



Average Vacancy Rates and Rents in Major Apartment Complexes, January 2005

Apartment Complex:	Total <i>BMR</i> Units: <i>Units</i> :		VACANCY RATES:		AVERAGE RENTS:									
			Total Units Vacant	Vacancy Rate (%)	MARKET RENTS:						BELOW-MARKET RENTS:			
					1 BEDROOM		2 BEDROOM		3 BEDROOM		1 BEDROOM		2 BEDROOM	
Low	High	Low	High	Low	High	Low	High	Low	High	Low	High			
(Apartments Renting Prior to 1988:)														
Brentwood Apartments	40	0	1	3%	---	---	\$1,200	\$1,200	---	---	---	---		
Civic Square Apartments	262	66	5	2%	\$950	\$990	\$1,150	\$1,400	---	---	\$900	\$940	\$1,100	\$1,200
Creekside Apartments	48	0	12	25%	\$950	\$950	\$1,150	\$1,150	---	---	---	---	---	---
Cypress Gardens Apartments	30	0	1	3%	\$925	\$975	\$990	\$1,050	---	---	---	---	---	---
Del Arroyo Apartments	123	0	42	34%	\$1,085	\$1,115	\$1,260	\$1,460	\$1,585	\$1,665	---	---	---	---
Del Prado Apartments	94	0	3	3%	\$1,030	\$1,065	\$1,195	\$1,225	---	---	---	---	---	---
Fairview Apartments	22	0	2	9%	\$900	\$900	---	---	---	---	---	---	---	---
Gatewood Apartments	200	50	6	3%	\$1,140	\$1,140	\$1,360	\$1,360	---	---	\$999	\$999	\$1,149	\$1,149
Las Ventanas Apartments	131	0	5	4%	\$1,100	\$1,175	\$1,250	\$1,275	\$1,550	\$1,550	---	---	---	---
Norton Way Apartments	19	0	3	16%	\$750	\$895	\$1,195	\$1,295	---	---	---	---	---	---
Plaza de la Vista Apartments	52	0	1	2%	\$795	\$850	\$950	\$1,015	---	---	---	---	---	---
Pleasanton Manor	51	0	1	2%	\$895	\$895	\$1,100	\$1,150	---	---	---	---	---	---
4319 Railroad St. Apartments	19	0	2	11%	\$935	\$1,050	\$1,195	\$1,200	---	---	---	---	---	---
4324 Railroad St. Apartments	10	0	1	10%	---	---	\$1,050	\$1,050	---	---	---	---	---	---
Royal Garden Apartments	57	0	3	5%	---	---	\$1,100	\$1,100	---	---	---	---	---	---
Santa Maria Apartments	59	0	7	12%	---	---	\$1,195	\$1,295	---	---	---	---	---	---
Valley Plaza Villages (II)	144	32	3	2%	\$1,100	\$1,150	\$1,400	\$1,450	---	---	\$1,025	\$1,025	\$1,325	\$1,325
Vista del Sol Apartments	74	0	1	1%	\$950	\$950	---	---	---	---	---	---	---	---
Woodland Villas Apartments	150	0	3	2%	\$1,085	\$1,120	\$1,335	\$1,400	---	---	---	---	---	---
(Apartments Opened Since 1988:)														
<u>1,585</u>		<u>148</u>	<u>(avg:)</u>	<u>6%</u>	<u>\$973</u>	<u>\$1,015</u>	<u>\$1,181</u>	<u>\$1,240</u>	<u>\$1,477</u>	<u>\$1,537</u>	<u>\$975</u>	<u>\$988</u>	<u>\$1,191</u>	<u>\$1,225</u>
Archstone Hacienda	540	135	23	4%	\$1,280	\$1,650	\$1,550	\$2,090	---	---	\$1,050	\$1,050	\$1,375	\$1,375
Avalon Pleasanton	456	0	23	5%	\$985	\$1,200	\$1,335	\$1,455	---	---	---	---	---	---
The Greenbriar	100	31	5	5%	\$1,350	\$1,550	\$1,650	\$1,995	\$2,095	\$2,395	\$707	\$1,225	\$844	\$1,532
Hacienda Commons	212	0	1	0%	\$950	\$1,130	\$1,245	\$1,350	---	---	---	---	---	---
The Promenade	146	68	4	3%	\$1,095	\$1,095	\$1,395	\$1,595	---	---	\$735	\$890	\$879	\$1,065
Springhouse Apartments	354	0	35	10%	\$1,050	\$1,250	\$1,325	\$1,550	---	---	---	---	---	---
Stoneridge Apartments	520	0	30	6%	\$1,125	\$1,175	\$1,525	\$1,550	---	---	---	---	---	---
<u>2,328</u>		<u>234</u>	<u>(avg:)</u>	<u>5%</u>	<u>\$1,119</u>	<u>\$1,293</u>	<u>\$1,432</u>	<u>\$1,655</u>	<u>\$2,095</u>	<u>\$2,395</u>	<u>\$831</u>	<u>\$1,055</u>	<u>\$1,033</u>	<u>\$1,324</u>
OVERALL (CITYWIDE):	3,913	382	(avg:)	6%	\$1,019	\$1,103	\$1,254	\$1,361	\$1,631	\$1,751	\$903	\$1,022	\$1,112	\$1,274

NOTES:
 This information was collected by telephone in January 2005 from the owners and/or property managers of the rental developments listed above. The table is intended to include major rental apartment complexes in Pleasanton but is not comprehensive. Information on "below market" rental units is provided for apartment complexes which are required to rent a percentage of units at reduced rents pursuant to the regulatory between the City and the apartment owners. Actual rents may vary according to floor plan, amenities, and other criteria.