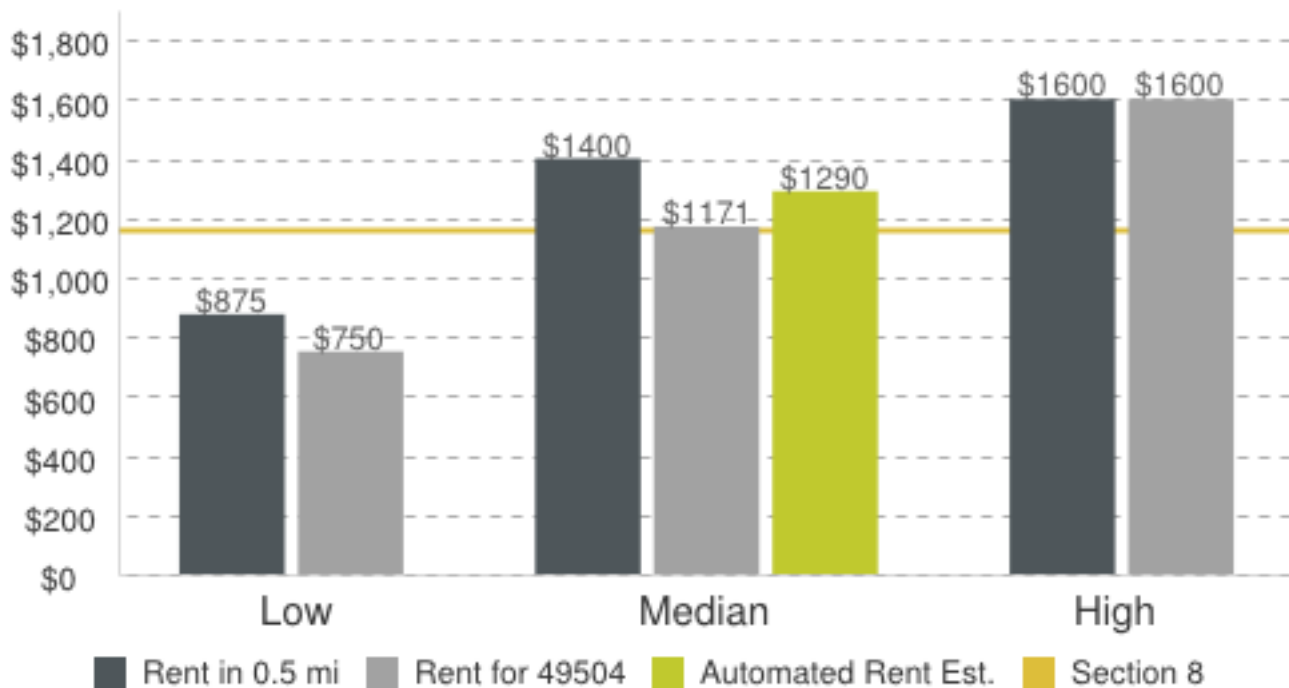


Rental Market Intelligence: Advanced Report

Subject Property Information

Subject Address	256 Marion Ave NW	Subject Type	Single-Family Home
Subject City	Grand Rapids	Bedrooms	4 bdr
Subject State	MI	Baths	2.0 ba
Subject Zip	49504	Subject Sqft	1474 sqft
Radius Searched	0.5 mi	Comparables Found	56

Rent Benchmarks



Rental Market Intelligence

Automated Rent Estimate	\$1,290	Subject Size vs Comps	Smaller than 71%
Confidence Score	95%	Est. Local Vacancy	3.7%
Low Radius Rent (10%)	\$875	MSA Vacancy	5.1%
Median Radius Rent	\$1,400	MSA Rental Saturation	27.8%
High Radius Rent (90%)	\$1,600	Area Rental Mkt. Strength	Strong
Section 8	\$1,162		

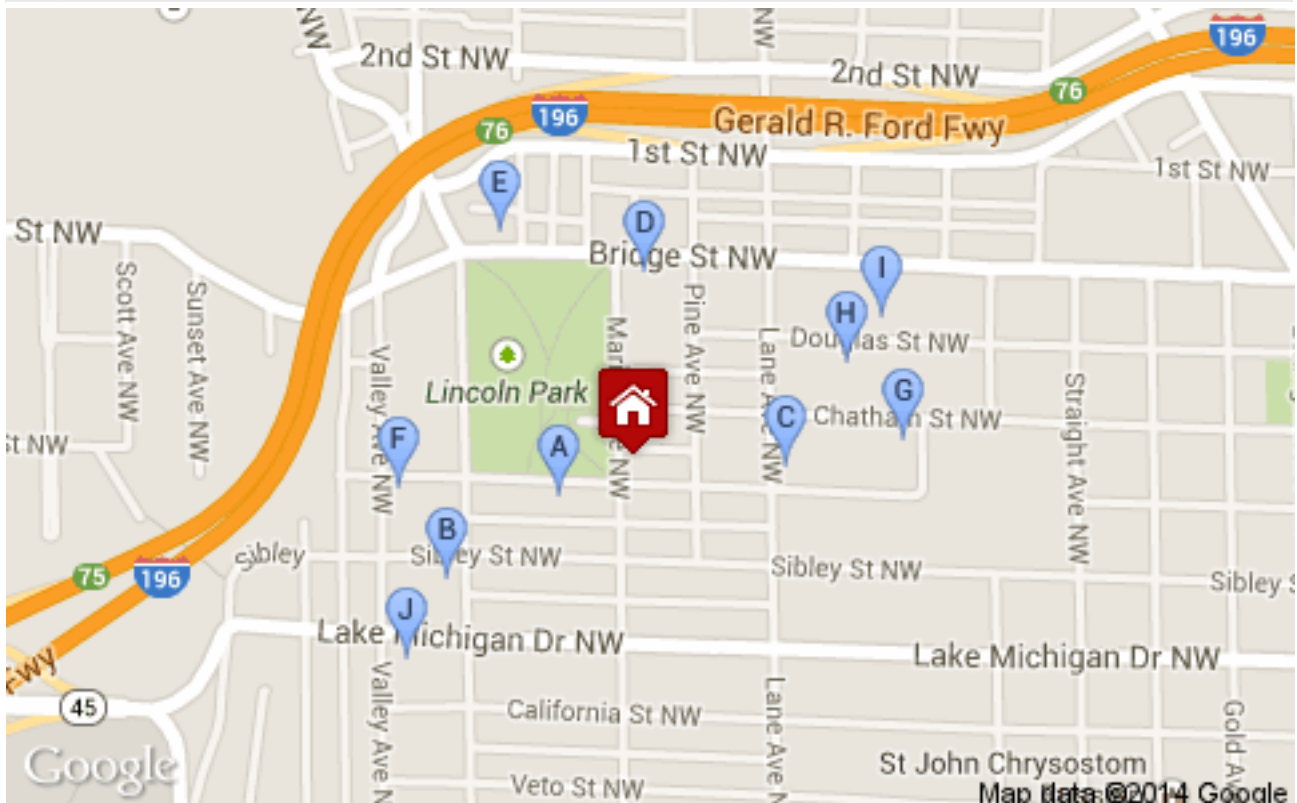
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term.

Rental Rate Trend Summary

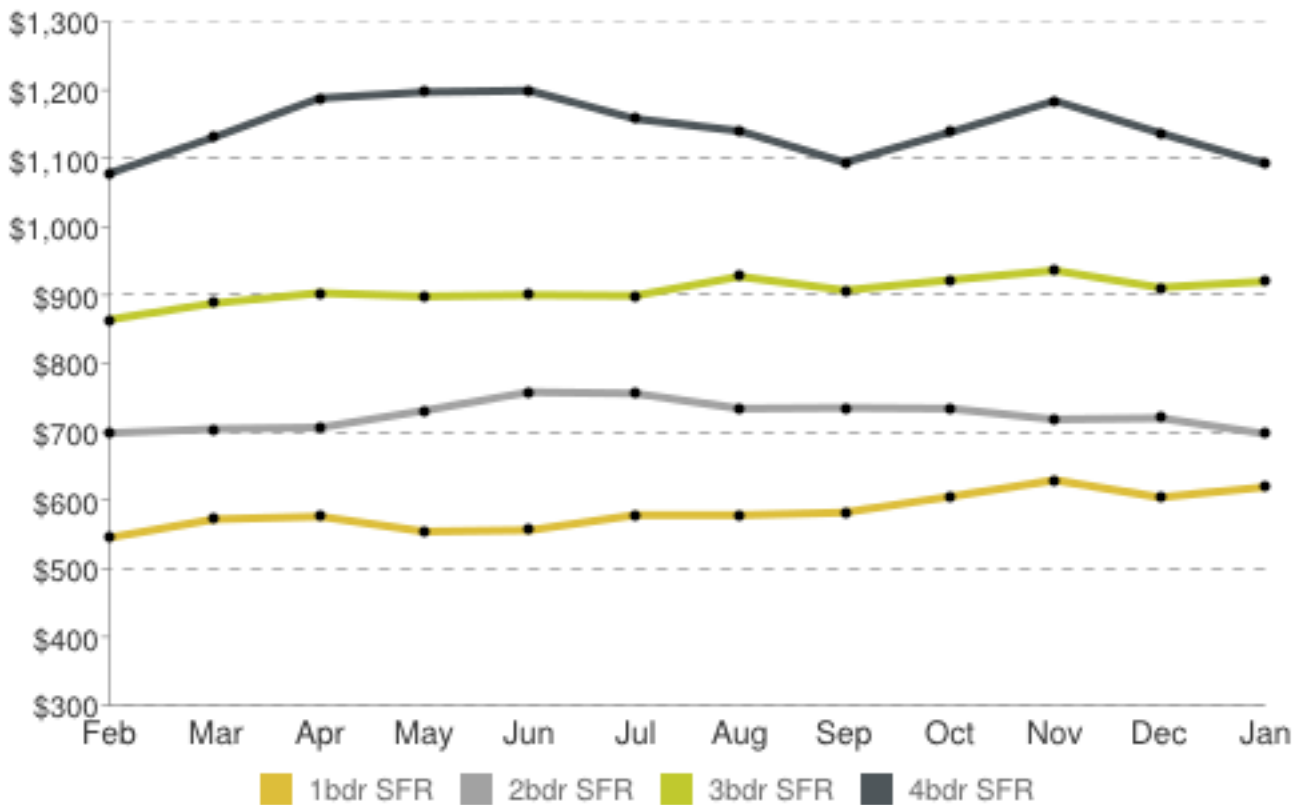
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 49504	(\$-49)	(\$-51)	\$52
City of Grand Rapids	(\$-45)	(\$-46)	\$65
Kent County	(\$-47)	(\$-81)	\$73
State of Michigan	(\$-2)	(\$-7)	(\$-3)

Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	1140 Jackson St Nw, Grand Rapids MI. 49504	SFR	4	\$1,600	0.07
B	151 Garfield Nw, Grand Rapids MI. 49504	SFR	4	\$1,600	0.18
C	961 Jackson St Nw, Grand Rapids MI. 49504	SFR	4	\$800	0.12
D	1050 Bridge St Nw, Grand Rapids MI. 49504	SFR	4	\$900	0.15
E	1137 Bridge St Nw, Grand Rapids MI. 49504	SFR	4	\$1,500	0.21
F	228 Valley Ave Nw, Grand Rapids MI. 49504	SFR	4	\$1,600	0.19
G	908 Chatham St Nw, Grand Rapids MI. 49504	SFR	4	\$1,400	0.22
H	930 Douglas St Nw, Grand Rapids MI. 49504	SFR	4	\$875	0.19
I	917 Douglas Nw, Grand Rapids MI. 49504	SFR	4	\$985	0.23
J	114 Valley Ave Nw, Grand Rapids MI. 49504	SFR	4	\$1,200	0.25



Historical Rental Rates for Grand Rapids, MI



Median Housing Rental Rates in Grand Rapids, MI

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Grand Rapids	\$619	\$590	787	\$0.79
1 bdr Multifamily in Grand Rapids	\$616	\$590	700	\$0.88
2 bdr Homes in Grand Rapids	\$697	\$740	953	\$0.73
2 bdr Multifamily in Grand Rapids	\$753	\$740	956	\$0.79
3 bdr Homes in Grand Rapids	\$920	\$1,033	1,377	\$0.67
3 bdr Multifamily in Grand Rapids	\$914	\$1,033	1,337	\$0.68
4 bdr Homes in Grand Rapids	\$1,092	\$1,162	1,668	\$0.65
4 bdr Multifamily in Grand Rapids	\$1,236	\$1,162	1,754	\$0.7

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