

Q1 2010 RealFacts Data

Santa Clara and San Mateo County Q1 Rental Trends

SCC	1Q2008	2Q2008	3Q2008	4Q2008	1Q2009	2Q2009	3Q2009	4Q2009	1Q2010
AVERAGE	\$1,661	\$1,691	\$1,709	\$1,675	\$1,613	\$1,553	\$1,536	\$1,482	\$1,510
studio	\$1,146	\$1,150	\$1,175	\$1,166	\$1,125	\$1,066	\$1,048	\$1,002	\$1,018
jr 1bd	\$1,271	\$1,321	\$1,332	\$1,315	\$1,282	\$1,198	\$1,189	\$1,114	\$1,132
1bd 1bth	\$1,499	\$1,524	\$1,540	\$1,505	\$1,447	\$1,373	\$1,355	\$1,308	\$1,337
2bd 1bth	\$1,572	\$1,604	\$1,624	\$1,601	\$1,549	\$1,515	\$1,497	\$1,434	\$1,444
2bd 2bth	\$1,939	\$1,970	\$1,987	\$1,942	\$1,866	\$1,812	\$1,795	\$1,738	\$1,770
2bd TH	\$2,113	\$2,141	\$2,138	\$2,108	\$2,045	\$1,991	\$1,984	\$1,935	\$1,979
3bd 2bth	\$2,265	\$2,299	\$2,326	\$2,279	\$2,192	\$2,165	\$2,136	\$2,118	\$2,120
3bd TH	\$2,743	\$2,772	\$2,774	\$2,788	\$2,771	\$2,679	\$2,678	\$2,497	\$2,591
Occupancy	96.5%	96.3%	95.6%	94.8%	94.4%	94.8%	94.5%	94.7%	95.5%

SMC	1Q2008	2Q2008	3Q2008	4Q2008	1Q2009	2Q2009	3Q2009	4Q2009	1Q2010
AVERAGE	\$1,774	\$1,789	\$1,815	\$1,772	\$1,741	\$1,672	\$1,650	\$1,628	\$1,636
studio	\$1,160	\$1,151	\$1,181	\$1,182	\$1,169	\$1,108	\$1,106	\$1,077	\$1,082
jr 1bd	\$1,502	\$1,472	\$1,520	\$1,499	\$1,477	\$1,421	\$1,370	\$1,286	\$1,297
1bd 1bth	\$1,588	\$1,583	\$1,613	\$1,576	\$1,548	\$1,493	\$1,464	\$1,438	\$1,453
2bd 1bth	\$1,812	\$1,870	\$1,849	\$1,793	\$1,732	\$1,681	\$1,677	\$1,645	\$1,645
2bd 2bth	\$2,202	\$2,232	\$2,268	\$2,204	\$2,166	\$2,083	\$2,061	\$2,049	\$2,050
2bd TH	\$1,925	\$2,007	\$2,022	\$2,001	\$1,992	\$1,835	\$1,814	\$1,843	\$1,791
3bd 2bth	\$2,748	\$2,797	\$2,851	\$2,767	\$2,763	\$2,577	\$2,507	\$2,521	\$2,508
3bd TH	\$2,244	\$2,244	\$2,289	\$2,196	\$2,206	\$2,146	\$2,130	\$1,977	\$2,116
Occupancy	96.3%	96.5%	96.4%	96.2%	96.0%	95.3%	95.4%	94.6%	95.2%

Brian Henry
Senior Vice President

Cassidy Turley BT Commercial
1950 University Avenue, Suite 220, East Palo Alto, CA 94303
Direct 650.320.0269 Cell 650.823.1220 Fax 650.745.7100 bhenry@ctbt.com CA License 01385537