ROOST REAL ESTATE CO.

RENTAL PROPERTY
ANALYSIS REPORT

9023 W HARMONT DR.
PEORIA AZ 85345

This report provides an in-depth comparison of **9023 W HARMONT DR. PEORIA AZ 85345** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE
$ 1337

CONFIDENCE SCORE
91.0 %

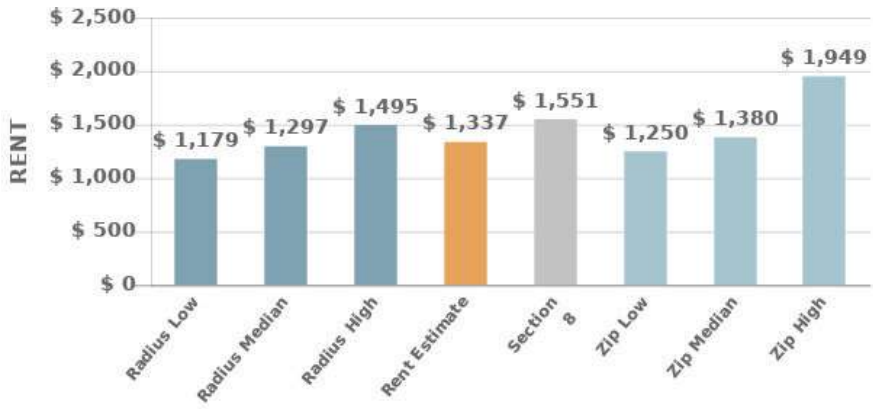
EST PROPERTY VACANCY RATE
1.89 %

SUBJECT PROPERTY DETAILS

TYPE	Single Family Home
YEAR BUILT	1983
SQ/FT	1578
SQ/FT LOT	7992
BEDS	3
BATHS	2.0
RADIUS SEARCHED	0.38 mi.
# OF COMPS	28
GLA SQ/FT VS COMPS	SMALLER THAN 14 %

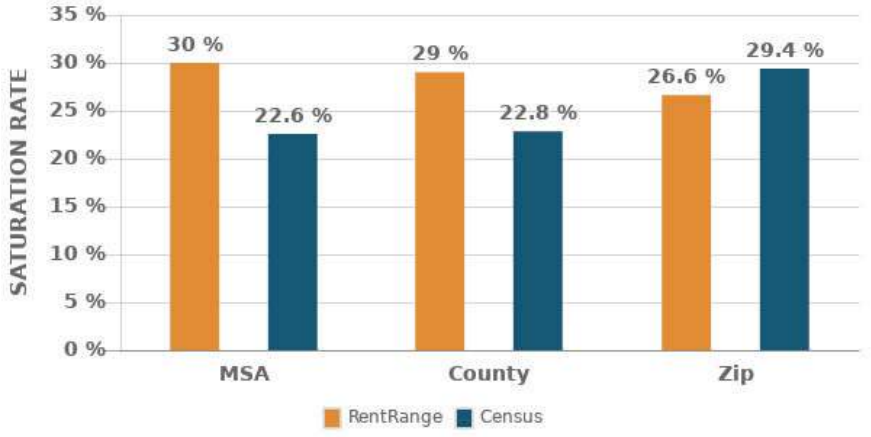
Report Date: 05/14/2019 **Versions:** R34.A3

RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY

RENTAL SATURATION BENCHMARKS



RentRange® 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. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

COMPARABLE FOR-RENT PROPERTIES

9023 W HARMONT DR.
PEORIA AZ 85345

	SQ/FT	Bed	Bath	Dist	Type	Rent
A: 8962 W HARMONT DR PEORIA AZ 85345	1,345	3	2	0.05 mi.	SINGLE	$ 1,175
B: 8721 W ORCHID LN PEORIA AZ 85345	1,590	3	2	0.59 mi.	SINGLE	$ 1,295
C: 9020 W LAS PALMARITAS DR PEORIA AZ 85345	1,488	3	2	0.24 mi.	SINGLE	$ 1,350
D: 9006 W HARMONT DR PEORIA AZ 85345	1,270	3	1.75	0.04 mi.	SINGLE	$ 1,150
E: 8909 W BUTLER DR PEORIA AZ 85345	1,382	3	2	0.39 mi.	SINGLE	$ 1,415
F: 9021 W ROYAL PALM RD PEORIA AZ 85345	1,345	3	2	0.05 mi.	SINGLE	$ 1,046
G: 8844 W TOWNLEY AVE PEORIA AZ 85345	1,472	3	2	0.82 mi.	SINGLE	$ 1,345
H: 9010 W GRISWOLD RD PEORIA AZ 85345	1,270	3	2	0.13 mi.	SINGLE	$ 1,200
I: 8912 W ROYAL PALM RD PEORIA AZ 85345	1,270	3	2	0.15 mi.	SINGLE	$ 1,299
J: 8715 W GOLDEN LN PEORIA AZ 85345	1,171	3	2	0.81 mi.	SINGLE	$ 1,275

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COUNTY RENT TRENDS BY BEDROOM & TYPE

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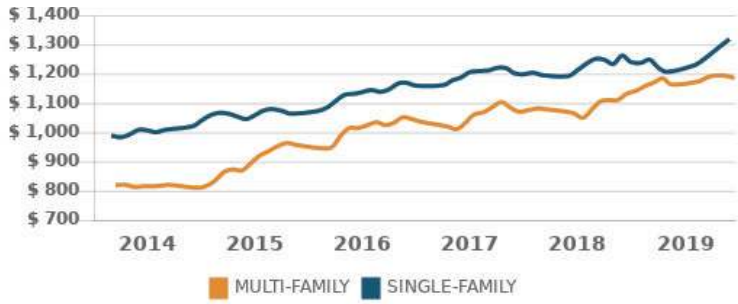
1BD RENTAL TRENDS IN COUNTY

2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY

4BD RENTAL TRENDS IN COUNTY

MEDIAN HOUSING RENTAL RATES IN PEORIA, AZ

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	$/SQFT
1BD SINGLE-FAMILY in PEORIA	$ 987	$ 868	1,153	$ 0.8
1BD MULTI-FAMILY in PEORIA	$ 1,003	$ 868	850	$ 1.14
2BD SINGLE-FAMILY in PEORIA	$ 1,300	$ 1073	1,275	$ 0.96
2BD MULTI-FAMILY in PEORIA	$ 1,239	$ 1073	1,028	$ 1.11
3BD SINGLE-FAMILY in PEORIA	$ 1,465	$ 1551	1,567	$ 0.91
3BD MULTI-FAMILY in PEORIA	$ 1,466	$ 1551	1,328	$ 1.04
4BD SINGLE-FAMILY in PEORIA	$ 1,717	$ 1776	2,093	$ 0.79
4BD MULTI-FAMILY in PEORIA	$ 1,689	$ 1776	1,936	$ 0.82

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AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
85345	7.64 %	$ 1,380
85351	7.85 %	$ 1,345
85381	7.03 %	$ 1,534
85363	8.01 %	$ 1,415
85305	7.18 %	$ 1,540
85303	7.7 %	$ 1,375
85335	7.73 %	$ 1,252
85307	7.46 %	$ 1,425
85302	7.56 %	$ 1,415
85304	7.39 %	$ 1,470

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 85345	$ 16 ↑	$ 44 ↑	$ 145 ↑
City of PEORIA	$ 12 ↑	$ 30 ↑	$ 96 ↑
County of MARICOPA	$ 8 ↑	$ 41 ↑	$ 134 ↑
State of AZ	$ 9 ↑	$ 40 ↑	$ 120 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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CENSUS COUNTRY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA)is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. Gross yield = gross income / total property price
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.

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METROPOLITAN STATISTICAL AREA (MSA)	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB)for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source:http://www.census.gov/population/metro.
MULTI-FAMILY	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
PRICE & RENT TREND IN COUNTRY	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
PROPERTY TYPE	If not specified, rental rates for single-family detached homes will be returned.
RADIUS SEARCHED	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
RENTRANGE RENTAL ESTIMATE	RentRangeÂ® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
SECTION 8	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
SINGLE-FAMILY	Stand alone single-family home.

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