

Monthly Rent Estimate\*Calloway Glen

Plan Names	Square feet	Appraisal (1)	Apartment Comparables (2)	Market Comparables (3)	Percentage of Purchase Model (4)	Method Average (1+2+3+4)/4
Landon	1,304	\$950	\$1,055	\$975	\$1,015	\$1,000
Katherine	1,513	\$1,030	\$1,225	\$1,075	\$1,095	\$1,105
Hayden	1,521	\$1,100	\$1,315	\$1,200	\$1,155	\$1,195

\* Rent estimates are provided with no explicit or implicit guarantees. You and your property manager should determine what you should ask for rent. Calloway property manager's recommendations are made as a courtesy only, based on the reputation of, and our experience with, the referred companies. Calloway Investment Inc. and their advisors cannot be and are not responsible for the conduct of other firms, nor can Calloway Investment Inc. vouch for the accuracy of rental estimates.

\*\* All numbers rounded to the nearest \$5.

(1) Obtained from Appraisals by Board Certified Appraisers

(2) Based on the weighted average of \$/sf from comparable apartments within the same MLS area/sub-area and surrounding zip-codes.

(3) Based on the weighted average of \$/sf from comparable dwellings within the same MLS area/sub-area and surrounding zip-codes.

(4) The Percentage of Purchase Model is based on a ratio of monthly lease to purchase price or 0.75%

Calloway Glen Rental Study  
 Zip Codes 28273, 28278 and 28217  
 MLS Sub-Areas 7/2, 7/3, 7/4 and 15/1

Source	Subdivision	Address	Zip Code	Bed	Bath	Garage	Sq Ft	Rental Amount	Ranch (R) / Townhome (TH) / Condo (C)	Status
MLS	Sullivans Trace	8837 Gerren Ct	28217	2	2.5	0	1216	950	TH	Available
MLS	Lions Gate	11613 Lioness St	28273	3	2.5	0	1267	950	TH	Leased
MLS	Roxborough	2153 Preakness Ct	28273	2	2.5	0	1300	975	TH	Available
MLS	Roxborough	2221 Cigar Ct	28273	2	2.5	0	1304	975	TH	Available
MLS	Calloway Glen	13225 Calloway Glen Dr	28273	2	2.5	0	1485	1050	TH	Available
MLS	Lions Gate	14757 Lions Pride Ct	28273	3	2	0	1485	1050	TH	Leased
MLS	Calloway Glen	662411 Calloway Glen Dr	28273	2	2.5	0	1530	1075	TH	Leased
MLS	The Yachtsman	14053 Queens Harbor Dr	28278	3	3.5	0	1950	1550	TH	Leased
MLS	Emerald Point	9808 Emerald Point Dr	28278	3	3	0	1981	1600	C	Available
MLS	Garden Oaks	12316 Verdant Ct	28273	3	3.5	0	2160	1295	TH	Leased
MLS	Garden Oaks	12326 Verdant Ct	28273	3	3.5	0	2188	1200	TH	Leased
<b>With Garages</b>										
MLS	Ayrsley	2030 Cambridge Beltway Dr	28273	2	2.5	1	1160	995	TH	Available
MLS	Ayrsley	1946 Cambridge Beltway Dr	28273	2	2.5	1	1161	995	TH	Leased
MLS	Ayrsley	8413 Scotney Bluff Ave	28273	2	2.5	1	1250	995	TH	Available
RentalHouses.com	Stonebrook	5836 Pisgah Way	28217	2	2.5	1	1275	995	TH	Available
RentalHouses.com	Stonebrook	5915 Pisgah Way	28217	2	2.5	1	1300	900	TH	Available
MLS	Ayrsley	9126 Vilandry Way	28273	3	3.5	1	1398	1200	TH	Leased
MLS	Lions Gate	14626 Lions Paw St	28273	3	2.5	1	1429	1050	TH	Leased
MLS	Elliott Acres	5111 Clearwater Rd	28217	4	2	1	1643	1195	C	Available
MLS	Lions Gate	11119 Lions Mane St	28273	3	2.5	1	1762	1250	TH	Leased
RentalHouses.com		9122 Vilandry Way	28273	3	2.5	1	2200	1295	C	Available
RentClicks	Ayrsley	9938 Kings Parade Blvd	28273	2	4	2	1851	1325	TH	Available
MLS	Ayrsley	9574 Kings Parade Blvd	28273	3	2.2	2	2100	1195	TH	Leased
MLS	Ayrsley	9608 Kings Parade Blvd	28273	3	2.5	2	2180	1300	TH	Available
RentalHouses.com	Ayrsley	10028 Kings Parade Blvd	28273	3	2.5	2	2314	1400	C	Available

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