

Rent Comps

UPDATED RENT SURVEY - OCTOBER 2020

Property Image	Project Name / Address	Age	Units	Type (Br/Ba)	SF	Current Rent	Turnover Rent	Market Rent (RC) - Post W/D + Quartz	Market Rent (RC) - Post W/D + Quartz Rent / SF
	Imperial Beach Palms 870 13th Street Imperial Beach, CA 91932	1972	33	1BR/1BA	630	\$1,390-1,500	\$1,500 \$1,575	\$1,750 \$1,825	\$2.78 \$2.89
				1BR/1BA R	630	\$1,400-1,527	\$1,550 \$1,625	\$1,750 \$1,825	\$2.78 \$2.89
				1BR/1BA RC	630	\$1,475-1,550	\$1,600 \$1,675	\$1,750 \$1,825	\$2.78 \$2.89
				2BR/1BA RC	775	\$1,800	\$1,900	\$2,200	\$2.84
				2BR/1.5BA	875	\$1,800-1,900	\$1,900	\$2,250	\$2.57
				2BR/1.5BA R	875	\$1,611-1,661	\$1,950	\$2,250	\$2.57
2BR/1.5BA RC	875	\$1,800-1,900	\$2,000	\$2,250	\$2.57				
Notes: Recent interior & exterior renovations.									
	584 11th Street Imperial Beach, CA 91932	1977	10	1BR/1BA 2BR/1BA	650 800	\$1,695 \$1,775 \$2,095			\$2.61 \$2.73 \$2.62
Notes: Nicely renovated units. No in-unit Washer/Dryer.									
	1285-99 Donax Avenue Imperial Beach, CA 91932	2019	8	3BR/2.5BA	1,623	\$3,000			\$1.85
Notes: Newer construction condo located 1 parcel away from Imperial Beach Palms. Unit has in-unit Washer/Dryer.									
	621 Forence Street Imperial Beach, CA 91932	1948	4	2BR/1BA	600	\$2,095			\$3.49
Notes: Nicely renovated unit. No in-unit Washer/Dryer.									
	1190 13th Street Imperial Beach, CA 91932	1975	6	1BR/1BA	700	575 \$1,600 \$1,675			\$2.29 \$2.91
Notes: Nicely renovated unit. No in-unit Washer/Dryer.									
	615 9th Street Imperial Beach, CA 91932	1972	36	2BR/1BA	825	\$2,200			\$2.67
Notes: Dated interior renovation. Unit includes small Washer/Dryer combo in the closet.									

