23,262,000	\$25,413,660	\$20,582,610
Average Price Per Square Foot	\$85.57	\$86.39	\$137.24	\$124.50
Average CAP Rate		7.6%	5.3%	5.7%
Average GRM				
Average Units	331.0	282.2	201.4	211.3
Average Price Per Unit	\$87,764	\$82,430	\$126,177	\$97,419

	2010	2009	2008	2007
Average Rent/sf (All)	\$1.11	\$1.13	\$1.16	\$1.14
Class A	\$1.26	\$1.25	\$1.29	\$1.28
Class B	\$1.11	\$1.15	\$1.16	\$1.14
Class C	\$1.07	\$1.09	\$1.11	\$1.08
Average Occupancy (All)	92%	92%	93%	93%
Class A	93%	92%	93%	92%
Class B	94%	92%	93%	94%
Class C	91%	92%	94%	94%



AbsorptionSacramento-Arden-Arcade-Roseville CA MSA
1Q2010**Units Absorbed**

	Units Built	Total Units	Occupancy Rate	Occupied Units	Units Absorbed
2000	2239	66,043	96.8%	63,929	N/A
2001	1709	67,752	96.6%	65,448	1,519
2002	1626	69,378	95.6%	66,325	877
2003	2238	71,616	93.7%	67,104	779
2004	2556	74,172	92.1%	68,312	1,208
2005	1177	75,349	93.0%	70,074	1,762
2006	841	76,190	93.4%	71,161	1,087
2007	0	76,190	93.6%	71,313	152
2008	0	76,190	93.3%	71,085	-228
2009	0	76,190	92.1%	70,170	-915



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Market Overview

Area Analysis

Sacramento-Arden-Arcade-Roseville CA MSA
1Q2010

Cities with at least 5 communities

City	Communities	% of Total	Avg. Occupancy	Yr /Yr Change	Avg. Rent	Yr /Yr Change
Sacramento	201	52.5%	91.8%	-0.9%	\$871	-3.4%
Citrus Heights	33	8.6%	93.0%	1.0%	\$809	-5.8%
Davis	31	8.1%	97.4%	0.7%	\$1,354	0.7%
Roseville	24	6.3%	94.6%	5.3%	\$1,050	-4.7%
Rocklin	18	4.7%	92.8%	3.2%	\$1,044	-3.2%
Rancho Cordova	18	4.7%	92.3%	-0.6%	\$795	-6.1%
Carmichael	15	3.9%	91.6%	0.2%	\$724	-4.5%
Folsom	13	3.4%	93.6%	3.8%	\$1,107	-6.1%
Elk Grove	10	2.6%	92.6%	-2.1%	\$1,060	-4.8%
West Sacramento	7	1.8%	90.3%	17.3%	\$806	3.6%
Fair Oaks	7	1.8%	93.9%	0.3%	\$945	-7.4%
Woodland	6	1.6%	88.2%	-5.0%	\$885	-3.1%

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