



Average Vacancy Rates and Rents in Major Apartment Complexes, April 2009

Apartment Complex:	Total BMR Units: Units:		VACANCY RATES:		AVERAGE RENTS:											
			Total Units Vacant	Vacancy Rate (%)	MARKET RENTS:						BELOW-MARKET RENTS:					
					1 BEDROOM		2 BEDROOM		3 BEDROOM		1 BEDROOM		2 BEDROOM		3 BEDROOM	
Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	
(Apartments Renting Prior to 1988:)																
Brentwood Apartments	40	0	0	0%	---	---	\$1,300	\$1,400	---	---	---	---	---	---	---	---
Civic Square Apartments	262	0	19	7%	\$1,089	\$1,089	\$1,299	\$1,599	---	---	---	---	---	---	---	---
Cypress Gardens Apartments	29	0	0	0%	\$945	\$1,095	\$1,025	\$1,295	---	---	---	---	---	---	---	---
Del Prado Apartments	94	0	6	6%	\$999	\$1,284	\$1,299	\$1,574	---	---	---	---	---	---	---	---
Gatewood Apartments	200	0	20	10%	\$1,200	\$1,550	\$1,330	\$1,890	---	---	---	---	---	---	---	---
Las Ventanas Apartments	131	0	13	10%	\$1,175	\$1,195	\$1,425	\$1,495	\$1,495	\$1,600	---	---	---	---	---	---
Norton Way Apartments	19	0	4	21%	\$825	\$1,025	\$1,195	\$1,195	---	---	---	---	---	---	---	---
Plaza de la Vista Apartments	52	0	7	13%	\$995	\$1,050	\$1,195	\$1,250	---	---	---	---	---	---	---	---
Pleasanton Glen	171	0	8	5%	\$1,100	\$1,211	\$1,395	\$1,580	\$1,724	\$1,815	---	---	---	---	---	---
Pleasanton Place	51	0	4	8%	\$1,150	\$1,150	\$1,360	\$1,360	---	---	---	---	---	---	---	---
4319 Railroad St. Apartments	19	0	0	0%	\$1,090	\$1,150	\$1,400	\$1,400	---	---	---	---	---	---	---	---
4324 Railroad St. Apartments	10	0	2	20%	---	---	\$1,195	\$1,195	---	---	---	---	---	---	---	---
Royal Garden Apartments	57	0	2	4%	---	---	\$1,200	\$1,200	---	---	---	---	---	---	---	---
Santa Maria Apartments	59	0	5	8%	---	---	\$1,250	\$1,350	---	---	---	---	---	---	---	---
Valley Plaza Villages	144	0	4	3%	\$1,113	\$2,374	\$1,401	\$2,916	---	---	---	---	---	---	---	---
Vista del Sol Apartments	74	0	3	4%	\$995	\$1,050	---	---	---	---	---	---	---	---	---	---
Woodland Villas Apartments	150	0	12	8%	\$1,175	\$1,370	\$1,395	\$1,685	---	---	---	---	---	---	---	---
	1,584	0	(avg:)	7%	\$1,054	\$1,253	\$1,292	\$1,524	\$1,505	\$1,580	(n/a)	(n/a)	(n/a)	(n/a)	(n/a)	(n/a)
(Apartments Opened Since 1988:)																
Archstone Hacienda	540	135	25	5%	\$1,390	\$1,555	\$1,685	\$1,830	\$2,190	\$2,300	\$1,378	\$1,378	\$1,723	\$1,723	\$1,998	\$1,998
Avalon Pleasanton	456	0	59	13%	\$1,025	\$1,310	\$1,325	\$1,615	---	---	---	---	---	---	---	---
The Kensington	100	31	5	5%	\$1,790	\$1,790	\$2,335	\$2,880	\$2,355	\$2,550	\$812	\$1,429	\$972	\$1,786	\$1,120	\$2,071
Hacienda Commons	212	0	12	6%	\$995	\$1,380	\$1,320	\$1,700	---	---	---	---	---	---	---	---
The Promenade	146	68	8	5%	\$1,099	\$1,290	\$1,399	\$1,590	---	---	\$773	\$935	\$922	\$1,116	\$1,016	\$1,283
Springhouse Apartments	354	0	10	3%	\$1,150	\$1,365	\$1,385	\$1,695	---	---	---	---	---	---	---	---
Stoneridge Apartments	520	0	39	8%	\$1,075	\$1,505	\$1,635	\$1,950	---	---	---	---	---	---	---	---
	2,328	234	(avg:)	7%	\$1,218	\$1,456	\$1,583	\$1,894	\$2,273	\$2,425	\$988	\$1,247	\$1,206	\$1,542	\$1,378	\$1,784
OVERALL (CITYWIDE):	3,912	234	(avg:)	7%	\$1,108	\$1,321	\$1,380	\$1,637	\$1,812	\$1,918	\$988	\$1,247	\$1,206	\$1,542	\$1,378	\$1,784

NOTES:

This information was collected by telephone in April 2009 from the owners and/or property managers of the rental developments listed above. [Exception: The vacancy rate for Avalon Pleasanton Apartments was calculated based on city-wide data provided by the Rental Housing Owners Association of Southern Alameda County.] 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 regulatory agreements between the City and the apartment owners. Actual rents may vary according to floor plan, amenities, and other criteria.